
10964

This community newsletter publishes information, events, problems and concerns affecting the people of Palisades. 10964 needs your moral and financial support. Please send a contribution for 10964 to Box 201, Palisades, NY 10964. With your help you'll find 10964 in your mailbox every month.

SUMMER OF 1984

Dear Readers of "10964":

I have been Editor of 10964 for the past two and a half years and enjoyed writing, researching, and editing articles for your reading pleasure. Previously, I had served as Associate Editor for two years.

10964 TODAY is in excellent condition, with its new modern format and efficient and helpful staff. Our recent auction has supplied us with sufficient funds to finance 10964 for another year.

It is now time for me to proceed with other endeavors, and turn the Editorship over to someone else. I am, therefore, resigning my post as Editor. I will still be available as a Consultant and will contribute articles and profile interviews whenever possible.

I wish to thank the many people of Palisades who gave their time, money, and support to 10964.

Sincerely,

*Marilyn Solimine
Editor, "10964"*

cc: Karen Jeffries
Joan Bracken
Carol Elevitch
Lois McCoy
Marie Heinemann
Jenifer Latham

CONGRATULATIONS Palisadians!!

You've Done It Again!!!

The 10964 Auction was a huge success. The grand total submitted to the treasurer was \$2,557.65. This will enable "10964" to continue its service of bringing community news, as well as arts and cultural information, to the people of Palisades for the next year.

Not only was the night a financial triumph, but the evening was enjoyed by all who attended. We wish to thank Mr. and Mrs. James Harrison for the use of their beautiful home and all the extra help they provided.

It is impossible to thank each of you by name but you know that it could not have taken place but for the generous donations of goods and services by so many people.

We send special thanks to our Co-Chairmen -- Karen Jefferies and Maryann Sahadi for coordinating the whole event. Last of all, we wish to thank all the unsung workers who gave of their valuable time and energetically worked to make the auction run so smoothly.

THANK YOU ALL!! Have a wonderful summer.

*Marilyn Solimine, Editor
and the staff of "10964"*

XXXXXXXXXX

XXXXXXXXXX

CIVIC ASSOCIATION TO HOLD ORGANIZATION MEETING -- AUGUST 2, 1984

The Palisades Civic Association, formed in June, will hold its first organizational meeting at 8 PM on Thursday, August 2, in the Community Center, to adopt by-laws, elect officers, hear and discuss reports on vital community issues, and establish working committees.

A representative of the Orangetown Police Department will be invited to discuss enforcement of trucking regulations on Oak Tree Road, as well as Routes 9W and 340.

All residents of Palisades are urged to attend.

Palisades Civic
Association

NEW CIVIC ASSOCIATION TACKLES CONDOMINIUMS, ROAD WIDENING, FLOODING

More than 200 people jammed the Palisades Community Center on June 22 to protest the recent rezoning of the old Fox property at the northwest corner of Oak Tree Road and Route 340 and the State proposal to widen Oak Tree Road from Consolidated Freightways to Route 303, and to hear Orangetown Supervisor Joseph Colello's response to their concerns.

Sponsored by the newly-formed Palisades Civic Association, the meeting drew residents from all parts of Palisades as well as Tappan, Sparkill, and Piermont, three Town Board members, Town Clerk Patricia Haugh, a representative of Assemblyman Eugene Levy, and a letter of support from State Senator Linda Winikow.

Supervisor Colello and Councilmembers Stanley Husted, June Groll and Charles McLiverty expressed full agreement with the community in opposition to the road widening proposal, which was intended to enable Consolidated Freightways to utilize the new tandem truck rigs. Following the meeting, Eileen Larkin, president pro tem of the Civic Association, secured a copy of a letter to the State Department of Transportation from Colello, dated July 3, opposing the widening. Since Oak Tree Road is a Town road, officials believe the Town government's opposition effectively kills the proposal.

On the rezoning of the old Fox property to permit 70 apartment units, however, Colello and Husted maintained their support for the project against unanimous community opinion that it will create worse traffic problems at what is already one of the most dangerous and most congested inter-sections in Orangetown, will contribute further drainage problems to an area already subject to

frequent flooding, and represents a radical and inappropriate change in the residential quality of the Oak Tree-340 neighborhood.

The property, variously described as consisting of 8.5, 9.41 and 10 acres, was zoned LO (Laboratory-Office) in the late 1960s, along with the parcels to its west as far as the Sparkill Creek. Other commercially-zoned vacant land on the south side of Oak Tree Road, belonging to the McBride-Rockleigh Industrial Park group, also failed to attract buyers, with the exception of the Academic Press (Harcourt-Brace) facility, and was later rezoned for single-family residences at the owners' request.

Oak Tree Development Co. bought the land from John and Mary Fox in 1962 and sold it to James D'Agostino in 1970. Rockland County took it over for non-payment of taxes in 1981 and later that year sold it at auction for \$31,500 to Franje Development Corp., which sold it in turn one year later to attorney Jerome Johnson. Seven months later, in April, 1983, Johnson sold it to Paul Guarino for \$220,000, according to Town records. Also in 1983, the assessment was reduced from \$36,950 to \$14,000 while assessments throughout the Town were being increased under the new true-value formula.

Guarino applied for rezoning to CC (Retail/Commercial, which also allows two-story apartment buildings by special permit) shortly after he acquired the land, but withdrew his application and reapplied in early 1984, requesting approval of 149 condominium units. After a hearing at which only the owner's representative was heard, the County Planning Board approved up to 100 units, subject to appropriate agency approval of traffic, drainage, and environmental impact. The Orangetown Planning Board, however, unanimously recommended disapproval of the zone change because of "gross" over burdening of the land, with specific reference to traffic and drainage.

The Town Board held a public hearing on the proposed change on May 29, with Jerome Johnson appearing as attorney for Guarino. More than 40 Palisades residents attended the hearing, approximately 20 spoke, and opposition to the change was unanimous. The hearing was closed and action was deferred by the Town Board. At its next meeting two weeks later, however, the Town Board approved the rezoning subject to a limitation of 70 condominium units. The vote was three in favor (Colello, Husted and George Raboni), one opposed (McLiverty), and one abstention (Groll).

In response to persistent and often angry questioning at the Civic Association meeting, Colello said he thought the change would allow the owner fair use of the property, and that it would create fewer traffic and drainage problems than a factory
(continued on next page)

or office complex. He stated that Guarino was a good friend of his and a substantial contributor to his recent election campaign but that he was sure he had not been influenced improperly in making his decision. Husted had previously told this reporter that he also preferred apartments to a factory and that he had given little weight to community opposition because "I've never considered that area part of Palisades -- not until you get to the east side of Route 340 or even the Parkway." Raboni could not be reached for comment.

A membership meeting of the Civic Association followed the meeting with Town officials. Decisions taken included:

- to establish the Palisades Civic Association as a permanent organization;
- to pursue all possible legal steps to overturn or reverse the rezoning;
- to circulate petitions against the widening of Oak Tree Road (over 400 signatures were collected and sent to the State Department of Transportation);
- to pursue all possible ways of improving the disastrous traffic and drainage problems plaguing the area between Route 340 and the Sparkill Creek.

A follow-up meeting focused on the drainage and flooding and was held at the Community Center on July 12 with Donald Brenner, Orangetown's Public Works and Sewer Director. Brenner told the group that he knew of no way to relieve the flooding except by boring a deeper and larger pipe under the Palisades Interstate Parkway, which was built in the 1950s with a pipe approximately three feet above the proper level. The P.I.P. Commission, he said, had agