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TOWN OF YORKTOWN PLANNING BOARD

PUBLIC HEARING OF DRAFT EIS
AND SITE PLAN FOR THE APPLICANT
COSTCO WHOLESALE RETAILER

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1974 Commerce Street
Yorktown Heights, New York
October 15, 2012
7:35 p.m.

P U B L I C H E A R I N G

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A P P E A R A N C E S :

- RICHARD FON, CHAIRMAN
- JOHN KINCART, BOARD MEMBER
- JOHN SAVOCA, BOARD MEMBER
- JOHN FLYNN, BOARD MEMBER
- DARLENE RIVERA, BOARD MEMBER
- DAVE PAGANELLI, TOWN BOARD MEMBER AND PLANNING BOARD
LIAISON
- LISA HOCHMAN, PLANNING BOARD'S SEQRA COUNSEL
- ANN KUTTER, ESQ. (RECUSED)
- LORRAINE DeSISTO, PLANNING DEPARTMENT
- JOHN TEGEDER, DIRECTOR OF PLANNING
- ROBYN STEINBERG, TOWN PLANNER

1 MR. FON: Ann Kutter just recused
2 herself. The next item on the docket, I am
3 everybody is here for, is Costco. I am
4 going to read you a statement and then we
5 will proceed. Again, good evening, welcome
6 to the public hearing of the Draft
7 Environmental Impact Statement and site plan
8 application for Costco. We, the Board,
9 would like to thank you all for taking time
10 out of your busy schedule to help us work
11 with you with processing this application.

12 Please understand that the Planning
13 Board is the designated lead agency for the
14 environmental review of the proposed project
15 under the State Environmental Quality Review
16 Act, SEQRA. This mean that the various
17 agencies with the decisions to make
18 concerning the proposed action, basically
19 answer to the Planning Board, we are
20 responsible for the review.

21 As we open tonight's next meeting, I
22 want to make a few preliminary remarks to
23 make sure that all interested parties
24 understand the purpose of tonight's meeting
25 and hearing and set our expectations about

1 what we want to accomplish tonight.

2 UNIDENTIFIED SPEAKER: We can't hear
3 back here.

4 MR. FON: You can't hear? Any
5 better? Okay, sorry. The purpose of SEQRA
6 is to insure that the environmental factors
7 are considered in the agency decisions.
8 SEQRA provides a full disclosure of any
9 potential significant negative environmental
10 impacts of the proposed action, it requires
11 that identification are compliant with the
12 measures to mitigate such impacts.

13 It also requires that the lead agency
14 consider alternatives to the proposed
15 action. The DEIS that was circulated last
16 month addresses these topics among others.
17 This hearing as well as the prescribed
18 period for written comments, following the
19 hearing is the public's opportunity to
20 comment, but equally and importantly ask
21 specific questions concerning the DEIS.

22 What that means is, you come up, and
23 then you just make a comment, in the note it
24 is going to say comment, noted. If you have
25 a question, be specific about the question

1 so it does get -- it does get answered.

2 As you know, on September 13, 2010,
3 the Planning Board made a determination of
4 significance by adopting a positive
5 declaration, which required the applicant to
6 prepare the Enviromental Impact Statement.

7 On November 8th of 2010, we conducted
8 a public scoping session that identified the
9 relevant environmental issues to be
10 addressed in the Draft EIS. The Final EIS
11 scope was adopted on December 13, 2010.
12 Over the ensuing months, the applicant and
13 the Planning Board with its staff and
14 consultants prepared a Draft EIS, which we
15 believe addresses all of the items raised in
16 the adopted EIS scope.

17 After several months and multiple
18 revisions, the Planning Board accepted the
19 Draft EIS as adequate last month. Many
20 professionals and experts were involved in
21 the preparation of this Draft EIS.

22 In addition to the applicant's
23 consultants, the Planning Board has its own
24 set of very competent professionals who
25 helped ensure the Draft EIS meets the

1 requirements of SEQRA, as well as the
2 expectations of this board.

3 On September 24, 2012, the Draft EIS
4 was circulated to all involved agencies and
5 was made available to all interested parties
6 and the public. If you haven't already had
7 a chance to look at it, you can find it in
8 the library, it is also in the Planning
9 Department, and it is also in the town's
10 website.

11 I also want to note for the record,
12 that the notice of this hearing was
13 published September 28, 2012, in the Journal
14 News. Notice was also posted on the E&B in
15 the town's website. Tonight's public
16 hearing is part of a public comment and
17 question process required under SEQRA.

18 As I mentioned, we have provided the
19 Planning Board with an opportunity to hear
20 your questions and comments about the Draft
21 EIS. We view this as a necessary and
22 critical to the decision making process. We
23 are eager to hear what you have to say and
24 expect this meeting to proceed in a civil
25 and structured manner, so that the legal

1 process set forth will work and be
2 productive. If you respect the process, it
3 is going to work.

4 Come up and make your question and
5 comments, keep it like that and I am sure it
6 will work a nice pace. In addition to the
7 public testimony we receive here today,
8 written comments will accepted until a
9 minimum of ten days following the close of
10 the public hearing. We'll give you the
11 opportunity to extend it.

12 Any written comments can be sent to
13 John Tegeder from the Planning Department,
14 at 1974 Commerce Street, Yorktown Heights,
15 New York, 10598. It is very important that
16 you understand that neither the Planning
17 Board Member nor representatives of the
18 applicant intend to answer any questions
19 tonight. This isn't a debate, this is what
20 is going to happen. Whoever signed this
21 list will come up, ask their question, there
22 is a stenographer here who will be recording
23 it into the record and they will answer when
24 it is final.

25 The Planning Board is not here to

1 express any views, pro or con about the
2 project. Although, we will be listening
3 very carefully -- excuse me, and a
4 transcript will be prepared so we can
5 closely review all your comments. Your
6 comments and questions will then be
7 addressed in the Final EIS.

8 Please be sure to sign the sign-in
9 sheets located on the table at the entrance,
10 you will be called up in the order you
11 signed in. We will make sure every effort
12 to make sure everyone who has signed in
13 tonight has an opportunity to speak and be
14 heard.

15 However, we may need to limit your
16 time, we are going to shoot for about five
17 minutes. When it starts to get to the five
18 minutes are going to ask you to speed it up.
19 As we are all well aware there are some
20 persons who feel we were retained to review
21 this document, alright. They obviously will
22 have a lot more to say.

23 We ask that if you could respectfully
24 summarize what they have and submit their
25 documents to John. Our responsibility

1 tonight is to ensure that each one of you
2 has an opportunity to be heard. We will
3 insist on civility and respect throughout
4 the entire course of this meeting.

5 Giving the large turnout, we ask
6 that -- we will limit your time to five
7 minutes. Bear in mind we urge you to make
8 the most of your time. If you belong to an
9 organized group, which we know there are
10 many, we ask that you consider electing a
11 lead speaker to address the group's
12 comments. Try to avoid any derogatory
13 comments and the such.

14 Questions and comments on points that
15 have not already been brought up. If you
16 need more time, we ask that you wait to
17 speak again after everybody has had a chance
18 to. If you have again, prepared written
19 comments tonight, please submit them to
20 Robin and if you are planning to speak in
21 addition to submitting written comments,
22 please just give a summary of what you are
23 reading.

24 Again, please send all comments to
25 John Tegeder in the Planning Department or

1 Robin tonight. Upon the close of the public
2 comment period, a Final EIS will be
3 prepared. This document will primarily
4 consists of the Planning Board responses to
5 all substantive comments received during the
6 public comment period. Rest assured the
7 Final EIS will respond to all substantive
8 comments and questions spoken tonight.

9 Next, there will be a brief
10 presentation by the applicant to show the
11 project, immediately following the
12 applicant's presentation, we will open the
13 floor as per this list to public comments.
14 Finally, we are being taped by Tom here and
15 the tape will have to be reset every 83
16 minutes, we will have to take a short break.

17 Again, we need your comments to be
18 clearly stated up here and we look forward
19 to a good dialogue tonight. To the list.
20 Patricia Dineen, 1865 Hunterbrook Road --
21 oh, I am sorry, I jumped ahead. The
22 applicant is next, I am sorry.

23 MR. CAPELLINI: Al Capellini, 1767
24 Front Street, Yorktown Heights, New York,
25 local counsel for a retail store,

1 Construction Co., Inc. and the developer of
2 the project and in contract with many of the
3 four parcels involved in that site. Due to
4 the lack of interest in this application, I
5 will try to keep my comments short in
6 keeping with my height, but I would like to
7 point out that we do have with us several
8 professional consultants who will make their
9 presentation of this project to you all.

10 We understand the ground rules that
11 we are not to respond to comments made by
12 the public, but to save those responses to
13 the Final Enviromental Impact Statement that
14 will be compiled. We will respect that and
15 we will not respond to anything made here.

16 Even though points will need
17 responses, they will come at a later time,
18 on a later stage. I want to point out that
19 the site is in the C-3 Zone, it is eighteen
20 plus acres, it is on the premium land mass
21 in the Town of Yorktown for a commercial
22 endeavor. It has a huge frontage on a minor
23 road known as the Taconic State Parkway and
24 it has a significant frontage on the state
25 highway, Route 202.

1 Because of the strategic value it has
2 a regional importance and it is pointed out
3 in the comprehensive plan, that this area
4 known as the Crompound triangle is in need
5 of a regional drawer, and that discussion
6 centered early on this site. I ask that you
7 review the comprehensive plan, I know you
8 will. The question of the village-type
9 settings was really to that portion of the
10 triangle, which is west of Old Crompound
11 Road.

12 Now, let me introduce to you the
13 presenters. We have Nick Panayotou, of TRC,
14 they are the engineering firm and the spirit
15 of this project. Then will be Dr. Philip
16 Greal, a resident of our community from
17 Collins Engineering, who will discuss
18 traffic issues, which I know no one has
19 interest in.

20 Then we have -- who else do we have?
21 We have Vincent Ferrandino of Ferrandino and
22 Associates, who will talk to you about the
23 economic and fiscal impacts of the project
24 on the community and Erich Brann, who will
25 speak to you from Costco's perspective, he

1 is the regional developing director and he
2 is quiet a nice chap and he will give you an
3 insight into how Costco operates. So, with
4 that I would like to call on Nick Panayotou
5 of TRC Engineers.

6 MR. PANAYOTOU: Thank you all.

7 Members of the Planning Board, ladies and
8 gentlemen, Nick Panayotou, I am a Principal
9 in the Land Developer Group TRC Engineers
10 Inc. I am licensed professional engineer
11 and I have over forty years of experience in
12 land development. We are pleased tonight to
13 be part of the RSCC team to bring Costco to
14 Yorktown. Next slide.

15 Costco was ranked number one in the
16 quality of merchandise and consumer reports
17 survey. So, you have a number one wanting
18 to come to Yorktown. RSCC and its parent
19 company, Breslin Realty Development, has
20 more than 50 years -- actually it should be
21 55 years because that was done in 2008, when
22 Mr. Breslin who is here tonight, was given a
23 Robert Moses Master Builder Award in 2008,
24 it is a very prestigious award.

25 We've been pleased to be part of his

1 design group for over 35 years, and together
2 with Costco we intend to bring a quality
3 project to Yorktown. So, let's look at the
4 site. The most significant feature of the
5 site is 18.75 acres, is that is already
6 developed.

7 You can see on the graphic the light
8 green area is about 10 acres, which
9 indicates those areas that were previously
10 developed. In the gray tone, there is
11 showing the existing impervious area, the
12 old motel. We are talking about the
13 existing fence company, which was a prior
14 gas station. The nursery, Zino's Nursery
15 and two residences.

16 So, already on the site there are
17 almost 3 acres of impervious area on the
18 site, and over 10 acres of area that was
19 already disturbed. In our review of the
20 site, the -- there were several hazardous
21 conditions identified by the project our
22 enviromental consultant emphasized. Those
23 conditions were reported to agencies and are
24 in the EIS.

25 In addition to hazardous conditions,

1 there are existing buildings that need to be
2 demolished, existing septic systems,
3 existing tanks, etc., that are on the site
4 that need to be remediated. In addition,
5 not shown on the graphic, there are perhaps
6 as many as 30 or 40 debris piles that are
7 located throughout the site and debris that
8 are scattered all over the site including
9 down in the embankment and in the hundred
10 foot control area of the existing wetlands.

11 So, you can imagine this existing
12 site that has absolutely no stormwater
13 management control that we have untreated
14 stormwater running off, going down its
15 tributary over Hunterbrook Road. That's not
16 a good condition.

17 The other significant feature of the
18 site is the west side lineal wetlands that
19 Beth Evans's office identified and was
20 confirmed by review agencies, including the
21 town. It is about 9/10s of an acre in size
22 and has a hundred foot control area. There
23 is also an isolated wetland of very little
24 value that is located in the northeast
25 corner of the site.

1 The site terrain -- here is the
2 Taconic, here is 202, so in this area.
3 Really a fourth grade regional access and
4 Dr. Phil Grealy is going to go over that
5 after I finish my presentation. Access to
6 the site is available from Crompond Road
7 and Old Crompond Road, but we have limited
8 the access to Crompond Road.

9 The site terrain sits about twenty to
10 thirty feet below the main line of the
11 Taconic and there is additionally, there is
12 a leveled area, there is an embankment going
13 down into the wetlands actuary that there is
14 probably, 40 to 50 feet of terrain relief
15 from the flat leveled area where the present
16 embankment is down into the wetlands. Next
17 slide.

18 Okay, what do we propose? The Costco
19 building was sighted as far north or towards
20 the rear of the property as possible and as
21 far east or towards the Taconic as possible,
22 in order to take advantage of the leveled
23 terrain that was located in the present area
24 of the hotel complex. It -- and also
25 provides ample room to put most of the six

1 hundred and ten parking spaces to the front
2 of the Costco building, although there will
3 be some parking along the west side of
4 Costco.

5 The loading area is to the rear. The
6 existing -- the proposed 12 dispenser
7 fueling station is located east of the main
8 entry. Now, what does this do? It does a
9 really good job of splitting the traffic.

10 If you were going to the loading
11 area, enter from behind the building, load
12 and come back out the same way, it is
13 closest to the Taconic and farther from the
14 residential area. In addition, if you are
15 destine to main parking, you go up the
16 entrance, make a left turn and circulate
17 through the main parking area. Any traffic
18 that was destined to exit Costco going
19 westbound would do so, could do so from a
20 separate right in and right out entrance
21 located at this point between the main
22 entrance and Old Crompound Road.

23 At the end of the day, for this site,
24 7.5 acres will remain green or be vegetative
25 as green and the remaining green is in the

1 darker areas and the vegetative green is in
2 the light green areas. So, I think it is at
3 the upper end of the scale to have so much
4 green area as part of a retail development.

5 Obviously, one of the very, very,
6 firsts things that will occur is demolition
7 and remediation of the existing condition
8 and that will be done -- buildings will come
9 down, the hazardous conditions will be
10 removed and the -- all of the debris will be
11 taken out.

12 We know that not only the town, but
13 the Taconic State Parkway puts an emphasis
14 on buffering, and we are provided here with
15 opportunities to buffer the site. Here is
16 an area of the existing embankment which
17 extends down from the ramp towards site. We
18 plan on fully vegetating that buffer area to
19 screen it from view, screening the buildings
20 from view. Presently you can see the
21 buildings; when we get done you are not
22 going to be able to see the building from
23 the Taconic.

24 We are also providing an ample area,
25 a buffer area along Route 202 and -- at the

1 top of this embankment and Beth Evans's
2 office has come up with landscaping plans to
3 show that. Now, Tom, can you show the next
4 slide so that we can look at a typical view.
5 This is a view from the Taconic and this is
6 what it would look like if there were no
7 buffering, and this is what it is going to
8 look like with the buffering.

9 So, we have talked to the DOT and
10 they are happy to help us buffering because
11 there are in the same businesses we are, to
12 try and make the views of Taconic be as
13 beautiful as possible. Can you go to the
14 next slide Tom? Thank you.

15 This is what the existing views look
16 right now. This is obviously not what you
17 want to see from the Taconic. The old motel
18 here, here, and here, and here is a dumpster
19 that you know -- again, there are thirty or
20 forty debris piles that are located
21 throughout the site. So, it is really an
22 unsighted situation. Let's go to the next
23 slide.

24 One of the most important things that
25 we have to consider, specially since we are

1 in the city watershed, is the management of
2 stormwater. As indicated previously
3 currently there is no management for
4 stormwater on the site, even though there
5 are impervious areas, hazardous conditions,
6 etc.

7 In addition, most of the development,
8 if not all of the development in this area
9 has relatively little stormwater quality
10 remediation facilities in place, because the
11 regulations are new and the -- the
12 development was constructed many, many,
13 years ago.

14 So, this is probably -- together with
15 this later project that they'll put it in,
16 this is probably gonna be the first project
17 that has the up-to-date latest stormwater
18 management system to meet the DEC and and
19 DEP criteria. And obviously this slide
20 shows the pipe system that we plan to
21 provide.

22 It shows a micropool extended
23 detention basin to the rear of the property,
24 it shows an infiltration chamber here, and
25 all those will combine -- plus in addition

1 to a very good maintenance program by our
2 client, will combine to remediate the
3 stormwater to the level that will be
4 required by review officials, and it will
5 not have any impact in our view whatsoever
6 on the tributary of Hunterbrook and
7 Hunterbrook itself. Let's go to the next
8 slide.

9 In addition to quality control, we
10 are talking about also to set run off
11 reduction, and you can see at the design
12 point, which is near the extreme exists of
13 the site, we have anywhere from 11 to
14 66 percent reduction in the greatest
15 stormwater level that will proceed down
16 stream. Let's go to the next slide.

17 Okay, most of the utilities are at
18 the site frontage, we are talking electric,
19 telephone and cable are at the site
20 frontage. However, sanitary sewer, because
21 the sanitary sewer is located at the
22 intersection of Old Crompond Road and
23 Stoney Street.

24 At that point the sewer -- the intent
25 to extend the sewer along Crompond Road into

1 the site providing service not only for the
2 site, but also for all of the residents that
3 are in lieu -- and in addition providing a
4 store across the street, for what I used to
5 call the temple project which was a project
6 that came before the board years ago but
7 never happened.

8 What this graphic shows in the lines
9 that are going left to right, show District
10 Number 17, which is part of the site and --
11 this is a town sewer district, and also the
12 temple property area. What we need to do is
13 form District 20, which takes care of the
14 rest of the site plus all of the Hunterbrook
15 residents.

16 So, what we are asking the Town Board
17 to do, is form District 20, take 17 and 20
18 and flip it up to the county and if we can
19 go to the next slide, again, this is the 17
20 and 20 and the green is the county sewer
21 district and we want 17 and 20 to become
22 part of the county, Peekskill -- their sewer
23 district.

24 So -- and then in doing so will
25 allows to install the sewage to the site and

1 provide the service to all the residents on
2 that road. Let's go to the next slide. Oh,
3 yes, traffic improvements. Before I turn it
4 over to Phil, I do want to say that there
5 were many, many, things and other things
6 that our firm looked at, but in the interest
7 of time you know, we are not going to go
8 into them.

9 I do want to say however, there was
10 air quality studies that we did that shows
11 that there will be no impact on the air
12 quality of our project. We did noise
13 studies, and again, our noise studies show
14 that there will be no impact on the project,
15 on the noise sensors in the area of our
16 project. So, with that I would like to
17 introduce Phil Grealy, Dr. Phil Grealy, for
18 the traffic presentation.

19 MR. GREALY: Good evening, Philip
20 Grealy, I am a licensed professional
21 engineer, Vice President with John Collins
22 Engineers, good evening to the Board,
23 members of the public, fellow Yorktowners.
24 Our firm specializes in traffic and
25 transportation. We do work not only for

1 private developers, but we also represent
2 municipalities in reviewing and helping
3 design transportation systems, traffic
4 improvements, permitting, etc.

5 Our role on this team as part of the
6 DEIS prepared for the project was to look at
7 traffic and we were retained by the
8 applicant in this case, Mr. Breslin and
9 Costco, to identify issues and come up with
10 recommendations to handle traffic.

11 The first meeting we had, we talked
12 about you know, the problems in the area,
13 and being a resident for over twenty-five
14 years in Yorktown, there are traffic
15 problems in this town, many of which have
16 not changed for twenty-five years. A lot of
17 the problems that we are living with are
18 problems that have been here for quite a
19 while.

20 Mr. Breslin was made aware of some of
21 the issues and realized, in order to move
22 forward with this project, significant
23 traffic improvements will be needed. So, in
24 the document there is a lot of facts and
25 figures and analysis and you know, details

1 that the public is really not gonna
2 understand or get into.

3 The bottom line is, we are here to
4 talk about what improvements, what is being
5 changed in the area because of some other
6 significant things that are happening, and
7 to talk about how the improvements being
8 implemented will help accommodate this
9 project.

10 As Mr. Panayotou described the site
11 is located across from the Mobile station.
12 So, we have the Taconic interchange, we have
13 the 202 corridor, everybody is familiar with
14 that. As we know it, the afternoon rush
15 hour it is not unlikely to see traffic
16 backed up from this ramp, backed pass the
17 Sports Barn, pass 132 to the high school.
18 Traffic heading westbound in the afternoon
19 is a typical problem that is bottle neck
20 once it gets to this area.

21 There are other variance along the
22 corridor, of course they have traffic
23 issues. We've looked at over fourteen
24 intersections in the area which were
25 identified as part of the scoping document

1 for to the study. But, what I'd like to
2 spend a little bit of time on some of the
3 improvements, on some of the changes that
4 are coming ahead, both, by Costco and also
5 by the New York State Department of
6 Transportation. Next slide.

7 One of the areas that has been looked
8 at and studied, as everybody knows there was
9 what was called the sustainable development
10 study, traffic studies that were done for
11 the corridor, both, 202 and Route 6, and in
12 Yorktown, Cortlandt, Peekskill, so there
13 have being a lot of studies, there is a lot
14 of date out there, there is a lot of
15 identification of problems, but now we are
16 getting to the point where we are looking at
17 solutions to those problems.

18 One of the main areas that has been a
19 problem is, this is the Bear Mountain
20 Parkway extension where it intersects with
21 202, down near McDonalds, of course this is
22 BJ's and the Staples Shopping Plaza, Stoney
23 Street, Old Crompond Road, this rear view,
24 there it is, here. And to the left we end
25 up all the way up near Parkside Corner and

1 the car dealers and Grandma's, etc.

2 So, one of the problems is if you
3 decided to stay on the Taconic in the
4 afternoon and you are heading to Cortlandt,
5 well you get down, you have two choices, you
6 come out on Stoney or you come down and wait
7 in the que trying to get onto Route 202.

8 So, this has been studied, the state
9 DOT has designed improvements. Next slide
10 please. And what has transpired is the area
11 to the west of the Costco site, and again
12 for variance here, Route 202, Bear Mountain
13 Parkway extension, the interchange, this is
14 Costco.

15 So, today a lot of traffic, in the
16 afternoon rush hour gets you off the ramp
17 and traverses across Route 202 heading to
18 Cortlandt, etc, because they don't want to
19 be in this bottle neck.

20 So, the Department of Transportation
21 has been actively involved in the design of
22 the project, which is actually going out to
23 bid December of this year, it started off at
24 somewhere in the order of five to six
25 million dollar project that would widen 202,

1 from Staples Plaza, pass Pine Grove Court,
2 pass the Bear Mountain Parkway extension,
3 pass Parkside Corner and then transition
4 back to the existing roadway.

5 That road will be widened to be a
6 five-lane cross section. One of the other
7 components of that project, is the
8 development of an acceleration lane. So,
9 coming off the Bear Mountain Parkway
10 extension will be an acceleration lane to
11 get on 202 if you are heading westbound.
12 So, that's one of the bottle necks that the
13 state is taking care of and in the context,
14 both the cleaning up, the safety and the
15 capacity of this area here.

16 The next area that we are going to
17 look at here, and I will talk about some of
18 the specific improvements, but the state
19 project was really just starting at Staples
20 Plaza and heading west. So, there was an
21 area between that and the Costco site which
22 is shown here in purple, in that area, from
23 Old Crompond Road down to Staples Plaza was
24 being kept at its current state.

25 As Costco started to develop plans

1 for improvements near this interchange, and
2 our improvements which I will get into,
3 start at Strang Boulevard and continue all
4 the way to Old Crompond Road, the state
5 looked at it and said, well, we have this
6 missing piece so we are going to expand our
7 project. So, what's in this purple area
8 here, the state is now adding an additional
9 lane to match into our proposed improvement
10 and continue that all the way to the west.

11 So, again, regardless of Costco, this
12 is going ahead, the state, it is a funded
13 project, it is going out to bid December of
14 this year, projected it will be completed by
15 June of 2014. Next slide, please.

16 These are just some of the DOTs
17 improvements. Again, this is the Bear
18 Mountain Parkway extension acceleration lane
19 on Route 202 westbound, as you can see near
20 McDonalds you will have one, two, three,
21 four, five lanes, plus an acceleration lane.
22 Next slide, please.

23 This is Pine Grove Court where it
24 intersects with Route 202. Right now there
25 is one lane in each direction. For the last

1 fifteen or eighteen years has been talked
2 about a third lane and a signal so people in
3 that neighborhood can get out to and from
4 202. So, that intersection will change
5 drastically. There will be a signal at that
6 location, two lanes in each direction, plus
7 a dedicated left-turn lane turning off from
8 202. Next slide please.

9 One of the areas DOT is improving is
10 where Stoney Street intersects with the Bear
11 Mountain Parkway extension. Right now there
12 is no set left-turn lane that is a high
13 accident location, that is being
14 reconfigured to provide separate dedicated
15 turn lanes and there will also be a signal
16 at that intersection. Next slide, please.

17 So, those are components that will
18 change that section of the 202 corridor, and
19 again, regardless of Costco, but it is
20 happening now, so, these improvements are
21 going ahead.

22 Now, if we get back to where the
23 Costco site is, one remaining bottle neck
24 that the DOT is not taking care of near the
25 current project, is at the ramps on 202 with

1 the Taconic interchange and the Mohansic
2 Avenue and through this stretch. What we
3 are proposing to do is to widen Route 202,
4 beginning at Strang Boulevard, we'll be
5 providing an additional westbound thru lane.

6 So, traffic that now queues up, as I
7 said in the afternoon we will see it backed
8 up all the way into the high school, will
9 now have two lanes to the interchange. We
10 will be making some turning lane
11 modifications based on the DOT to provide
12 more stacking and the signals will be
13 replaced and coordinated from Strang
14 Boulevard, the ramps, Mohansic, and it will
15 get interconnected again to the Staples
16 Plaza signal.

17 As part of the access, which Nick had
18 described, we have a full new one access
19 here, which will handle not only the
20 passenger car traffic, but the truck
21 traffic, but we will have between five and
22 ten tractor trailers to this site on a daily
23 basis. Two or three of those will be fuel
24 delivery, most of those trips occur in the
25 off peak hours. It is in Costco's best

1 interest to do that and they do have control
2 over much of that.

3 Some of the other benefits in terms
4 of the improvements to this corridor, right
5 now there are existing bus stops on either
6 side of 202. Especially around this time of
7 the year it is very dangerous. We have
8 people waiting for a bus in the afternoon
9 are standing basically in the shoulder of
10 the road. So, we are building a sidewalk,
11 crosswalks and a refuge area for people that
12 are using the public transportation on
13 either side of 202, and as I said the
14 traffic signals through here will all be
15 interconnected.

16 Now, all of this work is being paid
17 for by the developer, nothing from the town,
18 all by the developer and Costco. That's
19 important because we all get historically in
20 the town. We were waiting for DOT to make
21 improvements for years. A few years ago the
22 town got to the point where they decided
23 they needed to do something in the interim.

24 For example, at Lexington Avenue,
25 State Highway, but we couldn't wait any

1 longer and we needed to build a right-turn
2 lane. It wasn't a fix all, but it helped
3 traffic move through that intersection. In
4 the triangle intersection in the center of
5 town, same thing. We weren't going to solve
6 all the problems, but we couldn't wait for
7 the DOT anymore. So, the town went ahead
8 and built a right-turn lane instead of -- in
9 front of Cablevision.

10 So, now we have an applicant here,
11 realizes traffic has to work. In this
12 business if traffic doesn't work a retailer
13 won't come to the site. They have their own
14 people that review it, so, we identified the
15 need early on. The developer very
16 experienced, understands, realized what he
17 had to spend here, and we are looking at
18 spending between two and a half and
19 three million in road improvements,
20 including sidewalks, signal operatings, etc.

21 As I said before, the state project
22 started at about five million, it is well
23 over seven million. So, you are going to
24 see in the next year and a half, and if
25 Costco moves forward, somewhere between

1 seven and a half to over ten million dollars
2 of road improvements at this location.

3 Now, there are other locations that
4 have been studied, some recommendations have
5 been identified, ranging from signal, timely
6 improvement signal modifications, but what
7 we are looking at taking care of are main
8 bottle neck in this system. Now you say
9 okay, but you are going to generate traffic,
10 yes, Costco is going to generate traffic.

11 In any one hour period Costco will
12 generate somewhere between 250 to 500 trips
13 in and the same number at exiting, okay.
14 During the weekend, Saturday will be in the
15 higher range, weekday and the rush hour will
16 be closer to the lower range. So, all of
17 that volume does appear on this section of
18 the road, but we disperse. We have the
19 Taconic, it is a regional roadway, traffic
20 will use that.

21 Traffic will disperse to the west and
22 traffic will disperse to the east, so we
23 don't end up with all those cars and the
24 east section of 202, I think that's
25 important for people to realize.

1 getting onto the parkway, then the people
2 will actually stay on the parkway if they
3 are going to Cortlandt or Peekskill.

4 We haven't taken any credit for that
5 in our design, but it is likely that as much
6 as a third or a half of that traffic will
7 actually now stay on the parkway, the Bear
8 Mountain Parkway extension, and extend down
9 further on Route 202.

10 So, I think that just to give you a
11 full review we are here with the project,
12 but we are here to fix things, we are not
13 here to just say, oh, we are going to build
14 and we don't need to do anything.

15 Now, you know, I look at this
16 corridor and I look at when BJs first
17 opened, okay. And there was a lot of
18 concerns there, but really at BJs and at
19 that part of 202 traffic work okay right
20 there. But, you have bottle necks on either
21 sides, okay. So we are trying to clean up,
22 and actually is what the state is doing and
23 how this will function for us.

24 So, there are a lot more details in
25 the DEIS, if anyone wants to go in and look

1 at the specifics, you will find them there,
2 but I wanted to give you a flavor for this
3 applicant, what else is going on in terms of
4 the DOTs improvements, which are very
5 significant. We haven't seen that in this
6 town in a long time.

7 And we have a development team here,
8 an applicant and a use that will spend money
9 on infrastructure and they are doing that to
10 accommodate our site. With that, I would
11 like to turn it over to Vince Ferrandino who
12 will talk about some of the fiscal impacts
13 and benefits of the project. Thank you.

14 MR. FERRANDINO: Good evening
15 everybody, my name is Vince Ferrandino, I am
16 the Principal of Ferrandino and Associates,
17 Inc., a multi-disciplinary planning and
18 consulting firm based in Elmsford, New York.
19 We have been in business about twenty-five
20 years and our practice covers everything
21 from comprehensive planning, to preparing
22 Environmental Impact Statements, reviewing
23 Environmental Impact Statements, preparing
24 economic impact analysis and a myriad of
25 environmental services.

1 Salem. We have completed a comprehensive
2 plan at the moment for the Town of Port
3 Chester and are currently working on a
4 comprehensive plan for the Town of
5 Greenburgh. Next slide.

6 As I said, one of my responsibilities
7 was analyzing the land use and zoning
8 components of the project. It is -- as Mr.
9 Capellini mentioned earlier in the
10 introductory remarks, the proposed Costco
11 store is currently allowed under the current
12 C-3 Zoning. If we were not allowed we would
13 not have an equal right and the developer
14 would have a more difficult time of applying
15 for these approvals.

16 If you look at the comprehensive plan
17 that was adopted in 2010, specifically
18 comprehensive plan policy 4-24. That policy
19 supports retail use and "a regional draw at
20 the eastern end of the Bear Mountain
21 triangle and the 202 area, which is the
22 project's site.

23 And while I will admit that in
24 reviewing the comprehensive plan there is
25 language in that plan that talks about a

1 village-like development along certain
2 portions of Route 202 -- and by the way, as
3 part of the EIS we did analyze several
4 alternatives to Costco, one of which was a
5 hotel and one of which was a mixed-use
6 village-like retail development.

7 So, for those of you who have not had
8 an opportunity to review document please do
9 that many. We analyzed each of those
10 alternatives with respect to traffic,
11 visual, fiscal, etc. So, a full layout for
12 you to see.

13 So, from a planning perspective, a
14 comprehensive planning perspective the site
15 does permit this particular use, namely the
16 C-3 Zoning. Next. In terms of the
17 socio-economic impacts of the project we
18 looked at several things. Next.

19 First, we undertook a market study,
20 and while not necessarily required under the
21 environmental regulation, we thought it was
22 necessary to examine the market, to see
23 whether or not in fact a Costco store, a one
24 hundred and fifty thousand square foot
25 Costco store and gas station could be

1 supported in the market. And again, that
2 market study is included in the EIS, which
3 is appendix in. Essentially when you
4 analyze a market we look for the un-net
5 spending potential within the area.

6 We looked at three trade areas. One,
7 the inner trade area which is within the
8 five mile radius, and that is the inner
9 circle here. We looked at the middle trade
10 area which is between five and eight miles,
11 that's this circle here, that goes as far
12 north as Putnam County. Then we looked it
13 at the outer trade area, which is basically
14 north of the middle trade area and when we
15 did the analysis we concluded that within
16 the five mile radius, which takes in most of
17 Yorktown by the way, at the moment
18 approximately, 63.5 million dollars is
19 leaking out of that five mile trade area.
20 What that does mean?

21 It means that the 63.5 million
22 dollars is being spent elsewhere and that
23 has a potential of being spent within the
24 Town of Yorktown. Going a bit further to
25 what we call the middle trade area, which is

1 five to eight miles, we see it jumps
2 tremendously to about eight hundred
3 twenty-two million dollars of sales leakage
4 outside of that trade area.

5 And then going a bit further north,
6 it approximates one billion dollars. Now,
7 this is in other words, all being spent
8 outside the area. So, clearly a Costco
9 store given the sales that is going to
10 project can certainly keep the work within
11 the Town of Yorktown, from our economic
12 perspective and that is very, very,
13 important because that service is the basis
14 for a subsequent study that we did, next,
15 which is called the commercial character
16 assessment. Essentially a commercial
17 character assessment is intended to show how
18 a particular development like Costco impacts
19 other retail establishments within the town.

20 As part of that analysis, of course
21 we looked at the five Yorktown hamlets that
22 are identified in the comprehensive plan.
23 Of course Crompond and Route 202, we looked
24 at Yorktown Heights, we analyzed Mohegan
25 Lake, Jefferson Valley and Shrub Oak. The

1 way we analyzed it was by doing a literally
2 door-to-door survey, with photo inventory of
3 each property within these five hamlets.

4 Narrow down all of the retail uses
5 within those areas to what we call relative
6 establishments. A relative establishment is
7 a establishment that sales goods or services
8 similar to what Costco sales. And there are
9 about a hundred of those, so called relative
10 establishments within the five hamlet areas.

11 Now, under the enviromental
12 regulations competition per se is not an
13 issue that can be analyzed under SEQRA,
14 because this is America and competition is
15 healthy and everyone is entitled basically
16 to compete, and competition is very, very,
17 healthy.

18 But what is an element to be analyzed
19 under SEQRA, there is something called the
20 determination of blight, that a store like
21 Costco may or may not have on these hamlets
22 and these retail concentrations. So, for
23 example, if Costco were contributing to a
24 key store, let's say in the triangle
25 shopping center, that on the basis of sales,

1 etc, that particular may not be doing that
2 well, may not renew their lease for whatever
3 reason, that alone is not a -- an adverse
4 impact.

5 However, if Costco by virtue of its
6 sales, etc, succeeded in affecting that
7 strip center if you will, to the extent that
8 it became blighted and the fact that it if
9 didn't become blighted other stores would
10 basically go out of business and then at the
11 end of the day you would have a situation
12 where you have a strip center that is not in
13 healthy condition, then that would be an
14 adverse impact.

15 But based upon the analysis that we
16 undertook you will find in the hamlets, even
17 though there are vacancies in the Heights
18 and Shrub Oak and Mohegan and along 202,
19 primarily former car dealerships, it did not
20 raise to the level of a blighting influence
21 and that is really the key criteria under
22 SEQRA.

23 So, number one, the market study
24 showed that there is sufficient market share
25 within the five to eight mile radius to

1 accommodate a store like Costco; additional
2 retail. And then secondly, the impact of a
3 Costco in our opinion as planners for the
4 applicant, would not have any adverse impact
5 in terms of causing blight within these
6 particular areas.

7 Now, I want to point out that we did
8 our analysis or survey about a year ago.
9 The difference between now and then is that
10 several of the vacancies that we counted,
11 certainly in the Heights are being occupied,
12 but certain of the vacancies in the Mohegan
13 Lake hamlet have been reoccupied.

14 So, we are undertaking what I call a
15 very conservative estimate at this point.
16 So, I just want to point that out to you.
17 Next. In terms of the fiscal and
18 socio-economic impacts of the project. Out
19 -- overall confusion is that these impacts
20 are very, very, positive for the Costco
21 store, and we will go over those very
22 quickly.

23 First of all in terms of jobs,
24 everyone is very sensitive to jobs these
25 days obviously with unemployment being what

1 it is. During the construction phase,
2 approximately three hundred and fifty
3 temporary full time equivalent construction
4 jobs will be created at the site, generating
5 about 18 million dollars in earnings during
6 this construction phase. This is
7 approximately, eighteen to twenty-four month
8 construction phase.

9 Once the Costco store is constructed,
10 it will create another two hundred permanent
11 direct jobs, with annual earnings of
12 approximately, 8.2 million dollars per year,
13 that's being pumped into this economy.

14 In terms of indirect impacts, Costco
15 expects the project will indirectly create
16 temporary full time equivalent jobs with
17 about 3.1 million dollars in revenue during
18 the construction phase, and an additional
19 forty-five permanent indirect jobs at off
20 site locations earning approximately 1.4
21 million dollars per year.

22 The large majority of these
23 expenditures both, indirect and direct, will
24 accrue to the Yorktown economy, very, very,
25 rapidly. Next. In terms of taxes,

1 obviously no one is interested in taxes.
2 Currently the site was generating about
3 \$110,500.00 in taxes per year, \$16,424.00
4 of those taxes goes directly to the Town of
5 Yorktown to basically support municipal
6 services.

7 Another \$16,500.00 goes to
8 Westchester County and \$77,600.00 goes to
9 the Yorktown School District. So, right now
10 is generating about \$111,000.00 worth of
11 taxes. Next. Once the Costco store is
12 constructed it will generate approximately,
13 \$911,000.00 in annual property taxes. The
14 breaking down is as follows. \$92,000.00 and
15 change to the town for municipal services,
16 \$613,000.00 to the Yorktown School District,
17 and I might add, that is not adding one
18 school child to the population.

19 \$92,000.00 roughly to the County of
20 Westchester in property taxes and
21 \$114,000.00 in property taxes generated to
22 the various special districts throughout the
23 town, plus an additional \$22,000.00 to the
24 county sewer district.

25 So, the project is generating

1 hundreds of thousands of dollars in taxes
2 with minimum service provided. Next. In
3 the EIS there is what we actual fiscal
4 impacts makers, which summarizes the various
5 taxes both, direct and indirect, to the
6 various taxing jurisdictions. Overall,
7 close to eleven million dollars per year
8 will be generated in the town, the county,
9 and the school district.

10 As large majority of those taxes
11 granted, there will be in sales taxes going
12 to the County of Westchester and the State
13 of New York.

14 Unfortunately the way the tax
15 regulations exist currently, a small
16 percentage of that sales tax comes from the
17 town, but it does come from the town. But
18 overwhelming -- plus in terms of taxes it is
19 certainly to the school district, certainly
20 to the town as a whole and the various
21 special districts of about \$113,000.00 in
22 special district taxes will accrue to the
23 Town of Yorktown.

24 So, getting back to my original
25 statement, the applicant feels very

1 strongly, and as a professional planner and
2 economist, I agree that the impacts will be
3 very, very, positive to the Town of
4 Yorktown. There is definitely a market for
5 this Costco and several other types of
6 Costco stores, and I am not advocating for
7 more type big boxes in the Yorktown, but
8 certainly the demand for retail is there, it
9 is underserved.

10 Currently there are four Costco
11 within decent traveling distance of
12 Yorktown. I would imagine anyone going to
13 Costco in the corridor of Yorktown now,
14 would go to the Danbury store, possibly the
15 Yonkers store. There is also one in Port
16 Chester and there is one in New Rochelle.

17 So, obviously if you look at a map,
18 the location of this Costco is strategically
19 located so that it will serve primarily the
20 local area. It will also decrease traffic
21 going to the Danbury mall and these other
22 stores. Well, I forgot to mention that,
23 that's another indirect positive impact.

24 So, that concludes my remarks, I
25 would like to hand over the microphone to

1 Erich Brann, who is the northeast regional
2 manager for Costco, we are working very
3 closely with him. He can talk
4 specifically -- much better and more
5 specifically that I can in terms of other
6 benefits that Costco provides and also we
7 will be discussing the design of the
8 building. Thank you very much.

9 MR. BRANN: Wow, I really hate going
10 last. My name is Erich Brann, I am the
11 director for real estate development for
12 Costco, I work at the regional office and we
13 are responsible for this project. I'd like
14 to clear up a few things that I've seen
15 floating in the press about Costco.

16 One, we've been a long time referred
17 to be a big box and we are a big box, that's
18 for sure. Costco is one of the best
19 employers in the country. We have one of
20 the highest retention rates of any company
21 in any industry in the United States.

22 We have a -- approximately, a hundred
23 and fifty-one thousand employees at this
24 time. A hundred and seven thousand in the
25 U.S., 90 percent of those employees are

1 benefit eligible, 98 percent of them
2 participate in our benefits program.

3 Again, we have the lowest terminable
4 rate in the industry. Approximately, 10
5 percent in the first year and then 6 percent
6 for employees that have been with us more
7 for more than a year. We recruit primarily
8 from the communities in which we settle, we
9 like to have local employees.

10 As a starting pay in a Costco, just
11 to dispel any rumors, the lowest starting
12 wage at Costco is \$11.00 an hour. Our
13 service clerk start at \$11.50 an hour, our
14 retailers start at \$11.50 an hour.

15 Potential for income after five years of
16 employment will be \$48,680.00 a year.

17 We promote from within. Everyone of
18 our warehouse managers started as a cart
19 pusher, a box cutter, a trash hauler or some
20 other position at the bottom of the scale
21 and worked their way up. I lost my way
22 here. Basically Costco is different in just
23 about any other retailer you will meet,
24 there is a lot of things out there about how
25 many products we sell. The average Costco

1 has 4,000 products in any given time.

2 The average Walmart or whichever
3 other big box will have from a hundred and
4 ten to a hundred thousand products at any
5 given time. Costco rotates their stocks
6 continuously, it creates what we call a
7 treasure hunt atmosphere. People come in
8 and they see something and they know in six
9 weeks from now it may not be there. But, it
10 is part of how our process works.

11 We have been in business since 1983,
12 and we occupy almost every state in the
13 union -- of the United States I apologize,
14 and several foreign countries, including
15 Korea, Tokyo -- Korea, Japan, Mexico, Canada
16 and the United Kingdom.

17 The Costco here in Yorktown is we
18 consider a prime location. Costco's
19 business policy and our motto from day one
20 has been brought to give small businesses
21 into our shops, that's what we are there
22 for, that's what we are created for. And
23 the three zip codes that make up Yorktown,
24 Yorktown Heights, this area, we can already
25 claim a hundred and eighteen small

1 businesses as members, and these are people
2 that are driving thirty minutes to shop at
3 Costco, some of them actually leaving the
4 state to go to the nearest Costco in
5 Connecticut.

6 We also already have several of the
7 community households as members. Again,
8 people who will leave the community to shop,
9 people who are going elsewhere to spend the
10 money we would like to keep in the Yorktown
11 area. We feel like a Yorktown warehouse
12 will be a good benefit for us and for the
13 community. That's really all I have, I
14 wanted to keep it brief because I know you
15 guys have to listen to a lot of people.

16 MR. FON: Tom, how are we doing on
17 time?

18 TOM: We have about sixteen minutes
19 left.

20 MR. FON: Okay, we are going to the
21 speakers next. Everyone, if you see me
22 looking to the phone, I am just using it as
23 timer, I am not looking at my e-mail.

24 Number one, Patricia Dineen, 1865

25 Hunterbrook Road, Yorktown Heights. I am

1 going to try to limit it to about five
2 minutes. Thank you.

3 MS. DINEEN: Good evening everyone, I
4 am speaking tonight on behalf of the First
5 Presbyterian Church of Yorktown, which is at
6 288 Crompond Road, which is the corner of
7 Route 202 and 35 -- I am sorry, 132.

8 It has come to our attention that an
9 unknown individual or group has included a
10 prominent photograph of our church on a
11 flyer that has been handed out throughout
12 the town regarding the Costco issue. The
13 use of this photograph by any individual or
14 organization in this manner gives the false
15 impression that the church, its congregation
16 and leadership have consented to its use and
17 further implies support of the sole
18 individual or group's position on this
19 matter. This is decidedly not so.

20 While we may be flattered by the
21 thought that our church may represent a
22 symbol of some aspect of the community found
23 in the Town of Yorktown, it must be made
24 known that the leadership of this church has
25 taken no position on this issue, either for

1 or against.

2 In addition, we must insists that
3 there be no further use of such a photograph
4 or image of our church by any individual or
5 group for any such purpose without prior
6 written permission from the church
7 leadership.

8 We ask simply that our church's image
9 of retaining its neutral character until we,
10 as church members and the leadership, decide
11 otherwise. Thank you.

12 MR. KINCART: Next is Mr. Joseph
13 Visconti, 800 Granite Springs.

14 MR. VISCONTI: Good evening, I am Joe
15 Visconti, 800 Granite Springs Road. I have
16 been a resident of Yorktown since 1978, I am
17 also the Chamber of Commerce President.
18 First, I would like to start off by thanking
19 the Planning Board and all of the
20 professionals that are making a contribution
21 to this project. I hope that we can all
22 respect each others views and I hope that we
23 can all understand each others views and we
24 can all work altogether for the betterment
25 of Yorktown.

1 others, and I am not going to pretend to
2 know more than them.

3 What I do know is that the membership
4 in the Yorktown Chamber of Commerce is
5 hurting. Thirty percent of the construction
6 trade is not working today. We have an
7 opportunity here to bring jobs to Yorktown.
8 We have an opportunity here to bring several
9 hundred thousand dollars to the school
10 district.

11 I see our kids working in car washes
12 so that they can spend -- they can make
13 money to buy t-shirts. There is nothing
14 wrong with the kids working for their
15 t-shirts, but they shouldn't have to do
16 that, when we have an opportunity to collect
17 several hundred thousand dollars for the
18 Yorktown School District, almost a victory.

19 This building is going to be here,
20 this company is going to be here for a long
21 time, the company is not failing. They have
22 -- they do billions of dollars every year
23 and they are not going to come to Yorktown
24 and build a building that is not going to
25 work. They are making a major,

1 multi-million dollar investment in Yorktown,
2 and quite frankly in this economy we should
3 welcome that.

4 Is Costco gonna solve all our
5 problems? Of course not. Is it gonna solve
6 all the traffic problems in Yorktown? Of
7 course not, but it is a good start. So, I
8 would like for you to -- with all due
9 respect, take a good look at this, I know
10 that you are going to look at it intensely
11 and to have faith in the Planning Board and
12 in the other officials -- I think we had a
13 very nice presentation here tonight and I
14 look forward to moving forward with this
15 project. Thank you.

16 MR. FON: Thank you. Mr. Aaron Bock,
17 2000 Maple Hill.

18 MR. BOCK: Good evening Members of
19 the Planning Board, my name is Aaron Bock,
20 my business address is 2000 Maple Hill
21 Street in Yorktown and I have a resident of
22 Jefferson Valley since 1973.

23 I am the Chairman of the Board of
24 Directors of the Yorktown Chamber of
25 Commerce and I have been involved in town,

1 locally. I was a prior supporter of BJ's and
2 I -- the town and the chamber, both,
3 recognize that the Route 202 corridor
4 presents a unique opportunity for business
5 development in town, which must be
6 encouraged by your board's actions in
7 dealing with this application.

8 A primary impact of an organization
9 like Costco is on the existing business
10 community and I want to address that portion
11 of the DEIS this evening. The Chamber of
12 Commerce of almost five hundred members
13 consisting of major retailers like BJ's, the
14 Jefferson Valley Mall and private retailers
15 throughout the community support this
16 project.

17 We believe that the market analysis
18 contained in the DEIS is accurate and
19 complete and we believe that the commercial
20 character assessment as well is accurate and
21 complete.

22 The impact analysis in the report
23 says that the proposed Costco store will not
24 have an adverse impact on the overall
25 strength and character of the existent

1 commercial base in Yorktown. That
2 commercial base which the Chambers of
3 Commerce represents.

4 Why is that? I can say safely that
5 we have not as a Chamber of five hundred
6 members heard a single word in opposition to
7 this project from our membership, because it
8 benefits our membership. It brings
9 customers to Yorktown, it keeps customers in
10 Yorktown and that is the life blood of our
11 community represented by the Chamber of
12 Commerce.

13 So, the chamber urges you as a Board,
14 to accept the DEIS as complete, to further
15 this project to completion, and I thank you
16 for the opportunity to address you tonight.

17 MR. FON: Thank you. Number four,
18 David Smithies, I am sorry if I mispronounce
19 that. 2330 Sultana Drive.

20 MR. SMITHIES: You got it. Good
21 evening, I am David Smithies. I have been a
22 resident of Yorktown for thirty-five years
23 at the same address. I just have a couple
24 of concerns; I came tonight with two major
25 concerns and I looked at the traffic

1 presentation and it appeared to me that as
2 much as it is been done as possible to solve
3 a problem that we have learned to live with,
4 I would rather prefer that we have that
5 thing working before they put another big
6 box in there. So, the impact -- because we
7 never know, if the county were to fix it, if
8 Costco wasn't there.

9 That been said, everything I've heard
10 that Costco is very good, I shop in Costco,
11 I think it is the best of the club stores,
12 so that would be a positive. The concern
13 that I have, and it was a couple of comments
14 about blight, and I would say this, I
15 believe very strongly that within two years
16 BJs will be closed. And I don't mean that
17 as slight to anybody, but Costco is a
18 stronger operator than BJs.

19 I know that in Mr. Primavera's letter
20 it said that they co-exist in four location,
21 I spent time on the internet -- by the way,
22 I little bit about myself. I spent
23 thirty-eight years in retail, I am retired
24 now. I was in an executive position. I ran
25 Waldbaums, in Long Island, I ran A&Ps in

1 different areas, which isn't the great in
2 Yorktown.

3 But aside from that, I have a lot of
4 experience in retail. Looking at site
5 plans, looking at research. I know club
6 stores, that kind of box has a different
7 kind of offering, but I would be amazed,
8 surprised if BJ's can make it two years.

9 I think Costcos' will be a great
10 offering. I found the four locations on the
11 internet where they co-exist and I just want
12 to share them with you because I think one
13 thing the Planning Board should do, is to
14 really study the impacts, not just look at
15 the positives that Costco will bring, but
16 the negatives if BJ's goes down. You have
17 Bed Bath and Beyond in that shopping center
18 closed down, if Circuit City on the other
19 side of town which is closed a long time
20 now, we have big boxes around that are not
21 being occupied, so that's still a major
22 problem.

23 The four locations where they
24 co-exist, one is Brooklyn with a population
25 of two million five, not quite this market

1 place. Second is Westbury, New York.
2 Westbury is a small town, it is fifteen
3 thousand people. I know Long Island very
4 well, I ran a Waldbaums for five years,
5 okay.

6 Westbury is -- the location most of
7 all for their shopping center, is the number
8 one shopping center in Nassau County, is the
9 shopping's heart of Nassau County. So, the
10 Nassau County is about a million three, the
11 highways that get to that place, Southern
12 State Parkway, Northern State Parkway,
13 Meadobrook Parkway, Long Island Expressway,
14 they all go there. So, not comparable to
15 the Yorktown location that we have. The
16 other location that I found was Edison, New
17 Jersey.

18 Edison is nine ninety thousand people
19 of itself. The surrounding towns are
20 another three hundred thousand people, it is
21 a -- it's big. Route 1 corridor is a
22 extremely busy area. As bad as 202 is,
23 Route One down there is ten times worse, if
24 not much more traffic, so it is not
25 comparable to Yorktown.

1 And the last area that they have --
2 threw me a little bit off is Manahawkin,
3 both companies have sources in Manahawkin.
4 Manahawkin is only fourteen, fifteen
5 thousand people. Manahawkin is a gateway to
6 LBI. So, of the thousands of businesses
7 that are in on Long Beach to go shopping of
8 club stores to supply themselves, the
9 residents who rent the homes will supply
10 themselves, that's the only bridge into Long
11 Beach Island with a Manahawkin base. That's
12 why those two club stores there survive.

13 So, there is no precedent around
14 anywhere why -- if there is that would be a
15 question that I would ask, is there another
16 location like this that says that these two
17 giants can coexist together in this size
18 town. Because if that is not the case, then
19 we really need to study the impact of BJs
20 closing, the impact from that blow and also
21 the lose of taxes and revenue, and jobs and
22 retail if BJs closes. And that concludes
23 it, I wanted to keep it as short as
24 possible.

25 MR. KINCART: Thank you. Mr. Jay

1 Kopstein, 2239 Van Cortlandt Circle.

2 MR. KOPSTEIN: Good evening, I'm a
3 twenty-five years resident of Yorktown, I
4 support the Costco. Costco's quality is
5 significantly better than most similar
6 stores and their customer service is superb.

7 I don't believe the negative comments
8 being put out by the opposition to Costco.
9 But let's look what exists now. Staples
10 next to BJ's and they are both doing well.
11 In the Cortlandt Town Center you have a
12 Walmart that sales food, an A&P and a Office
13 Max.

14 Common sense would indicate that the
15 potential loser in the petitioning of Costco
16 would be the Cortlandt Town Center in the
17 Town of Cortlandt. If that was the case,
18 the position of the Planning Board should
19 be, who cares. Remember what Cortlandt did
20 to us years ago, when they first expanded
21 the Cortlandt Town Center. They came to a
22 Town Board meeting and complained about the
23 traffic that building on 202 would do. The
24 Town Board said no, within a week the Town
25 of Cortlandt approved building the town

1 center.

2 Incidentally, one year they were
3 conducting a brief survey, I didn't see any
4 electric cars parked in the area, there were
5 a few hybrids, there were a lot of SUVs.
6 Could it be that some of the
7 environmentalist is sitting here opposing
8 Costco, also drive gas guzzlers and
9 believing the old adage, do as they say, not
10 as I do.

11 MR. FON: Before we break, in
12 reference to the comments, we really want to
13 keep it civil as much as we can keep the
14 entire setting, thank you. We are going to
15 take a brief break, so Tom can review the
16 tape now. Thank you.

17 (Whereupon, a brief recess was taken.
18 Time noted 8:50 PM)

19 (Whereupon, all the parties were
20 present. Time noted 8:58 p.m.)

21 MR. FON: This is tape two of the
22 Costco hearing. I am going to announce the
23 next four, so if the four of you can get up
24 there so it will go a little quicker. Six
25 is Mr. Paul Moskowitz, 2015 Hunterbrook

1 Road. Seven, Jennie Sunshine, 98 Ravenscrest
2 Road. Eight, Mr. Evan Bray, 3496 Mohegan
3 Avenue; and Nine, Steve B. Kaplan, 1673
4 Summit Street.

5 MR. MOSKOWITZ: Hello, my name is
6 Paul Moskowitz, and I have lived in Yorktown
7 for many decades, I am afraid to admit how
8 many, so I won't say. What I would like to
9 do is pose a question to the Planning Board,
10 and that is, is the Costco DEIS an example
11 or an instance of segmentation.

12 By this I mean, according to the New
13 York State DEC definition, segmentation is
14 defined as the division of an environmental
15 review of an action so that various
16 activities or stages are addressed, so there
17 were independent unrelated activities
18 meeting individual determinations of
19 significance.

20 The reason I bring up this question
21 is, in light of the February 23rd, 2012,
22 meeting posted by the officials of the Town
23 of Yorktown, the master of ceremonies of
24 that meeting was our Supervisor, the whole
25 town hall was present, there were more

1 presentations by our town supervisor, the
2 Town Planning Director, and an enviromental
3 consultant and in fact, a recording of that
4 meeting is still available on the Yorktown
5 Town Board websites for past the meetings.

6 At that meeting, which was entitled
7 Town of Yorktown Economic Development Summit
8 Route 202 Corridor, we were told about many
9 activities in the Route 202 corridor. This
10 has lead me to believe that consideration of
11 the impacts of Costco were not taken into
12 account for the whole project, which is the
13 Route 202 corridor development, does
14 represent segmentation. This is a
15 determination for the Town's Planning Board
16 to make.

17 However, this is not just a matter of
18 opinion, it is a matter of devaluation. New
19 York State DEC has a list of factors that
20 need to be evaluated, in order to determine
21 whether this is indeed segmentation. The
22 DEC says if the answer to one or more of
23 these question is yes, an agency should be
24 concerned that segmentation is taking place.

25 Note, they say one or more. So, it

1 can't be just one and there is a half of
2 page of factors listed by the DEC, but I
3 will just refer to a couple of them.

4 For instance, common purpose or goal.
5 Well, our town supervisor told us that his
6 purposes was to push redevelopment of Route
7 202 forward. There were statements made
8 referring to both the proposed Costco and
9 the State Land Corporation.

10 A slide was presented which states
11 the concurrence of these projects presents
12 an opportunity to plan realistically for
13 development and for solutions to the prime
14 infrastructure needed for the corridor.
15 There is a map posted on the web page of the
16 Town of Yorktown, on the website of the Town
17 of Yorktown, which shows various activities
18 within the Route 202 corridor.

19 DEC asks about time and location. As
20 far as time goes we are told that there are
21 active applications. This is again
22 referring to the February 23rd meeting, were
23 active applications for those with Costco,
24 Crompond Crossing and the State Land
25 Corporation.

1 And in fact I have with me a
2 document, nowhere near the size of the
3 Costco document. But, this is a -- an
4 expanded environmental assessment form for
5 the proposed rezoning of State Land
6 Corporation property site.

7 This was presented to the Town Board
8 and it is dated March 2012. So, this was
9 quite a few months ago. If I could do
10 arithmetic correctly, this was about seven
11 months ago this was presented to the Town
12 Board.

13 So, we have activities which are
14 occurring as was stated at the February 23rd
15 meeting, concurrently. Couple of
16 locations -- well, they are all in close
17 proximity, Costco and State Land are located
18 within one mile of each other on the same
19 side of Route 202, and both of these are
20 shown on the Town of Yorktown map on the
21 Route 202 corridor development page.

22 Now, we get to the crux of the
23 matter, which is -- which are impacts. The
24 DEC asked, do any of the activities being
25 considered to segmentation share a common

1 impact. And the obvious question is first
2 well, water quality, this was talked about
3 at the February 23rd meeting.

4 The impact of the State Land
5 development and the Costco development
6 should be added or have to be added
7 together. For example, Costco is a hundred
8 and fifty thousand square feet of retail
9 space. The state land proposal is two
10 hundred thousand square feet of retail
11 space.

12 If Costco is going to put a thousand
13 cars per hour, five hundred trips going,
14 five hundred trips coming in the one hour
15 period, State Land can be expected to put
16 one third more because it is one more -- one
17 third more retail space. Yet, I read
18 through the ninety pages of the section in
19 the Costco DEIS, that's section K on
20 traffic.

21 And although they mention State Land,
22 they take into account only the former
23 proposal, an eight year old proposal for
24 Pulte Homes to put thirty houses on that
25 site. They do not mention the two -- the

1 traffic to be generated by two hundred
2 thousand square feet of additional retail
3 space, whose proposal is now before the Town
4 Board, just as the Costco proposal is before
5 you, the Planning Board.

6 In addition I find it very strange
7 that the traffic analysis in the state --
8 the Costco DEIS does not mention the state
9 land retail plan, because it was the same
10 company that did the traffic analysis for
11 both, John Collins Engineers. They did the
12 State Land proposal and they did the Costco
13 proposal.

14 So, at the very least there has to be
15 some updating of the Costco DEIS, because
16 they do not take into account what two
17 hundred thousand square feet of additional
18 retail space on Route 202 will do.

19 In addition to traffic there are --
20 the areas where there were are common
21 impacts are -- include Section H of the
22 DEIS, utilities; J, solid waste and air
23 quality and noise; Q, fiscal and economic
24 impacts and so on.

25 In fact what I am asking is,

1 shouldn't we have an environmental impact
2 statement done for the entire Route 202
3 corridor redevelopment? And I am sure this
4 is just the kind of technical question you
5 would like to answer rather than what
6 Costco -- I don't want Costco, this is
7 something that the Planning Board should be
8 able to deal with.

9 I would like to add that the Yorktown
10 environmental consultant who spoke on that
11 February 23rd date, advocated for and
12 environmental impact statement for the whole
13 corridor. So, that's what -- I will
14 conclude with what the DEC says, guess what
15 DEC also has a web page, anybody was a web
16 page. Except in special circumstances,
17 considering only a part or segment of an
18 overall action is contrary to the intent of
19 SEQRA. So, that's why I'll repeat the
20 question. Is it the Costco DIS -- DEIS then
21 an instance of segmentation? Thank you.

22 MR. FON: Thank you. Next is Jennie
23 Sunshine, and again is 98 Ravenscrest Road.

24 MS. SUNSHINE: That is correct.

25 MR. FON: How are you?

1 MS. SUNSHINE: Good, thank you.

2 First of all, I will probably be talking a
3 little longer than five minutes, if Costco
4 can give an hour long presentation then I
5 think I can talk a little longer than five
6 minutes.

7 MR. FON: We are limiting it to five
8 minutes Ms. Sunshine, just so that everybody
9 gets a chance.

10 MS. SUNSHINE: Sure, I totally
11 understand that. Actually, I already
12 crossed out a section because Paul Moskowitz
13 already addressed that particular effect.

14 MR. FON: Thank you.

15 MS. SUNSHINE: So, I will just start.
16 Dear Yorktown Planning Board, in this letter
17 I have posed ten questions of the proposed
18 Costco Draft Environmental Impact Statement
19 as it relates to traffic, and more
20 specifically the effect of traffic on our
21 emergency services and emergency services
22 personnel.

23 Route 202 is a very important road in
24 Yorktown. Along its length one can find
25 many residence, there are homes, businesses,

1 restaurants, houses of worship, a town park,
2 a state park, a middle school, a high
3 school, an ambulance corp, a fire station
4 which is close by, on 132 and Locksley Road,
5 our town's police station and our nearest
6 hospital, the Hudson Valley Hospital Center.

7 As of now only certain times of day
8 bring troubles in traffic conditions on
9 Route 202 where one might have to wait an
10 extra five, or ten, or fifteen minutes to
11 get onto the Taconic or get into downtown
12 Yorktown. But conditions will be changing
13 soon as Crompond Crossings, the first of
14 many development projects has began. And
15 then there is the proposed Costco project.

16 If Coco -- if Costco is built Breslin
17 Realty has said Costco will attract seven
18 hundred and fifty-eight cars per hour. The
19 traffic mitigation that is to take place
20 along with the Costco construction will be
21 adding lanes on both directions, from
22 Parkside Shopping Center through to Strang
23 Boulevard as well as adding turning lanes
24 and adjusting time in the various traffic
25 lights.

1 These needed traffic improvements
2 will all be taking place within less than a
3 two mile stretch along Route 202 adjacent
4 where the proposed Costco is to be built.
5 Aside from a better signal timing according
6 to Section One of the executive summary in
7 the DEIS at the light at Route 132,
8 improvements to Route 202 will not be made
9 from Strang Boulevard to downtown Yorktown.

10 Improvements will not be made on
11 Highway 35 from downtown Yorktown to 684.
12 The road that will be traversed by Costco's
13 large delivery trucks and gas tanker truck,
14 the very same road that will bring Costco
15 shoppers from Ridgefield, Connecticut, North
16 Salem, South Salem, Lewisboro, Waccabuc,
17 Pound Ridge, Bedford, Katonah, Somers,
18 Brewster and Mahopac.

19 Road improvements will not be made on
20 any length of Hanover Street or Commerce
21 Street upon which Engine One is located.
22 Yet, Costco customers will also hail from
23 southern areas of Yorktown, Mount Kisco,
24 Bedford, Katonah and Chappaqua via Hanover
25 Street.

1 Here is my first question, everyday
2 traffic. Given the importance of the entire
3 length of Route 202 and of the key
4 businesses and community services that are
5 also located on this artery and given the
6 other approved and potential development
7 projects on Route 202, including the
8 proposed Costco and the generation of the
9 many additional vehicles from those
10 projects, will the present road improvements
11 that are to be made congruent with the
12 Costco project to be sufficient to assure
13 the safety and reasonable usefulness of this
14 important corridor to our everyday lives?

15 Ultimately, given the great deal of
16 increased of traffic from a cumulative
17 effect of developing the Route 202 corridor,
18 even with the few traffic improvements that
19 are to be made near and around the proposed
20 Costco site, police, fire and emergency
21 services will many of them be affected.

22 In Appendix 7.L of the DEIS, Chief
23 Daniel M. McMahon, the Yorktown Chief of
24 Police wrote in his letter, which I have
25 attached, to the TRC Engineers referring to

1 the Costco project, in bold, **the proposed**
2 **Costco will have an unfavorable impact on**
3 **the police and on the entire Town of**
4 **Yorktown.** Chief McMahon underlines the word
5 unfavorable.

6 In Section B of his letter he states
7 that Costco will cause an increase of one
8 hundred and six cars for services annually,
9 that will increase the need for manpower
10 and/or overtime. He also states
11 investigations reporting paperwork, arrest
12 processing and court appearances will create
13 overtime.

14 Chief McMahon also mentions response
15 time in his letter. He says that throughout
16 the Town of Yorktown one can expect a
17 response time of about three to six minutes,
18 but that is only if one can assume that the
19 roads are clear. Number two, question, the
20 proposed -- excuse me, the police response
21 time. My second questions.

22 If the Yorktown Police Department is
23 over burdened with a more detailed coverage
24 area and our roads are not clear due to the
25 traffic issues the proposed Costco and other

1 Route 202 development projects will create,
2 on other fewer roads and the entire length
3 of Route 202, that corridor, and the fact
4 that the police station is also located on
5 Route 202, might Yorktown's residents have
6 to wait longer than three to six minutes as
7 per Chief McMahon for policing services?

8 Question number three. Additional
9 police. Given a large increase in policing
10 area in the Route 202 corridor with Costco
11 and any other -- and all other development
12 projects, will Yorktown need to hire
13 additional officers to cover this area, so
14 that all the residents in Yorktown can
15 continue to receive the same excellent level
16 of safety and policing services?

17 Captain Lou Barbieri, Captain of the
18 Lake Mohegan Fire District, regarding fire
19 and EMS in Appendix 7.L of the DEIS, wrote
20 in his letter which I have attached. To TRC
21 Engineers, referring to the Costco project.
22 Resources for emergency services, both,
23 financial and man power lives are always
24 impacted by development.

25 Captain Barbieri also explains that

1 Lake Mohegan Fire District would be serving
2 the Costco project with fire protection and
3 EMS services from the fire headquarters on
4 Route Six. The Furnace Woods fire station
5 on Croton Avenue and from the Jefferson
6 Valley fire station on Lee Boulevard.

7 He says, no more response times would
8 be in a five minute range. Here is my
9 fourth question. Fire and EMS response time
10 to the proposed Costco location. If the
11 Lake Mohegan fire district is over burdened
12 with a more detailed coverage area, and if
13 our roads are not clear due to the traffic
14 delaying that Costco and other Route 202
15 development projects will create another
16 fewer roads, and the entire length of the
17 202 corridor, doesn't it seem likely that
18 Yorktown's residents would have to wait
19 longer than five minutes as per Captain
20 Barbieri, for fire and EMS services, from
21 the station on Route 6, Jefferson Valley
22 area to the Costco site?

23 My question number five. Fire and
24 EMS response time to other Yorktown
25 locations. What about response time to

1 other locations within Yorktown, doesn't it
2 seem likely that those time will be
3 lengthened due to increased traffic and
4 possibly an over burdened fire and EMS
5 staff.

6 My sixth question. EMS hospital
7 response time. And what about getting back
8 through the entire length of Route 202 and
9 through other fewer roads in other to bring
10 someone to the closest hospital, which is
11 Hudson Valley Hospital Center, when its only
12 entrance and exit is on Route 202?

13 At peak traffic times doesn't it seem
14 likely that it will take more time for an
15 individual driving in their vehicle or for
16 an ambulance to reach the Hudson Valley
17 Hospital Center in more than a reasonable
18 amount of time to make this very important
19 trip.

20 My seventh question. Additional fire
21 and EMS personnel. Given the additional
22 coverage area in the Route 202 corridor with
23 Costco and any other development projects,
24 will Yorktown need to hire additional fire
25 and EMS personnel to cover this area so that

1 our residents in Yorktown can continue to
2 receive the same level of safety and support
3 through the fire and EMS services that they
4 presently receive.

5 In Section One of the Executive
6 Summary and Section P, community facilities
7 and services under the section entitled
8 police, the DEIS explains that Costco will
9 generate approximately, \$819,146.00 in
10 annual property taxes to the Town of
11 Yorktown. But that, only \$135,902.00 could
12 be available to support police, fire and
13 emergency services.

14 So here is my eighth question,
15 funding for additional emergency personnel.
16 It is clear from their letters to TRC
17 Engineers, that both, Chief Daniel M.
18 McMahon and Captain Lou Barbieri feel that
19 Costco's traffic issues will be difficult to
20 work around.

21 So, if they and/or if the Yorktown
22 Town Board determines that in order to
23 continue the present level of safety and
24 coverage area for Yorktown that additional
25 personnel and equipment are needed to be

1 obtained in assuming additional volunteer
2 fire fighters and EMS personnel cannot be
3 found, then Yorktown will need to hire
4 additional fire fighters and EMS personnel.

5 Further, if \$135,902.00 is all of the
6 funding that has been made available to the
7 town of by Costco, to support hiring
8 additional police officers and equipment,
9 additional fire fighters and equipment and
10 hiring paramedics and equipment, how is
11 \$135,902.00 sufficient for all the support
12 and supplies that would be needed?

13 And in addition, would any new
14 vehicles would needed to be purchased to
15 support this needed increase in services?
16 And where would these resources come from?

17 In Section One of the Executive
18 Summary Section L of the DEIS that describes
19 parking for the proposed Costco, it also
20 mentions that there will be a sidewalk
21 installed on the north side of Route 202
22 from Strang Boulevard to the proposed Costco
23 site.

24 It also mentions that there will be
25 as six foot paved shoulder area -- two of

1 them actually, one on the northbound and
2 then one on the southbound side of the
3 street, created to accommodate bicycle
4 transportation from Strang Boulevard to the
5 proposed Costco site.

6 Here is my ninth question. For the
7 road complication for EMS services. To get
8 from the east side from Route 202 the to
9 west side of Route 202, one must pass under
10 the Taconic Parkway overpass. If the
11 developer includes two, six foot paved
12 shoulders for the bike lanes, a sidewalk for
13 foot traffic on the north side of the street
14 from the bus stop near Strang Boulevard
15 extending it under the overpass of the
16 proposed Costco site and the additional
17 westbound car lane, how can all this fit
18 through or under the Taconic Highway
19 overpass, and further, how can we be sure
20 that emergency vehicles will have adequate
21 clearance to pass through this area in order
22 to get to the Hudson Valley Hospital Center
23 in a timely manner?

24 I have one more section, thank you so
25 much for your patience. There is one more

1 critical emergency issue which presents
2 itself. I am reminded by the possibility of
3 an evacuation of the area due to a
4 radiological emergency at Indian Point.

5 UNIDENTIFIED SPEAKER: Boo, boo.

6 MR. FON: Alright, please. thank you.
7 Please, please let her finish, thank you.

8 MS. SUNSHINE: I am almost done.
9 Thank you so much. Just last week, just
10 last week my child's elementary school
11 practiced an early dismissal procedure for
12 this purpose. So, don't think it can't
13 happen, okay. The early dismissal notice,
14 which I have attached, also mentions the
15 evacuation location where the children from
16 her school would be taken. When you have
17 small children this sort of thing comes to
18 the front of your mind, not when you don't
19 have small children, okay.

20 Do not, do not -- we cannot forget
21 that we live within the ten mile evacuation
22 zone of the Indian Point nuclear facility,
23 so here is my last question -- thank you.

24 UNIDENTIFIED SPEAKER: Come on.

25 MR. FON: Guys, guys, no more. It is

1 not worth it. Keep going, it's a long
2 night.

3 MS. SUNSHINE: I am almost done, I
4 promise. Thank you.

5 MR. FON: Thank you very much.

6 MS. SUNSHINE: Okay, Route 202 is a
7 major road that leads away from Peekskil,
8 Cortlandt, and the Buchanan area, it is
9 necessarily a planned route in a case of an
10 emergency at the Indian Point that would
11 require an evacuation of its nearby
12 residents.

13 Not mentioned in the DEIS is how with
14 the additional Costco traffic and the
15 additional traffic caused by further 202
16 corridor development impacts such an
17 evacuation. In conclusion because it does
18 not recognize the great importance of Route
19 202, a chief artery of Yorktown and because
20 it does not take into consideration any of
21 the other present and the proposed
22 development projects in this key Route 202
23 corridor, the Costco Draft Enviromental
24 Impact Statement is badly lacking the
25 sufficient facts and figures that will allow

1 the Yorktown residents an authentic view of
2 all traffic and safety issues that will come
3 from a further developed 202 corridor.

4 It is only fair and just that if the
5 proposed Costco and the other further
6 development is to take place in the key
7 Route 202 corridor, that all of the citizens
8 residing in Yorktown continue to receive the
9 same quality care and service from our
10 excellent hard working police force, fire
11 fighters and EMS personnel and continue to
12 have the ability to move about the roads in
13 a reasonable manner and in time of a true
14 emergency. Thank you so much.

15 MR. FON: Thank you. I just want to
16 bring to everybody's attention that we have
17 a court stenographer here who is trying to
18 keep track and it is very difficult with
19 this background noise. If we can keep it to
20 a minimum in respect to her. Thank you.

21 Mr. Evan Bray.

22 MR. BRAY: Hi, before I get started
23 tonight, yesterday I baked some snicker
24 doodles and just in case anybody's blood
25 sugar on the Planning Board starts to drain

1 later, I would like to deliver them now.

2 MR. FON: Thank you.

3 MR. BRAY: As I said, my name is Evan
4 Bray, I live at 3496 Mohegan Avenue, that's
5 in Yorktown. I live with my pregnant wife
6 and three kids, I have a Bachelor's in
7 Architecture from the Cooper Union and I
8 work as a building code and zoning
9 consultant.

10 That said, we are violating several
11 building codes and zones -- and fire permits
12 by having these many people in this room
13 tonight. Let's continue. I love Costco,
14 you may know that under U.S. Law
15 corporations are treated as people.

16 However, upon further investigation
17 after my child chided me, if you love Costco
18 so much why don't you marry it, I have
19 confirmed that people are unable to marry
20 corporations under the current New York
21 State regulations. Until that changes I am
22 stuck further with the construction and
23 operations personnel and I am glad they are
24 here tonight.

25 That said, I have three quick points

1 that I want to make in respect, out of
2 respect to everybody who signed. The first
3 one, in regards to the comprehensive plan
4 that I understand that you guys are pretty
5 well verse in it, I just wanted to say a
6 couple of things.

7 The applicant's summary of compliance
8 is entirely reliant on the fact that in a
9 C-3 -- a C-3 Zoning district retail and
10 wholesale uses are as of right. The gas
11 station requires a special use permit later.
12 The applicant surmises that, their proposal
13 is consistent with the comprehensive plan.

14 On -- this is from the comprehensive
15 plan that says, on the north side of Route
16 202 adjoining the Taconic State Parkway, the
17 underlying zoning should be maintained with
18 an overlay allowing office or hotel uses at
19 the top of the hill, a village center, which
20 we would think it works really, with small
21 stores and limited mixed use at the bottom
22 of the hill with pedestrian amenities,
23 parkland and public spaces, and
24 senior housing -- yada, yada.

25 After reading those words it is quite

1 a leap of logic to arrive at the conclusion
2 that we are merging four separate zoning
3 lots to create a hundred and fifty thousand
4 square foot big box retailer giant store.
5 In addition to that they are actually
6 proposing a -- we'll call it tire center,
7 auto garage and a gas station -- I am
8 skipping that part, I got money on football
9 that is too much.

10 So, I am going to cut to on January
11 20th, which was a long time ago when I
12 understand there were responses to these
13 comments from the Planning Board, these were
14 from the Planning Department and the
15 Engineering Department, the building
16 inspector and the environmental consultant
17 who wrote to the Planning Board.

18 And while I am aware that they -- and
19 I am aware and I have read these comments,
20 the applicant's responses to these, it
21 doesn't pass the smell test. To get the
22 Costco proposal substantially compliant with
23 the comprehensive plan, would require a
24 change in the essence of Costco, the Costco
25 I know and the Costco I love.

1 That said, now I am just going to
2 read this back to you, and I am sure you've
3 read it. This is the memo from 1/20. The
4 public policy sections that outline the
5 recommendations from the Yorktown
6 comprehensive plan, the sustainable
7 development study and the Westchester County
8 patterns, many of these recommendations are
9 contrary to the objectives of the Costco
10 proposal, yet there is little discussion in
11 the -- of the potential impacts and how the
12 project does comply with the goals from
13 these reports, or how the project will
14 enhance Bear Mountain triangle, Crompond
15 hamlet center area despite these
16 differences.

17 The comprehensive plan describes the
18 C-3 Zone as a small scale roadside
19 commercial hamlet with one-lane buffers
20 adjacent to residential zones, twenty foot
21 landscaped area, blah, blah, blah. I am
22 going to even skip that because it is Monday
23 night football.

24 Cut to the chase, just assuming that
25 we go forward and say it is compliant with

1 the plan, fine, I have two requests. There
2 are two zoning variances that the applicant
3 seeks. One, I recommend that the Board does
4 not endorse the zoning variance, to reduce
5 the required number of parking spaces.

6 The applicant seeks a variance to
7 eliminate twenty percent of the required
8 parking, they base this request on an
9 argument that Costco serves both, retail and
10 wholesale communities. They try to claim
11 that it is hard to assign a number of
12 persons for which the building is designed.

13 As a building, code and zoning
14 consultant with an Architecture Degree from
15 the Cooper Union, I find that insulting.
16 The building code is clear when it comes to
17 allowable and proposed number of people that
18 a structure is designed to hold. If they
19 don't know how many people will be in the
20 building, how will they get them out in the
21 event of emergencies.

22 What will the certificate of
23 occupancy read, I was hoping John Winter
24 would be here, it is going to read retail,
25 and I am guessing and if I am wrong, please

1 correct. The factor -- that's kind of
2 redundant I'll skip that, Monday night
3 football.

4 An important note, the applicant does
5 not account for the tire center or the gas
6 station in their parking calculations, it is
7 only the actually a hundred and fifty-one
8 thousand square foot, retail, wholesale,
9 hybrid membership card. This is kind of a
10 rhetorical question, but would limit the
11 number of members that can use this
12 facility? No.

13 Regardless of whether or not the
14 current proposal -- oh, no, that's snarky, I
15 am going to skip that. Number three, so, I
16 am saying --

17 UNIDENTIFIED SPEAKER: Get to the
18 point.

19 MR. FON: Come on guys.

20 MR. BRAY: There are several points
21 to make, thank you for the heckling now.

22 UNIDENTIFIED SPEAKER: I think you
23 said enough.

24 MR. BRAY: Number three, this is the
25 third point.

1 MR. FON: Thank you.

2 MR. BRAY: And the applicant seeks a
3 fifty-six percent increase above the
4 permissible lighting mounting height,
5 twenty-five feet instead of sixteen.
6 Granting a variance to increase the height
7 of the lighting so drastically, wouldn't it
8 give most of the benefit to the shrubs and
9 planting intended to squeeze light from the
10 scenery and that can be argued, but
11 apparently our county and the -- classifies
12 Route 202 and the Taconic as scenic parkways
13 and -- or highways and we are supposed to
14 respect that.

15 The calculations submitted with the
16 DEIS, and remember there is an elimination
17 and whatever, it's like thirty-six inch
18 level above the land, it doesn't account for
19 the perception from the corridor, the 202,
20 35 and the Taconic State Parkway, or the
21 residences.

22 In fact, allowing for such a variance
23 will exacerbate the light pollution and
24 it's -- long story short, it makes -- you
25 know, fine approve Costco, but do they

1 really need the variances to increase the
2 lighting height by almost sixty percent,
3 which only does two things. It would
4 increase visibility from the Taconic State
5 Parkway and would increase visibility from
6 202 and 35.

7 I am really late for my football
8 game, so I going to conclude with thank you
9 guys for your time.

10 MR. FON: Thank you. Next is
11 Mr. Steve Kaplan. Again, his address is
12 1673 Summit Street.

13 MR. KAPLAN: Good evening, I would
14 like to thank the Planning Board and
15 everyone who is here, no matter what your
16 opinion is. My name is Steve B. Kaplan,
17 I've been working in and/or living in this
18 vicinity of Yorktown since 1979, the card is
19 on the table. For the record, I am a full
20 time citizen, part-time tree hugger.

21 I've been -- decades ago Yorktown
22 allowed the wetland area in the middle of
23 town to be paved over for shopping. Those
24 stores are still partly empty. It will be
25 more empty if Costco is allowed to build.

1 Moreover, the allowing of impervious
2 surface in our area is already too small to
3 permit Costco's overload of our water, if
4 you care. Visit the stream aside the bike
5 trail and visibly check this out, it is
6 very, very, gloom. The town should be doing
7 everything possible to develop in such a way
8 to avoid adverse effects on our environment.
9 That's your job.

10 The value of our houses depends on
11 people wanting to live here. Do you
12 remember the tune take it easy, I guess some
13 of us who are of a certain age. Standing on
14 the corner in Winslow, Arizona, such a fine
15 site to see.

16 Well, the last time I was in Winslow,
17 Arizona, the site to see contained a slew of
18 empty stores courtesy of a big box store on
19 the interstate, and the center of the town
20 was gutted. I couldn't even buy clothes I
21 tried to buy some things that I hadn't had
22 with me, and I had to walk out to the big
23 box store. Is that the way you see our
24 future downtown in Yorktown, and the other
25 hamlets?

1 You may all remember when we were
2 told that road improvements would made right
3 into the shopping in the Cortlandt Town
4 Center easy, talk about take it easy. The
5 truth is that we have more traffic, further
6 widening the roads would only serve to
7 increase to lowering our resources for
8 ongoing traffic and sewage infrastructure,
9 and you've been told particularly what that
10 means by previous speakers, thank them.

11 The DOT suggestions according to the
12 traffic report on the Yorktown's website,
13 are predicted to improve traffic operations,
14 but there will be an increase in traffic
15 those implications.

16 Even if the DOT can finesse the added
17 traffic, they will not be able to finesse
18 the added ozone, oxides and nitrogen, the
19 crux of CO nitrates that traffic will bring,
20 and that assaults us daily. You already
21 notice the damage these pollutants do to
22 rubberized things, like tires. A decaying
23 rubber band that you find in your home, have
24 you ever wondered why they decay. Guess
25 what, is the ozone oxides and nitrogen

1 peroxide CO nitrates.

2 If you have trouble breathing
3 peroxide CO nitrates in the parts per
4 billion can hurt your nose. To all of you
5 who are asthmatics or have asthmatic
6 children in town, how many years of life do
7 you want before you or they would have to
8 carry a tank of oxygen with you?

9 To address the people who are pushing
10 from the business end, I agree. A vital
11 business atmosphere in Yorktown is
12 necessary. I shop, you shop. Whatever
13 their goal of let's say giving let's say
14 five percent annual growth, if you think
15 about it, we'll double Yorktown in little
16 more than fourteen years. Do the math. Is
17 that a sustainable rate of growth? What is
18 a sustainable way of growth?

19 And, how can we actually grow within
20 our existing infrastructure and have a
21 really vibrant Yorktown? I think that's one
22 of my goals. Does this project conform to
23 the Yorktown master plan which suggests will
24 describe our hamlets with overall
25 attractiveness and quality with a mix of

1 stores and walkability?

2 Finally, are the supporters of this
3 project working for us? I ask the Town
4 Board and the Planning Board to develop
5 sustainably and responsibly. Thank you very
6 much, thank you for your consideration.

7 MR. FON: Alright, we'll go to the
8 next four speakers. First is Tim Miller, 10
9 North Street. Charles Monaco; Tony Grasso,
10 and George Hansen if when you come up just
11 give yours address, some of these are --my
12 eyes are getting blurry.

13 MR. MILLER: Good evening,
14 Mr. Chairman and Members of the Board, my
15 name is Tim Miller. I am a professional
16 planner, and I have been retained by about
17 twenty citizens here in Yorktown to review a
18 portion of the Draft Environmental Impact
19 Statement. My firm, Tim Miller and
20 Associates provides planning services, most
21 of our clients actually are real estate
22 developers.

23 We've been actually retained by the
24 Town of Yorktown, we did studies on this
25 Bear Mountain area back I think around 1989.

1 And as I am sure you know, the town has
2 spent substantial moneys, time and effort,
3 its citizens, its planners, its lawyers on
4 this comprehensive plan. And along with
5 that the Westchester County in conjunction
6 with the Town of Yorktown and the Town of
7 Cortlandt, spent a lot of moneys, a lot of
8 time, a lot of people's efforts, a lot of
9 public hearings on the sustainable
10 throughout the study. So, it's -- from the
11 planning point of view, it is sort of
12 outstanding to me that this project actually
13 is here before you.

14 Now, it is true that the site is on
15 the zone C-3 and it is true that C-3 zoning
16 as you code presently is written does allow
17 for this use. In your comprehensive plan
18 however, you specifically talk about C-3
19 zoning, and the plan says its purpose is to
20 allow for small free standing roadside
21 commercial uses along major arterials and
22 the business hamlet centers but excluding
23 auto oriented uses for the traffic -- heavy
24 volumes of traffic.

25 Typical land uses include retail

1 stores, personal services and restaurants,
2 but does not include auto oriented uses.
3 This zone replaces the C-3 Zone. This is a
4 quote from your comprehensive plan, this is
5 what the town adopted just two years ago.
6 Now Costco is proposing a proposed fuel-in
7 facility, which will be one of the largest
8 and most traffic intensive auto oriented
9 uses in the town.

10 Such uses are presently excluded in
11 the C-3 Zone according to your comprehensive
12 plan. The Costco facility will also have a
13 tire facility, again, it represents a large
14 auto oriented use. In your comprehensive
15 plan, recommendations for Route 202 which
16 came from the County in your sustainable
17 development study.

18 The comprehensive plan acknowledges
19 that in December of 2002, that study
20 recommend -- the recommendations in the
21 sustainable development study calls for a
22 significant reduction of the proposed build
23 at of the study area. And the overall
24 concept put forward in this comprehensive
25 plan, your comprehensive plan, is to make

1 the Bear Mountain triangle a mix use center.

2 Now, I've provided -- I am going to
3 provide you with our comments, but there is
4 an attachment that says what New York State
5 Law as it relates to your comprehensive
6 plan. New York State Law specifically
7 states, that the effect that the adoption of
8 the Town's comprehensive plan is that all
9 town land use regulation must be in
10 accordance with the comprehensive plan
11 adopted pursuant to this section.

12 Yorktown code appears to not yet be
13 in conformance with the zoning code, appears
14 to not yet be in conformance with your
15 comprehensive plan, which I think is a major
16 issue for this project.

17 The application requires variances
18 from either the CBA or the Planning Board,
19 major variances with respect to parking and
20 lighting, and it requires a special permit
21 from your town board for the fuel-in
22 facility.

23 There is a section of your code that
24 sets forth standards for a special permit,
25 and I just invite your Planning Board to

1 review those standards and certainly I would
2 expect that the Town Board review those
3 standards, which really call for a fuel-in
4 facility -- a substantial fuel-in facility
5 in such a site, to be in harmony with the
6 appropriate and orderly development of this
7 district, to which it is located.

8 Given the fact that the Route 202
9 corridor, which has been heavily studied
10 with respect to traffic, has many
11 intersections that are presently operating a
12 level of service F. And after all these
13 wonderful improvements are being made by the
14 DOT unless they -- if they get made by the
15 DOT, and by Costco, based on the information
16 in this DEIS, there still will be eleven
17 intersections that operate a level of
18 service F.

19 And the delays after this project is
20 built and all these improvements are made,
21 will actually be longer -- the level of
22 service and delays will actually be longer
23 than they are now, they are in the future
24 with other project. In our review, we took
25 a look at the details of the traffic study.

1 And by the way, the professionals on
2 this team, Phil Greanly, Vince Ferrandino,
3 TRC, I've worked with all of them, I think
4 that they've all done an excellent job with
5 what they had to work with. It is not my
6 intention to disparage any of their work.

7 When you do a traffic study, you are
8 you are supposed to look at existing
9 conditions, the future conditions without
10 the project and then the project to
11 ascertain what the actual impacts would be,
12 what needs to be mitigated.

13 In another build analysis in the
14 market study of the DEIS, it talks about
15 thirty unidentified stores, and twenty-five
16 identified stores in the corridor that are
17 presently vacant.

18 Now, this recession is going to end
19 one day, we all pray, right. And when it
20 ends, these stores, these building, these
21 office buildings and these retail facilities
22 will be occupied and generating traffic that
23 is not presently happening now, because they
24 are all vacant.

25 So, the traffic along Route 202 has

1 to be able to accommodate this traffic and
2 it has to be looked at. But the no-build of
3 traffic study, that is the conditions in the
4 future without this project, did not take
5 into account any of the project from those
6 vacant stores.

7 My other estimation there could be
8 anywhere from a hundred to two hundred
9 thousand square feet vacant stores that will
10 one day be occupied. So, the traffic study
11 we believe is not working with the proper
12 base line, future base line conditions.

13 Another aspect of the study that we
14 looked at was the trip generation associated
15 with the Costco. I think it is probably one
16 of the most important elements in the
17 traffic study. We've provided a lot of
18 detail on trip generation.

19 The EIS traffic study uses the
20 Institute of Transportation Engineers rights
21 for this kind of flaw, for peak at P.M., and
22 Saturday peak hour. But, the ITE, the
23 Institute of Transportation Engineers does
24 not include traffic data from discount
25 stores with major gas dispensing facilities.

1 MR. FON: Mr. Miller --

2 MR. MILLER: We are going to --

3 MR. FON: I am sorry, I know you have
4 a lot there.

5 MR. MILLER: I don't have a lot, I
6 have some -- a few more important points
7 that --

8 MR. FON: If you can summarize.

9 MR. MILLER: I am representing twenty
10 people.

11 MR. FON: Understood.

12 MR. MILLER: I can have them all come
13 if you'd like.

14 MR. FON: I know you are representing
15 twenty people, I know you are licensed, but
16 if you --

17 MR. MILLER: So, can I ask you my
18 question, are you planning on keeping the
19 meeting open?

20 UNIDENTIFIED SPEAKER: Nobody is
21 going to listen to you anyway.

22 MR. FON: With this amount of people,
23 we are --

24 MR. MILLER: Because if you are
25 planning on keeping the public hearing open,

1 I am more than happy to curb my comments.

2 MR. FON: I would curb your comments.

3 MR. MILLER: So, you are planning on
4 keeping the public hearing open?

5 MR. FON: I think with the amount of
6 people I would say, yes.

7 MR. MILLER: Alright, so, I just want
8 to make a couple of more comments.

9 UNIDENTIFIED SPEAKER: You are taking
10 more than five minutes.

11 MR. MILLER: Do you care about your
12 town?

13 UNIDENTIFIED SPEAKER: Yes, get out
14 of here. Yeah, yeah.

15 MR. FON: Guys, guys, guys. If you
16 can address the board, let's not even go
17 with -- alright, again, the stenographer
18 cannot do this. Please. Thank you.

19 MR. MILLER: We believe there are
20 major issues with the trip generation in the
21 traffic study because it doesn't take into
22 account the fueling facilities and the trips
23 that will be generated by the fueling
24 facilities.

25 And we've provided a lot of

1 information on that, but we believe that the
2 traffic has been substantially under
3 estimated through all three peak hour
4 periods, the morning, the afternoon and the
5 Saturday.

6 And we also believe that traffic
7 should be examined for the pre-commutation
8 peak, when school traffic is on the road,
9 that actually has to be a time when projects
10 like Costco have their peak hours. With
11 respect to the level of service and delay
12 that has to do with the operation of the
13 intersection, the traffic study used a
14 software program that did not take into
15 account queues and stocking and certain
16 geometries that exist in this hear. We
17 believe it doesn't accurately present a
18 picture of actually what is going to happen.

19 We believe that the methodology which
20 was used Synchro and we would request that
21 with Synchro the applicant provide to the
22 town a model that shows visually how traffic
23 is actually going to work. We are showing
24 delays out there based on our review on some
25 of the intersections that are using Synchro

1 that it will be in excess of five minutes
2 per vehicle, per intersection. I don't know
3 how you are going to -- this corridor is
4 going to work.

5 MR. FON: And that I am sure is in
6 your report.

7 MR. MILLER: It is in my report and
8 one last point. Parking. The Institute of
9 Transportation Engineers recommends parking
10 standards for a project of this nature.
11 They recommend that during the December peak
12 periods, a project of this nature requires
13 about eight hundred parking spaces to
14 accommodate the seasonal traffic. The
15 applicant is proposing six hundred.

16 There is no overflow parking
17 facilities, there is no back up, there is no
18 roads for people can park on. And we
19 believe that the parking variance is just
20 not workable. So, we look forward to
21 concluding our comments at your next --

22 MR. FON: And if you can get your
23 report to John Tegeder and thank you for
24 speaking for the twenty. Mr. Miller, if we
25 can get a copy of that report.

1 MR. MILLER: Yes, we will give you
2 all the copies.

3 MR. FON: Thank you. How we doing
4 Tom.

5 TOM: We've got time still.

6 MR. FON: Next is Charles Monaco.

7 MR. MONACO: Good evening, my name is
8 Charles Monaco, and I am a property owner in
9 the Town of Yorktown. You are going to love
10 it, this is going to be so short. All I
11 have to say is that I think that this Costco
12 project will be very beneficial to the
13 growth of the 202 corridor. And I just -- I
14 was going to speak about our road upgrades
15 that has been taken care of. I was going to
16 speak about jobs and employment, that has
17 been taken care of.

18 I was going to talk about tax
19 revenues for the town and that has been
20 already covered. So, it is a one -- a three
21 second story. Last Friday I was going up
22 U.S. 1 and I saw a Costco, which I've never
23 been to, and I said just let's pull in. And
24 I just pulled in the road and as I came in
25 the road in New Rochelle, on the left was a

1 beautiful gas station, and it said Costco.

2 And I said to myself, why is this gas
3 station beautiful, and I am going to tell
4 you why it's beautiful. Because the price
5 was \$3.87.9 cents, and that morning, in
6 town, in town that morning I paid \$4.17. I
7 think Costco is a very nice company to come
8 in will do the right thing and a lot of
9 stuff I am hearing, but in the interim Bravo
10 to the professionals. And I am all for
11 Costco.

12 MR. FON: Thank you. Next is
13 Mr. George Hansen -- I am sorry. Tony
14 Grecco.

15 UNIDENTIFIED SPEAKER: Grasso.

16 MR. FON: Grasso. I can't read the
17 handwriting.

18 MR. GRASSO: Thank you very much
19 Richard. Good evening, my name is Anthony
20 Grasso and I live at 2389 Hawthorne Drive,
21 here in Yorktown. I have been a resident of
22 Yorktown for well over fifty years. During
23 that time I served the community as a Town
24 Board Member and as a Member of the
25 Conservation Board. In fact, we wrote the

1 first wetlands ordinance here in town.

2 If you look at the graph that I have
3 on the easel, you will note in front of you
4 that 76.85 percent of the taxes collected in
5 Yorktown were paid by the individual
6 homeowners. The next largest group is the
7 commercial development which pays 10.70
8 percent, followed by condos and co-ops which
9 pay 5.76 percent and public utilities which
10 pay 4.1 percent.

11 Other commercial units pay 1 percent,
12 and agricultural and vacant land pay 1.54
13 percent. These numbers came directly from
14 the town assessor. As you can see from the
15 lions share of taxes that are generated from
16 a single-family home, the rest of the pie
17 makes up the balance and should someone own
18 a business in Yorktown where he resides, he
19 gets hit twice.

20 With this in mind let's go to the
21 Costco property. A thriving business like
22 Costco, who wishes to come to Yorktown and
23 generate, according to the DEIS, 5.2 million
24 dollars in state sales tax, which is
25 returned to the communities with some of

1 their needs.

2 The county portion of the state's
3 sales tax will generate 3.9 million dollars
4 which is returned to the community based on
5 a portion of the census population in
6 relationship to the portion of the county
7 population. This is a hard figure to come
8 to unless you have a formula right in from
9 of you to work. I tried getting this from
10 the county, but it would take days and they
11 just kind of pushed me off on that.

12 To give you an idea of moneys that
13 are generated by sales tax in our 2011
14 budget, it called for 4.5 million dollars.
15 We collected from the county four million
16 six hundred and ninety-three thousand
17 dollars. In 2012, our budget remained at
18 4.5 million dollars and to-date, we have
19 received two million three hundred and
20 seventy-eight thousand dollars, which
21 represents only two payments.

22 You can readily see the importance of
23 sales tax revenue from this business
24 venture. To give you an example why this is
25 important to spread our tax space, let's

1 look at the Costco property.

2 The school tax there will come to
3 \$613,000.00 in school tax, plus a small
4 amount from the sales tax. Now, if you take
5 a nine acre piece of property and you change
6 the zoning of that property to some sort of
7 residential development and you put
8 sixty-eight homes there, with an average of
9 two children, you are talking of a hundred
10 and thirty-six children to be educated.

11 Now, you multiply that number by
12 \$25,470.00 per child. The cost of educating
13 children in that small subdivision would be
14 three million four hundred and sixty-three
15 thousand nine hundred and twenty dollars.

16 Taxes generated by this piece of
17 property would not return enough tax dollars
18 even if it was a mixture of business and
19 private homes. These figures come from the
20 superintendent of schools from the Yorktown
21 school district.

22 I believe the choice is simple.
23 Commercial or single-family home
24 development, one would choose commercial
25 development over private homes, and I am

1 sure there is no -- this is no brainer. It
2 is not that I am against education, it is
3 about balance. Unless we balance the
4 equation, we, as a community will fail in
5 the same direction as the town -- as the
6 county -- the government is -- the federal
7 government is heading for.

8 In addition to taxes, this
9 development, Costco, and that the State of
10 New York will see that the road will be
11 widen from Strang Boulevard through Pinewood
12 with a traffic signal. I am would at this
13 time like to -- I am looking forward for the
14 Costco development and Richard, I would like
15 to thank you and the Board for the time you
16 have given me this evening.

17 MR. FON: Thank you, sir. Now,
18 Mr. George Hansen will talk. Is Mr. Hansen
19 here? Okay the next four. Andrew Fisher;
20 Rose Marie Panio; Rachel Elliot and Barbette
21 Bollinger. How are you, sir.

22 MR. FISHER: Good evening
23 Mr. Chairman, thank you for giving me a
24 change to speak, I will try to keep it
25 within the five minutes if I can.

1 MR. FON: Do you have an address?

2 MR. FISHER: I'm in Mohegan Lake.

3 MR. FON: Cortlandt or Yorktown?

4 MR. FISHER: Cortlandt. But I feel
5 as much part of Yorktown. As far as I am
6 concerned I am live as much in Yorktown, I
7 worship in Yorktown, shop in Yorktown,
8 commute through Yorktown, my kids go to a
9 daycare in Yorktown, and I am appalled by
10 the Cortlandt Town Center, which came up
11 right after I moved right in here. I didn't
12 even know where the Planning Board was at
13 that time.

14 A couple of things. First, I know
15 the towns have either a format or informal
16 agreements they send copies of large
17 development projects to their neighbors when
18 they are within one mile of the border, this
19 was not within the one mile of the border of
20 Cortlandt, Peekskil or Somers for that
21 matters, but the traffic impacts you know,
22 the whole region and such that I really
23 think that you should be sending copies as a
24 professional courtesy, have your Planning
25 Department send copies of the traffic

1 studies, a list of the intersections that
2 are being tested, to Peekskil, Cortlandt and
3 Somers.

4 By the way, I've been -- over the
5 past few years I've been a member and a
6 Chairman of the Cortlandt Traffic Committee
7 for four years, member for seven years. I
8 was appointed to the Sustainable Development
9 Study for five years, put at least two
10 hundred hours of time into that, and I was
11 on the County and Traffic Committee Planning
12 Board. So, I have a little insight into
13 traffic planning.

14 The trucks that are going to service
15 this building are all going to come -- they
16 have no other choice but to come through
17 Route 9 on 684, and they have no choice but
18 to go through the undersized ill-planned
19 intersections that are sized from the 1940s
20 and '50s, they can't handle eighteen
21 wheelers today.

22 They can't handle the trucks coming
23 to Walmart, they can't handle the truck
24 coming in to the Cortlandt Town Center, they
25 can't handle trucks coming to BJs, other

1 than Route 202. We see that truck
2 deliveries coming to car dealers on Route
3 202, they can't fit in the parking lot,
4 because back in those days it wasn't planned
5 properly. Sometimes they sit smacked in the
6 middle of the turning lane of Route 202 to
7 unload their cars. It is dangerous. This
8 has be planned out better.

9 Now, the applicant may have planned
10 for this on the property, on their property
11 adequately, but the infrastructure around is
12 not. And while the traffic intersection
13 improvements that we are talking about,
14 sound great on paper, it's in -- and they
15 might even helped those poor intersections,
16 it is just a band aid for the region, as
17 other speakers have said.

18 The problem will be well beyond
19 Strang Boulevard, and well beyond Pine Brook
20 in the other direction, unless a regional
21 plan comes together it is not going to work.
22 The vacancy rates on Route 202, I mean, I
23 have been here for fifteen years, and our
24 hard economy has been there for a while, I
25 agree with the other speaker, eventually it

1 should come around, we pray, but we've got a
2 forty to sixty percent vacancy rate on 202
3 for years. We have a huge parcel of land
4 that can hold this Costco right now just
5 sitting there.

6 Owners who are just not willing to
7 accept offers or work and I think the
8 town -- the Planning Department, the
9 Planning Board needs to work better and make
10 use of plans already developed instead of
11 adding to the footprint on this property.

12 A lot of talk has been made of
13 economic impact, some people are throwing
14 around figures of our sales taxes. What
15 your Board may not be aware of is that big
16 corporation, like Costco and others, will go
17 way over your head to the state, governor's
18 office and the county executive's office and
19 they make tax abatement deals, where they
20 don't have to pay sales tax.

21 They are still allowed to collect it
22 from the customers, but they don't
23 necessarily have it to pay to the state tax
24 department. I used to work for a company in
25 Westchester -- a large Fortune 500 company,

1 but they decided to relocate their corporate
2 office within Westchester. They played the
3 game that often corporations do.

4 They called the office of economic
5 development and the Governor, they hired a
6 few real estate brokers who said that they
7 shopped around South Carolina, or New Jersey
8 or Pennsylvania, and they cut a deal that
9 says, alright, if you keep your jobs here or
10 create your jobs here, we will give you a
11 tax abatement for five or ten years.

12 So, the dollars that you think may be
13 coming back to this community may not
14 actually be coming back to this community.
15 To the best that you can, check with your
16 town attorney what language you will put in
17 to make sure that any money you think is
18 coming back to the Yorktown school district
19 or the Yorktown economy really is and it is
20 not being put on the abatement, because
21 these things happen all the time.

22 I mean, if you give them any trouble
23 they go to the county executive's office,
24 uhm, sorry, I just want to make a couple of
25 points here. The board, should also

1 specifically -- I know many general letters
2 went out to the school district and fire
3 departments for comment, but as you know
4 from the past you don't always get very
5 specific answer backs and then most people
6 think is routine, and they say yes, we have
7 to educate our kids in our school district
8 and here is what it costs, and the fire
9 department has to give fire protection.

10 But, I think you should specifically
11 detail as to the impacts on the school buses
12 and the impacts on fire department response
13 time. After the Cortlandt Town Center was
14 built, before it was build out until it was
15 built and occupied, the Mohegan Fire
16 Department volunteers can't make it to calls
17 that have to go across the Lexington Avenue
18 intersection.

19 If that volunteer lives west of
20 Lexington Avenue and has a call that has to
21 go on the east side, they just give up
22 responding anymore because they can't make
23 it across and vice versa. The department
24 has struggled through all that. Those
25 developers by the way also contributed money

1 towards Cortlandt for the department, so I
2 haven't heard any offers of contributions
3 for that from this developer.

4 School buses. Like, I am in the
5 Lakeland School District, I live right over
6 by Route 202 on the Bear Mountain Parkway.
7 When my kids go to Lakeland Cooper Middle
8 School, that bus goes right past where this
9 Costco will be, to make a left on the
10 Taconic to go north, will go left right into
11 132. Hundreds of buses do that every
12 morning.

13 Lakeland School District wasn't asked
14 for comments on this, only the Yorktown
15 District was. You need to find out about
16 the impacts that cost there to add another
17 bus route, there is a cost to that.

18 Another thing, Costco, you know,
19 estimates the number of employees they'll
20 have, the number of parking spots they'll
21 needs. I have to disagree with some of the
22 other speakers about increasing, may they
23 are suggesting they increase the number of
24 parking spaces. Leave it where it is. I
25 have never seen a commercial development all

1 in northern Westchester that didn't over
2 predict the number of parking spaces they
3 need.

4 I know the formulas they use, and
5 there is always an over estimated use,
6 always, always, hundreds of vacant spots
7 whenever you go to a shopping center. So,
8 you probably have over estimated them.

9 But, when you talk about the number
10 of employees in a store of large retailers
11 like Costco and Walmart and others like
12 that, don't just use have all their
13 employees in their store, they should always
14 use the word workers rather than employees.

15 Most major manufacturers send their
16 own merchandisers and sales representatives
17 to the store to set up the shelves, knock
18 down the shelves, put the merchandise out on
19 the shelves, take care of displaying, and
20 Costco employees are mostly running the cash
21 registers and stock.

22 So, you have many other workers
23 coming to every building everyday who are
24 not necessarily employees of Costco, but you
25 need to include those in counting the

1 traffic trips, the number of cars and
2 parking. I have -- I know this, because I
3 have a family member who was a merchandiser
4 at Walmart, there is at least twenty guys
5 everyday that work at the Cortlandt Town
6 Center Mall. So, it is just one example. I
7 mean those are almost all 1099 consultants,
8 they don't get medical benefits or a great
9 payroll treatment either.

10 A couple of other things about this,
11 sorry guys. The real -- I am also concern
12 about the different stores competing. I am
13 quiet positive that within five years,
14 either BJs will be out or Costco will be
15 out. This area can't sustain both, there is
16 plenty of evidence around that.

17 Circuit City came in, was on Route 6
18 for several years, Best Buy decided that
19 they needed to open up across the street,
20 boom, Circuit was out. Bed Bath and Beyond
21 came in, then Linens and Things had to be
22 there to compete, boom, they are out.

23 You may not be aware of it now, but
24 Walmart is now competing against itself.
25 Walmart wants to build a new Walmart across

1 the street on Route 6, across from the
2 existing location and they want to
3 intentionally keep the old Walmart vacant to
4 prevent a competitor from moving in. How do
5 you think that is gonna be. This is
6 economic development and big retail world.

7 In White Plains, where the
8 Westchester Mall was built a while ago, put
9 Sears out business and that's it. Go look
10 at Route 9 in Mohican --

11 UNIDENTIFIED SPEAKER: Can we end
12 this.

13 MR. FON: Guys.

14 UNIDENTIFIED SPEAKER: Rules are
15 rules and --

16 MR. FON: No.

17 MR. FISHER: -- back in the old print
18 there is a state road.

19 MR. FON: I am keeping an approximate
20 -- I never said hard five minutes, rather
21 than having the gentleman come back to
22 another meeting, it's best to round it up,
23 we are going to hear him and he'll be done.
24 We want to get to everybody. We do want to
25 keep away from the repetitive because we are

1 starting to see repetitive.

2 We all know the BJ's and the Costcos,
3 the competitive -- the competition there.
4 We've heard it once, twice, three times
5 again. Certain things we don't need to hear
6 anymore. If you can wrapped it up.

7 MR. FISHER: Fine. Sustainable
8 development study, which Yorktown does not
9 actively participate in, strongly
10 recommended consistent with a new
11 development along the Route 202 corridor.
12 Specifically citing, don't create
13 destination developments, and I feel like
14 this Costco plan as it stands now is a
15 destination development. A village style is
16 not.

17 Don't underestimate the gas station
18 impact to that, you will see who was right.
19 Costco offers cheap discounts on gas, and
20 people are going to be conscious and you are
21 going to be grossly underestimating the
22 number of traffic trips generated just for
23 gas. The Costco in Ramapo opens its gas
24 station to non-members frequently as a
25 marketing tactic from time to time to

1 increase membership. I don't even have a
2 problem with that per se, but you need to
3 account for it.

4 MR. FON: Absolutely.

5 MR. FISHER: And please don't forget
6 you have an approved plan for the Sinagogue
7 across the street from this property,
8 although it hasn't been develop yet, it is
9 not off the books and it could be build and
10 that wasn't accounted for, writing the
11 traffic impacts. One quick thing, if you
12 end up approving this at the end, I will
13 suggest, please take your language out that
14 restricts gas station use to members only
15 let that be Costco's decision the way they
16 run it.

17 Also the parking lot, you should
18 allow or require that thirty percent of the
19 spaces be pervious surfaces not impervious
20 surfaces. There are pavers that are made
21 that can reduce run off, if you look at the
22 Mahopac Library on Route 6, they did that
23 throughout their parking spaces. It can
24 still be snow plowed. They work well and
25 you won't have too much impervious surfaces.

1 MR. FON: Thank you very much. We
2 are going to take a quick break for the
3 stenographer. Thank you.

4 (Whereupon, a brief recess was
5 taken. Time noted 10:05 P.M.)

6 (Whereupon, all the parties were
7 present. Time noted 10:13 P.M.)

8 MR. FON: Let's get going, thank you.
9 We are continuing with the session. Let me
10 get clear, at this point we are starting to
11 get some redundant comments and questions,
12 if we can limit those. I know people are
13 concerned about the timeframe, we want to
14 make sure we hear everybody, obviously at
15 this point we are not going to get to
16 everybody tonight but we will get to
17 everybody because we said we will. Alright,
18 Rose Marie Pino.

19 UNIDENTIFIED SPEAKER: Paino.

20 MR. FON: I am sorry, number 15.

21 MS. PAINO: Five little letters,
22 everybody has a problem with them.

23 MR. FON: That's alright.

24 MS. PAINO: Anyway, I promise to be
25 very brief.

1 MR. FON: Thank you.

2 MS. PAINO: And just give you some
3 point to ponder as if you don't have enough
4 already. I've been -- I have lived in
5 Yorktown for forty years now, and I have
6 been on a number of boards and I have worked
7 on a number of projects and the one thing
8 that I have learned about most of that is
9 that you can't say no to everybody.

10 So, I'd like for you to ponder on
11 some of these points that I have put
12 together. How often do we have an
13 opportunity to bring in private money and
14 infuse it into the local economy at this
15 level, especially in this economy.

16 How often do we have a partnership of
17 private and public money for the massive and
18 necessary road improvements to a major state
19 road and a link to our neighboring
20 communities. Gave to Ford, we've gotten
21 traffic, but not of the benefits.

22 How often can we add almost a million
23 dollars to our renewed side without adding
24 to our pupil population, at the cost of
25 twenty-five to twenty-eight thousand dollars

1 per pupil. How many single-family homes do
2 we have to build using precious open space
3 and adding an average of three pupil -- two
4 to three per household to make up that
5 revenue.

6 There is twenty-three thousand
7 Americans -- twenty-three million Americans
8 out of work. Have we become such an elitist
9 that we'd thumb our noses at over two
10 hundred jobs and many, many, more
11 construction jobs in the interim, from both
12 private and public entities.

13 Even a part-time job can help a
14 senior pay their property taxes or a
15 youngster earn some tuition money and put a
16 lot of money into our local economy. What
17 about the current cost of food? Food has
18 gone up to the point where families are
19 deciding they can no longer purchase certain
20 foods to feed their families.

21 As a former retailer of forty years I
22 know the only way to control cost is by
23 competition. Giving the cost of gas
24 traveling to other communities to save on
25 their food run no longer makes sense. And

1 finally, there is much to be concerned about
2 the further of the north side of Route 202,
3 because we've been discussing this for
4 years, decades.

5 The proposed Costco site, which is
6 currently an abandoned eyesore is not one of
7 them. Once again, after all due diligence
8 is done, every "I" is dotted, you just
9 cannot say no to everything. Thank you.

10 MR. FON: Thank you very much. Thank
11 you. Sixteen, and I am going to pronounce
12 this wrong too, Rollan Ellion.

13 MR. ELLIOTT: Alan Elliott.

14 MR. FON: Alan Elliot, 85 Jennifer
15 Court, and seventeen will be Barbette
16 Bollinger; Bill Kellner and Ron Buehl,
17 those will be the next four. Thank you,
18 sir.

19 MR. ELLIOTT: I have been a resident
20 of Yorktown since '74 and I have noticed a
21 trend within Yorktown. We always seem to
22 get level two stores, this is the first time
23 that I am aware of, that we are finally
24 getting a level one, quality store and I
25 take my money outside of Yorktown and I go

1 to a quality store, that's called Costco in
2 Danbury and I go there about twice a month,
3 because the prices are cheaper, quality is
4 up.

5 I can't duplicate that in Yorktown.
6 BJ's to me is a second quality store, I used
7 to be a member, I am not anymore and I
8 switched to Costco. That's all I have to
9 say.

10 MR. FON: Thank you, sir. Ms.
11 Bollinger.

12 MS. BALLINGER: My name is Babette
13 Ballinger, I have been in the garment
14 industry for some forty years, I have sold
15 to every small mom and pop, every big
16 retailer that we have around here and big
17 box stores and the wholesale stores, and I
18 want to make sure that all of us here are in
19 this for the same reason. We think it is
20 going to make money for our sake, money for
21 us and support the community.

22 I want to make sure that we know what
23 we are getting and that we are not getting
24 what we are asking from them. The applicant
25 estimates that during the construction phase

1 the proposed project is estimated to
2 generate five hundred and fifty-three
3 thousand, one hundred and twenty-five in
4 sales tax revenue. But, they provide no
5 breakdown as to how that figure was arrived.

6 Since one main argument in the DEIS
7 is that the project is going to bring
8 substantial tax relief to Yorktown, please
9 have the applicant provide a detailed
10 breakdown of how the figure was arrived and
11 how much of this figure is of a direct
12 benefit, to the people of Yorktown.

13 The DEIS claims that during the
14 construction phase the project will create
15 three and fifty temporary/full time
16 equivalent construction jobs at the project
17 site. However, no detail on what these jobs
18 are or where these workers will come from
19 are detailed.

20 And I kindly request that the
21 applicants to the Yorktown Costco project
22 provide the public with what these jobs are
23 and where these three hundred and fifty
24 people are coming from. I agree with
25 Mr. Pescante, that one of the biggest

1 unemployed groups that we have in Yorktown
2 are in construction. Please have them
3 provide details and include how many of the
4 jobs that they are bringing are union jobs
5 since so many of our residents are
6 unemployed unionized construction workers.

7 Regarding Section 3-Q-5, I quote
8 "once fully operational the project will
9 create approximately, two hundred direct
10 jobs with annual earnings of approximately
11 eight million two hundred seven thousand six
12 hundred eighty. Now, that's an average of
13 approximately \$41,058.00 a year per person,
14 for a thirty-five hour work weeks it comes
15 to approximately \$22.50 an hour.

16 Mr. Brann detailed to us that a lot
17 of these jobs start at about \$11.00 an hour.
18 There is no detailed description of what
19 these jobs are or where the jobs are, or if
20 these jobs are going to be filled by
21 Yorktown residents. Two hundred permanent
22 direct jobs, many of them could come from
23 their headquarters in the State of
24 Washington, it is not going to helps us
25 here. I want to know all the details.

1 I kindly request that the applicant
2 for the Yorktown Costco project provide a
3 detailed description of the two hundred
4 jobs, including detail on how many of the
5 jobs are guaranteed to be in Yorktown, with
6 Yorktown residents and the residents of the
7 five hamlets.

8 I also request that the applicant
9 provide detail on the other comparable
10 Costco stores that they have mentioned in
11 the DEIS, regarding the number of employees,
12 how many are local, how many are part-time
13 and how many are full time and what the
14 average wage is. This important component
15 of the DEIS requires facts, not supposition
16 and relevant on-site locations, not figures
17 based on Washington or elsewhere that would
18 not impact our local economy.

19 In Section 3-Q-11, according to the
20 DEIS, Costco designates one percent of the
21 annual pretax profit to local charitable
22 organizations, but again no relevant detail
23 is provided. I kindly request that the
24 applicants of the Yorktown Costco project
25 specify how much dollars were provided to

1 organizations in Port Chester, New York and
2 Milford, Connecticut, and what determines
3 eligibility and what organizations have to
4 do to access this step.

5 Additionally, what is the pretax
6 profit of those stores so that the citizens
7 of Yorktown can have a realistic idea of
8 what this would actually mean in dollars.
9 Finally, are membership fees from a specific
10 location included since as much if not all
11 of the profits of Costco, according to Jim
12 Kramer, come from their membership fees and
13 only a very small amount from the sale of
14 goods and services.

15 I think that all of these are key
16 issues, I think that there is a enormous
17 amount of supposition in the DEIS by the
18 applicant in conclusions that they are
19 making in order to justify the addition of a
20 hundred and fifty thousand square foot
21 warehouse by using outdated models of
22 consumer and retail behavior.

23 Within a ten mile radius we have a
24 population of two hundred and forty-four
25 thousand, which is approximately

1 ninety-three thousand families. Westchester
2 County we are said to have a medium income
3 here of eighty thousand dollars per family,
4 that is not in Yorktown, we are actually
5 bellow that in Yorktown.

6 We have two corridors here that go
7 from north to south. 684, which no one has
8 mentioned tonight and the Taconic Parkway.
9 If you took -- go ahead and you look at this
10 realistically, and you take out of the two
11 hundred and forty-four thousand people, the
12 people that are on the 684 corridor, who
13 probably aren't gonna be coming back and
14 forth on Route 6, which is a bottleneck and
15 God knows what is going to happen to Route
16 35, or other east west corridor, you are
17 going to eliminate most of the high payers,
18 the people who meet the Costco profile, such
19 as Goldens Bridge and Bedford, which kind of
20 take that \$80,000.00 figure.

21 Instead we are going to be left with
22 our biggest population basis here of
23 Ossining and Peekskill. And in case you are
24 wondering what the medium income is in those
25 places, is \$47,000.00. So, I think that the

1 figures that we are being given and told and
2 said where Costco is not gonna canalize the
3 current retail environment that we have,
4 it's just plain not true.

5 In order for them to make their
6 figures they are going to have to go into
7 that four hundred and twenty-five million
8 that is currently being done by our local
9 businesses and I just shudder to think on
10 what kind of blight that is going to cause
11 in our community and additional
12 unemployment. Thank you.

13 MR. FON: Thank you. We need a quick
14 minute just to change the tape. You can
15 stay where you are, it won't take long.
16 Thank you.

17 (Whereupon, a brief recess was
18 taken.)

19 MR. FON: Okay, we are on tape three
20 of the Costco hearing. Mr. Bill Kellner.

21 MR. KELLNER: Hi, thank you. My name
22 is William Kellner, I am a resident of
23 Hunter Brook Road, in Yorktown. I am going
24 into greater detail of my written comment, I
25 am going to skip some of that to see if I

1 can get that done in five minutes.

2 The focus of my comments to the
3 question of whether there is adequate access
4 for public proposed transportation to the
5 site of the proposed Costco wholesale store.
6 Public transportation access is important
7 because it allows shoppers and workers who
8 do not own cars or do not drive the ability
9 to reach the facility.

10 It conserves all the greenhouse gas
11 emissions associated with the site by
12 reducing the number of automobile trips
13 which also helps to lessen other forms of
14 air and water pollution. A facility with a
15 high public transportation access rate can
16 have small parking lots with an intended
17 reduction in the environmental impacts, free
18 public transportation to the site allows
19 depressed communities access jobs.

20 As the DEIS points out, the only
21 scheduled public transportation to the
22 proposed Costco site is provided by the
23 number 15 Bee Line Bus. The number 15 bus
24 travels between Peekskill and White Plains.
25 On weekdays it makes seven trips from White

1 Plains to Peekskill and eight trips from
2 Peekskill to White Plains. Intervals between
3 runs as much as two hours. Saturday there
4 are two northbound and three southbound
5 trips only, there is no service Sunday and
6 Holidays.

7 According to the DEIS, the nearest
8 bus stop to the project is located at the
9 intersection of Route 202 and Strang
10 Boulevard, approximately twelve hundred feet
11 from the Costco main driveway access on
12 Route 202 and approximately seventeen
13 hundred feet from the building entrance.

14 Now, the DEIS does indicate that a
15 sidewalk will be built from the bus stop to
16 the west entrance of the project's site
17 along the Route 202 right of way, and we've
18 heard a little bit about that sidewalk from
19 other comments. This sidewalk should also
20 be made to continue from Route 202 -- from
21 the right of way to the store entrance,
22 following the main driveway into the parking
23 lot.

24 Failure to create a sidewalk that
25 come all the way from the bus stop on Strang

1 Boulevard to the store entrance will result
2 in unacceptable hazards to pedestrians.
3 This Board must also seek to it, that
4 provision is made for ongoing maintenance of
5 the sidewalk. There must be a mechanism for
6 timely removal of snow and ice to the entire
7 length of the sidewalk, including the
8 portion owned by the State of New York and
9 not run by the developer or landlord of the
10 Costco site.

11 Failure to provided for sidewalk
12 maintenance and snow and ice removal will
13 result in potential hazards to the
14 pedestrians and liability to the public and
15 private owners of the sidewalk.

16 The above discussion of the
17 sidewalk -- the new sidewalk not withstand,
18 failure to bring public bus riders closer to
19 the store entrance is a serious short coming
20 on the applicant's plan, causing bus riders
21 to walk seventeen hundred feet, about a
22 third of a mile from the store entrance to
23 the bus stop, while carrying their purchases
24 is unacceptable and will result in reduced
25 public transportation use -- transportation

1 usage by Costco shoppers as well as
2 employees.

3 Mitigation of this problem could be
4 done by altering the route of the number 15
5 bus, so that it enters the project site and
6 continues to the newly created bus stop
7 close to the store building. This was done
8 at the Cortlandt Town Center where buses
9 were re-routed into the site and bus stops
10 were built close to the store entrances.

11 It forces public transportation users
12 to walk seventeen hundred feet in inclement
13 weather is tantamount to providing no public
14 transportation access. This board has as
15 its constituents those who drive their own
16 cars and those who don't.

17 While the needs of automobile user
18 are carefully considered in the DEIS, public
19 transportation appears to be an after
20 thought. I will suggest that Members of the
21 Planning Board make an additional official
22 visit to the project site, this time instead
23 of driving put yourself in the shoes of the
24 Costco customers and employees who will
25 arrive by public transportation.

1 I suggest you board the northbound
2 number 15 bus at Yorktown Town hall and ride
3 to the bus stop at Strang Boulevard. After
4 leaving the bus, walk the seventeen hundred
5 feet to where the store entrance will be,
6 then walk back to the bus stop and board the
7 southbound number 15 back to town hall.

8 This exercise should convince you of
9 the inadequacy of public transportation as
10 enumerated in the DEIS. The suggested site
11 visit by bus will inform members of this
12 board about the lack of adequate frequency
13 of service provided by the number 15 bus.
14 Intervals between buses on weekdays is much
15 too long providable access of public
16 transportation for Costco customer and
17 employees, and I already spoke about almost
18 no service on Saturday and none on Sunday.

19 Again, contrasts with the Cortlandt
20 Town Center where three bus lines provide
21 frequent access, seven days a week. The
22 DEIS fails to provide statistics about
23 potential public transportation usage. It
24 would be informative to see how many Costco
25 customers and employees arrive by public

1 transportation at existing Costco locations.

2 The DEIS fails to provide a full
3 discussion of how adequate public
4 transportation may be provided to the
5 Yorktown site. Instead, it tersely
6 enumerates the inadequacy of the existing
7 bus service. Failure to address problems
8 that give access to the site by public
9 transportation should result in the denial
10 of the application by this board.

11 This will be fully consistent with
12 the role of this Board as a Lead Agency
13 under SEQRA; it is not 1969. Yorktown has
14 to be a host of back development that only
15 considers the needs of the automobile. In
16 2012 we know that the needs of pedestrians
17 and public transportation users are not
18 after thoughts.

19 Projects of the scope of the proposed
20 Costco store that fail to provide meaningful
21 access by those who are unable or choose not
22 to drive should not be accrued. Thank
23 you.

24 MR. FON: Thank you very much.

25 Mr. Buehl?

1 MR. BUEHL: I'll be short and sweet.

2 MR. FON: Thank you, sir.

3 MR. BUEHL: My name is Ron Buehl, I
4 am President of the Huntersville Association
5 which has about two hundred active members.
6 As a member of the association I've been
7 quiet concerned about the building of Costco
8 on Route 202 and I am not going to say
9 anything about serious economic and
10 enviromental issues, which we are hearing a
11 great deal of tonight.

12 Our concern as a neighborhood is the
13 inevitable increase on traffic on
14 Hunterbrook and Baptist Church Roads, which
15 are narrow and hilly and sometimes
16 dangerous. Add to that the increased number
17 of cars and trucks on Route 129, and I think
18 we will be living a nightmare.

19 No where in the master DEIS was there
20 mentioned any traffic on these road, the
21 document on that fails. The developer's
22 traffic studies confines mainly the
23 westbound route corridor which is already a
24 nightmare. That study is grossly optimistic
25 and as members of the Planning Board you

1 have to be aware of the size of this plan
2 negative potentials. Please add the
3 association's concern a long list of flaws
4 in the Costco DEIS. And by the way, I am a
5 fan of Costco, it just doesn't belong here,
6 but I like Costco.

7 MR. FON: Thank you. Alright, this
8 is another one that I can't read. 1450 Old
9 Logging Road. Our next four, this one I can
10 read. Joe Foley; Lou D'Amico; Dom Mascioli
11 Bill Primavera are the next four. How are
12 you?

13 MRS. BUEHL: Good evening, thank you.
14 I too have something for you but I'll cut it
15 short as much as possible, maybe I can
16 borrow a minute from my husband since he did
17 so great.

18 MR. FON: Can you just do me a favor
19 and read your name into the record.

20 MRS. BUEHL: Olivia Buehl.

21 MR. FON: Thank you.

22 SPEAKER: Old Logging Road.

23 MR. FON: That we got.

24 MRS. BUEHL: Okay?

25 MR. FON: Thanks.

1 MRS. BUEHL: The DEIS, states that
2 nine major retail categories will be sold to
3 Costco. Including are home, food and bakery
4 and prepared foods, food eating away from
5 home and alcohol consumed at home.
6 Prescription drugs and medical supplies,
7 household furnishings and appliances.
8 Housing related and professional goods and
9 services. Housing -- personal care and
10 smoking products, sports and entertainment
11 services and products. Gasoline, motor and
12 tires; apparel, footwear, for adults and
13 children.

14 Why do I mention these -- all these
15 categories, because what is not stated in
16 the DEIS is that Costco sales a number of
17 other business services. I have here within
18 your packet a two -- one and a half page of
19 tiny, tiny, typed list of all the categories
20 that are available at Costco and I do know
21 because I am a member and I happily drive to
22 Port Chester or Danbury.

23 The reason I bring this up -- by the
24 way this includes flowers, jewelery, Costco
25 is one of the largest retailers of jewelery

1 in the nation, pet supplies, care and medics
2 which my husband uses glasses and contact
3 lenses which I use, again it is one of the
4 major sellers of optical products. Water
5 delivery; auto, and home and health
6 insurance, sometimes you get kind of
7 surprised.

8 You can even buy your funeral, buy
9 your casket, your coffin, your floral
10 arrangements, they sell everything in
11 Costco. I have to say they got it right,
12 they sale from basinetts coffins. For a more
13 complete list you'll have this in your
14 packets.

15 The second list is important and it
16 provides a much more realistic idea of the
17 web of Costco's retail muscle. Quote --
18 going to the DEIS, "overall there are in
19 excess of four hundred establishments and
20 one hundred ninety-eight retail
21 establishments in the studied area".

22 The reason I bring that up is that I
23 don't think that the DEIS adequately looks
24 at all the retail establishments that would
25 be impacted by Costco. In fact, what I did

1 was to look through for some of my favorite
2 retailers and couldn't find it listed all in
3 the supposedly complete list of retailers.

4 And many of the retailers that sell
5 products and services that they do appear on
6 the list are not considered relevant
7 retailers. I like the enumeration there. A
8 relative retailer is a company whose
9 products or services overlap Costco in all
10 other departments, since this exercise. The
11 applicant's conclusion that "given the size
12 and product line of the proposed Costco, the
13 consumer trade areas could absorb the
14 promised use retail space".

15 It is questionable, given that the
16 population of Yorktown and the rest of
17 northwest Westchester has actually declined
18 in recent years according to the census.
19 More of the numerous states of the impact
20 in -- of local retail after a big box store
21 comes to town provide powerful evidence of
22 such stores, including warehouse clubs
23 destabilize local retailer.

24 All of those you'll find in the fat
25 packet that was I was ready to leave, those

1 studies. To accurately understand the facts
2 that Costco insisting since this is required
3 of all local retail businesses, not just a
4 cherrypicked list that's provided in the
5 DEIS. By that I mean any business that
6 sales a product or service that appears on
7 the Costco card index, which you will be
8 getting.

9 Let's look at the grocery category,
10 it is a perfect example of what can happen
11 when a market becomes saturated. Witness
12 the closure of Food Emporium another sign of
13 blight, at that end -- that end of the Kmart
14 Shopping Center, it does not go well with
15 the applicant's study, shows a negative
16 number in this category. That means that
17 the geographical area discussed in the study
18 has an excess of what is considered an
19 appropriate number of retail square footage
20 in this category.

21 The applicant claims that there are
22 available to our spending most of the
23 categories, with the exception of fuel, oil
24 and tires, and they are in the traffic
25 category, and the other one is food. There

1 appears to be a number of -- a negative
2 amount of food stores, that is more than
3 forty million dollars.

4 In plain English that means that
5 forty millions that Costco would presumably
6 coach from, would come from dollars
7 currently being spent at two A&Ps, Turcos,
8 Deccicos, as well as specialty food stores
9 such as Mrs. Greens, and A&S Pork store, it
10 takes lightly that the faith of the Food
11 Emporium which happens to a grocery store.

12 There are three areas of inadequacies
13 that I see and it is listed in the front
14 with retailers. The list of retailers and
15 service provided to the hamlets has been
16 conveyed, number one. Number two, certain
17 retailers and service providers are not
18 being included with the retailers, even
19 though their products do compete with
20 products sold at Costco.

21 And thirdly, the data competence
22 itself in certain categories, I will give
23 you a few examples the list and there are
24 far more, if you want to look for them. For
25 some reason, certain businesses aren't just

1 listed, Deccicos is not listed anywhere in
2 the market study including local retail.
3 Tompkin's Garage, my neighborhood garage,
4 have the best grease and oil price in
5 Yorktown, was not listed in the other
6 providers of gasoline and/or oil.

7 Paneras is not listed anywhere. It
8 is most definitely wrong and incomplete
9 list. The CST Creations, a custom kitchen
10 vendor is considered relevant, why is there
11 no mention of Caroline Kitchens on Crompond
12 Road in Yorktown Woodwork on Front Street,
13 which also provided custom kitchens. Why is
14 Sports Attic listed but not Sports Farm. It
15 is just -- the study is riddled with
16 omissions.

17 I respectfully request that the
18 applicant expand the market study and
19 commercial character assessment to include
20 all four hundred existing businesses in the
21 five hamlets to allow a more accurate
22 assessment of what is a "relative retailer
23 and what is not", and to then thus allow us
24 to see what percent of current retailers
25 could be affected by Costco.

1 And again, I understand perfectly
2 that they are not -- competition is
3 inevitable in the retail world. I am
4 talking about the issue of blight here. The
5 second category that is confusing me, is why
6 relative retails and service providers are
7 not designated as well as retailers.

8 For example, diners. Well, people
9 are not going to go to Costco and have a
10 meal obviously, if they are there and the
11 food is there in their food court, they sell
12 a meal there. I know they are not going to
13 have anything like a diner, that creates a
14 potential situation.

15 Fast foods, ditto, the same thing,
16 they are not included in the report as well,
17 they are not included in the report at all.
18 That has the same argument. Costco has an
19 incredible delicatessen department, why is
20 that not in the DEIS, as a relative
21 retailer. Same thing for bakeries; fabulous
22 bakery. Once you have a Costco in town
23 nobody gets their birthday cakes anywhere
24 else for their kids parties.

25 Costco is a major purveyor of

1 eyeglasses, why is Sterling Optical and Lens
2 not considered "relative retailers". Costco
3 even offers mortgages and financial
4 services, home, health and auto insurance.
5 So, some of these services can also impact
6 individuals who run such service industry --
7 such businesses including traveling
8 agencies.

9 My last comment is on contradictory
10 designations. I am an editor, I just love
11 finding this kind of the stuff. Perhaps the
12 most perplexing situations of those is that
13 one business is consider a relevant retailer
14 and another similar business is not. For
15 example, Baskin Robbins is not considered a
16 relevant retailer. So, why is Abbot's
17 Frozen Custard and Carvel considered
18 relevant retailers. Maybe it is just a
19 mistake, but that kind of makes you feel
20 uneasy about it. How are things put
21 together.

22 The DEIS states on page two of the
23 retail market study that one of Costco's
24 nine major categories includes alcohol
25 consumed at home. Yet none of the liquor

1 and wine merchants listed in Appendix K are
2 considered relevant retailers.

3 Please have the applicant clarify
4 whether alcohol, other than beer and wine
5 will be sold at this Costco. If they are
6 not going to sell such beverages and have no
7 plans to sell such beverages in any future
8 date, those should be removed from page two.
9 That data about selling alcohol which is
10 currently on page two of the market report
11 should be removed from the DEIS.

12 Likewise page two, there is clothing
13 and shoes for adults and children is a key
14 category to be sold at Costco, but none of
15 the establishments -- very few of the
16 establishments that sell those products, I
17 think TJ Max is listed in footwear, many of
18 them at the JV mall which have enough
19 troubles as it is, are considered relevant.
20 How come, I don't get it? Why are some
21 relevant and not others?

22 I respectfully request that the
23 applicant clarify those kind of
24 contradictions which significantly change
25 the percentage of relevant vendors from what

1 is cited in the DEIS. Costco -- this is my
2 favorite, why is Sleepys in the Triangle
3 Shopping Center not considered relevant, but
4 the Sleepys in the BJs Shopping Center is.
5 That's two.

6 MR. FON: Alright. I think we get a
7 gist of your review of the document.

8 MRS. BUEHL: The sloppiness of data
9 provided including a significant number of
10 omissions and contradictions cast doubt in
11 the validity of the applicant's conclusion,
12 that Costco will not put out local of
13 businesses and cause economic division and
14 blight.

15 Please have the applicant prepare a
16 more complete and true study and include all
17 of the businesses in Yorktown as detailed as
18 possible. Thank you.

19 MR. FON: You will see that we get a
20 copy of that. Thank you. Mr. Joe Foley.

21 MR. FOLEY: Good evening, I have been
22 a resident of Yorktown since 1991 and I am
23 also a small business owner and I have been
24 a business owner in Yorktown Heights since
25 1979. Most of the stuff that I was going to

1 talk about everybody has already said,
2 practices -- I think jobs are very, very,
3 apparent, I get a lot of kids, I get a lot
4 of people that come in and they are just
5 looking for jobs, they are just looking for
6 ways to earn some extra money. So, I just
7 think that's really, really, a strong thing
8 for the community.

9 And -- but also from -- I have
10 listened to the speaker prior and I am
11 certainly not as prepared at all, I am just
12 going to be very, very, brief, but, a little
13 bit with respect to this, I don't think that
14 the people that are going to go to Costco,
15 they are still going to go to Sports Barn.
16 I still think they are going to go to
17 Deccicos.

18 I think it is a totally different
19 environment when you go to a bigger store, I
20 think the smaller retail -- I think the
21 restaurants will do well, I think the mall
22 will do well, I think there is going to
23 be -- it will bring a lot of more people in
24 the area.

25 So, I think to some degree a lot of

1 the retail environment and I think the small
2 business environment will still be able to
3 thrive with BJ's here. Obviously the taxes
4 are -- and most of the other stuff that has
5 already been said before, I just -- I had a
6 little different spin on the small business
7 and I think we will be successful with the
8 addition of Costco and also it will help us
9 to be able to purchase better products for
10 our businesses so we can run our businesses.

11 I think it will also make BJ's
12 possibly be a better store of their own and
13 improve what they are doing right now. So,
14 I just -- as a small business owner I
15 support the project. Thank you.

16 MR. FON: Don Mascioli, 1682 -- no.
17 Here we go. After him, Bill Primavera;
18 Larry Centone; I am.

19 UNIDENTIFIED SPEAKER: You
20 forgot Louie.

21 MR. FON: Oh, no, I am sorry Lou, I
22 am jumping around, I apologies. That will
23 be next four.

24 MR. D'AMICO: Boy, that is a bad
25 sign. I had quite a revelation tonight. I

1 had all these information planned what I was
2 going to say tonight, but then that young
3 lady back there told me that my house was
4 going to burn down, I am going to glow in
5 the dark because Indian Point is going to
6 blow up. Since again there was a time, you
7 know, everybody knows it, she is always
8 talking about it all the time, right.

9 Look, there is pros and cons to this.
10 Like Rose Marie said, let's not say no to
11 everything. Home Depot, remember that. Is
12 the gentleman from Cortlandt still here?
13 Well good, thanks to all this hysteria
14 twenty years ago, Home Depot picked itself
15 up and moved to the other side of Lexington
16 Avenue. We get all the traffic, Cortlandt
17 gets all the revenue.

18 Let's not be stupid again, okay.
19 These guys have done their homework, they
20 may have left a few things out. You cannot
21 not blame them. I am sure when they come
22 out with all their reports like this, you
23 know they do a lot of figures.

24 However, I am still going to go to
25 Richie to by my appliances, I am still going

1 to go to A&S to buy my cold cuts. Yeah,
2 I'll go to Costco, I am a member of Costco.
3 I like a lot of stuff they got. But that
4 doesn't mean that I am going to abandon my
5 small businesses that I have been using here
6 for years.

7 I have been here since 1981. I know
8 what is going on, I know who my friends are,
9 I know what is going on. But Costco is a
10 good thing. You can't have just -- you
11 know, this is not blue collar village that
12 it was in the '50s. There is no more farms
13 anymore, we have to come into the
14 twenty-first century.

15 Let's not be stupid, this is a good
16 project. It is good for the community, it
17 is good for the town. Let's do it.

18 MR. FON: Thank you.

19 MR. MASCIOLI: My name is Dominic
20 Mascioli, I've been here forty-eight, maybe
21 fifty years altogether, and I have been
22 listening to the negative opinion about
23 Costco coming to our area. Costco is the
24 best thing that can happen to Yorktown.
25 Costco's progress in this area give the

1 people of the town choice and value, where
2 they shop. With progress you have to expect
3 more traffic and less traveling for the
4 average person. They will not affect -- it
5 will not jeopardize the lives of those for
6 emergency vehicles, they will just go around
7 the traffic, just like they do in other
8 congested areas such as Brookfield,
9 Connecticut, where they a Costco, Stew
10 Leonard's, BJs is ready to open right down
11 the road, okay, and Khol's and gas stations,
12 and guess what, everyone is doing business
13 on that same road.

14 Costco will not hurt of business here
15 that have been a pretty successful business
16 for this area, as we are twenty to thirty
17 years behind the times. It has six hundred
18 and thirteen stores, it has to tell you
19 something. It will bring quality and value,
20 eliminate travel to Brookfield, or Danbury,
21 or Yonkers, or White Plains. With the price
22 of gas people deserve to shop in this town.
23 Thank you.

24 MR. FON: Thank you. Mr. Primavera,
25 how are you, sir.

1 MR. PRIMAVERA: I'm fine, thank you.

2 I am a resident of Yorktown Heights for
3 forty years and it wasn't intended that way.
4 I was going to be a transient resident, and
5 my foot got stuck in the door.

6 I was a public relations executive on
7 Madison Avenue, I was invited to help build
8 the Culinary Institute of America when it
9 first started in 1972. I picked Yorktown
10 Heights accidentally, I just got a pin and put
11 it on the map and it stuck right in the
12 middle between New York State and Hyde Park,
13 New York, forty-seven miles from each place
14 because I didn't want to spend all my time
15 on the road.

16 And then I thought, well after I get
17 the development fund going I will go back to
18 New York City, which I love. Well, my foot
19 got stuck in the door because of the fact
20 that I fell in love with Yorktown Heights
21 and I think that everybody here has a love
22 affair with Yorktown, so that's why we are
23 all here, for that and other reasons.

24 Yorktown has been my lucky town in
25 very big ways and very small ways too. When

1 I left the culinary institute it was in
2 1980, just when the big surge of interest in
3 restaurants and food and wine, all the
4 things that I specialized in, were really
5 coming to the floor and I thought, gee, I
6 think I'll start a public relations firm
7 dedicated just to that, and I was the first
8 specialty firm that specialized only and
9 exclusively in life styles, which also
10 included housing development and design.

11 And I thought, well where can I do
12 that? Can I go back to New York? But at
13 the time I really couldn't afford it, so I
14 bought this big old colonial house in
15 Yorktown Heights, which could serve
16 perfectly well for an office I opened it up
17 and within three years I had a national
18 reputation through some big accounts I was
19 getting, including Kraft Foods, Hallmark
20 Cards, Ruth's Chris Stakehouse, the Italian
21 government for all its wines.

22 And the question that I would be
23 asked whenever they thought I as living in
24 Los Angeles or Chicago would be, where is
25 Yorktown Heights? And I like to think that

1 because of my work and my promotion in the
2 editorial field through a conference site
3 that I developed called the Food Beverage
4 Conference, more and more people were
5 starting to ask about Yorktown Heights and
6 learn about Yorktown and now nobody asks
7 when I say, well I am from Yorktown Heights.

8 But, something happened
9 significantly, which is rather traumatic,
10 just like everybody who had an experience
11 with 911 and it kind of changed my
12 perspective of life. I would be on the road
13 eighty percent of the time because of my
14 business opening another restaurant and that
15 sort of thing.

16 I went to Kansas City and I remember
17 that I was in a social setting with the
18 executives of Hallmark cards and everybody
19 there seemed to know everybody else in town,
20 and I thought, my God, I have lived in
21 Yorktown for thirty years and I really don't
22 know anybody in the town. That really upset
23 me, and I thought the time I have left I
24 really want to get involved in my community.

25 So, I became a columnist, some of you

1 here may have seen my column some of my
2 issues, Lifestyle issues and I started
3 contributing to the town as I could as a
4 volunteer with ABACA and then I also got a
5 real estate, and many of us here that I see
6 here, are from the real estate industry
7 including a member of the board, and that's
8 because real estate is big business in this
9 town.

10 With only one exception, everybody
11 that I talk to in the real estate industry
12 is very, very, anxious for Costco to be
13 here, because one of the questions we get
14 when people consider moving to Yorktown is,
15 is it a Starbucks kind of town and is it a
16 Costco kind of town. And this is very much
17 true by our statistics.

18 A Coldwell banker in -- at the end of
19 2011 did some research and talked to may
20 first time home buyers and said, what do
21 look for in your first home. The main thing
22 they looked for it that the home be in good
23 condition, and I thought the next thing
24 would certainly schools, but it is not. You
25 know what the second thing is, great

1 shopping, and the other thing -- oh, the
2 third thing is schools by the way.

3 And you know what they like the
4 least, high taxes. So, I think just in the
5 environment of Costco it takes care of two
6 of these problems, it gets us great shopping
7 and it helps with our taxes. That's all I
8 have to say except that my public relations
9 firm is active and when I received a call
10 from the representative for Breslin and
11 Costco, I research who I work for, and I
12 knew a lot about of Costco, but I didn't
13 know anything about Breslin.

14 But, when I researched I liked
15 everything that I read, what I particularly
16 liked is that Wilbur Breslin whose quoted
17 once as saying, "I always leave a place
18 better than I find it". And I think that's
19 what Costco will do that if it comes to
20 Yorktown. Thank you.

21 MR. FON: Mr. Larry Centone,
22 Crompond Road; and after that we are going
23 to get to one more, Vincent Scotto, 2460
24 Bedford Street.

25 MR. CENTONE: How do you do.

1 MR. FON: How are you.

2 MR. CENTONE: In the interest of
3 being brief I would say that most of what I
4 wanted to talk about was getting an
5 extension for the proper review. But, it
6 appears that, that point might be moot now,
7 is that correct?

8 MR. FON: We will have to continue on
9 whatever that is.

10 MR. CENTONE: I appear on behalf of
11 Richard Steadman, and attorney for what has
12 become a large group of Yorktown community
13 staples, people who have chosen Yorktown to
14 both, live in, to conduct businesses.

15 As was stated here before, it is
16 about balance, the SEQRA process as everyone
17 knows is about balancing the possible gains
18 against the possible adverse impact, okay.
19 That's the job of the applicant to put it to
20 us, but of course the applicant the
21 applicant is going to paint with a certain
22 brush, and that's to be expected.

23 That's the reason for the review and
24 the comments of the public, to make sure
25 that everything that is in the DEIS is

1 accurate, or deep enough, or enough detail.
2 Because of our concerns that this project is
3 too intensive for use in this site and it
4 does have the ability to alter every aspect
5 of our community, we've been reviewing the
6 DEIS, and we have been listening with the
7 assistance of professionals in a number of
8 areas to assist us. These professionals
9 include attorneys, environmental specialist,
10 traffic engineering, and apparently there
11 was a has retained stormwater engineer among
12 others.

13 Although the town has been seeing
14 erasions of this document for about a year,
15 we, the impacted community had only had
16 thirty days and on these thirty days
17 however, our team has identified major
18 deficiencies concerning the following areas
19 just to name a few, and I will be brief on
20 this, because they've been talked about.

21 The traffic. Well, the traffic study
22 is there and you will be getting a heck of a
23 good size report. What that will show that
24 a lot of these numbers are either
25 understated or don't show some of the

1 negatives. A failure to identified
2 adequately and clarify the impacts of the
3 proposed surge water diversions, that also
4 will be forth coming.

5 A substantial deviation from the
6 town's existing comprehensive plan, which I
7 believe by the way may putting the town in
8 the position of some liability, that is
9 coming.

10 MR. FON: No disrespect, but a lot of
11 that has been talked about. If you got
12 anything that hasn't been -- we know you
13 have a report coming and we will wait to see
14 that, but if there is anything new at this
15 point we would --

16 MR. CENTONE: Yeah, the new thing now
17 is that in an effort to give a proper review
18 we need more time --

19 MR. FON: We understand that.

20 MR. CENTONE: We have experts that
21 are coming. Well, the best example then is
22 something that has been only touched on and
23 that's the blighting of the community.

24 MR. FON: Well, we've talked about
25 that too.

1 MR. CENTONE: Come on, you told me at
2 the last meeting that everybody we'll get
3 the proper time --

4 MR. FON: You have been talking about
5 the same --

6 MR. CENTONE: Yes, except that I --
7 the expert --

8 MR. FON: We've talked about blight.

9 MR. CENTONE: -- the expert comments
10 on this because you said --

11 MR. FON: Do you have new information
12 because I know you have a report coming
13 because you represent a group. So, if you
14 have new information and counsel if I am
15 misspeaking please help. If you have new
16 information that we haven't heard tonight,
17 again, because you are a consultant --

18 MS. HOCHMAN: All of your written
19 comments will be accepted and included in
20 the Final DEIS.

21 MR. CENTONE: Well, I understand that
22 the people here don't want to hear bad
23 things, but the trouble is that if we don't
24 look at the bad things, we won't know if we
25 are making a mistake.

1 MS. HOCHMAN: But the chairman was
2 very clear in saying --

3 MR. FON: And we will look at them.

4 MR. CENTONE: Now, we've got a number
5 of gas stations in this town that are
6 not written about, no one has talked about
7 that yet. You've got a negative sales of
8 sixteen millions of dollars in the gas
9 station industry alone, okay. Costco will
10 do forty million dollars, there is no chance
11 that they will not blight the community of
12 that individual center alone. The same with
13 the groceries that has already been said.

14 UNIDENTIFIED SPEAKER: Good, good.

15 MR. CENTONE: Good, it is not a
16 question of good.

17 MR. FON: Guys, guys.

18 MR. CENTONE: The competition is not
19 a problem, is the blight that occurs.

20 MR. FON: And we've talked about
21 blight, so if there is anything new, we
22 looked forward to your report, okay. We
23 will review at length.

24 MR. CENTONE: Okay, I am respectfully
25 submitting a request for the extension based

1 on everything that I said --

2 MR. FON: Than you very much.

3 MR. CENTONE: -- and I will call it a
4 day.

5 MR. FON: I appreciate that.

6 MR. CENTONE: Thank you.

7 MR. FON: Thank you. We are going to
8 have one more and then we are going to wrap
9 it up for the night. Vincent Scotto.

10 MR. SCOTTO: Vincent Scotto, 2460
11 Millpond Street, resident of Yorktown for
12 thirty-eight years. It has been my
13 experience and the residents that live in
14 the Millpond area, that well development
15 through the years, we've experienced severe
16 flooding, and it started in 1968 with
17 Wrights. I am going to try to make this
18 short.

19 MR. FON: Thank you.

20 MR. SCOTTO: Two weeks after Wrights
21 got in there, there was severe flooding.
22 The town came in, and they were responsible
23 people. Mr. Spadacia and Mr. Popovic, the
24 highway superintendent. They eventually
25 dredged that stream, for years we had no

1 flooding. Very good, but then along came
2 BJs. Five acres of trees taken down. We
3 had severe flooding after that.

4 Then we had the Deer Hollow Estates.
5 We've had so much flooding that the
6 centers -- the silt came down, and then we
7 had the widening of the Garden State
8 Parkway. Now, that community was built in
9 1956 when there were no wetland laws and is
10 it full of underground streams.

11 You got not just the Hunterbrook, but
12 you got the stream coming down from
13 Lexington, sneaks its way along Route 202
14 and then comes between Hunterbrook and
15 Battle Brook. At the end of Hunterbrook,
16 five houses before the Hunterbrook Park,
17 five of those residents were forced by FEMA
18 to get guess what, flood insurance.

19 Now, the whole place is a flood area.
20 Now, you got Costco on top of the hill and
21 on top of it, I don't think the DEIS
22 approached this, but you got Crompond
23 Crossings. What is the effect on that
24 stream gonna be. By the way, if you are
25 gonna have a lot of real estate people

1 showing prospective owners houses in the
2 Millpond area, are they gonna to say good
3 luck, this is a flood area. Good for
4 business, huh.

5 But, my proposal is that Costco is
6 spending so much money for the corridor, for
7 the sewers and now the Jewish center. Why
8 don't they spend money on flooding, why
9 don't they dredge that stream. That's it.

10 MR. FON: Thank you very much.

11 MR. SCOTTO: By the way, is the town
12 gonna throw the people -- the residents of
13 the Millpond area to the lions just because
14 of money. People that don't live in that
15 area, don't walk in our shoes.

16 MR. FON: Thank you, sir. Alright,
17 in light of all the comments that we still
18 have in front of us, next time we are going
19 to start at number twenty-seven, Ben Falk.
20 And there is still an open sign-in sheet, I
21 guess you can sign it at the next meeting,
22 we have it here at the front desk.

23 MR. CAPELLINI: Mr. Chairman, when
24 would that next meeting be?

25 MR. FON: We are going to go to that

1 right now, I just can't see.

2 MR. CAPELLINI: Thank you.

3 MR. FON: Alright, so the next
4 meeting we have available is on the 29th.

5 UNIDENTIFIED SPEAKER: You have to
6 vote, don't you have to extend the notice
7 now.

8 MR. FON: Well, we are going to go to
9 that date.

10 UNIDENTIFIED SPEAKER: Will the tapes
11 be available before that meeting?

12 MR. FON: If anybody wants to -- just
13 hold your thought because we still have the
14 stenographer here. I have a motion to
15 adjourn the Costco DEIS site plan public
16 hearing to October 29, 2012. Just give us
17 one second.

18 Alright, do I have a motion to
19 adjourn the public hearing of Costco DEIS
20 and site plan to October 29, 2012. All in
21 favor.

22 THE PLANNING BOARD: Aye.

23 MR. FON: Any opposed? Motion
24 carries. That's the hearing of Costco for
25 tonight. We have one more application if

1 you would like to stay.

2 MR. CAPELLINI: Mr. Chairman, where
3 will that meeting be held at.

4 MR. FON: That is to be determined.
5 We might have to find a bigger location.

6 MR. TEGEDER: If that is not the case

7 --

8 MR. CAPELLINI: Thank you very much.

9 MR. FON: As the planning
10 commissioner said, right now is scheduled
11 for 1094, if anything changes we'll make
12 everybody aware of it. Thank you and have a
13 good night. We have one more application.

14 (Time noted 11:12 p.m.)

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C E R T I F I C A T I O N

Certified to be a true and accurate
transcript of the aforesaid proceeding.

Eunice Tecun-Patchen

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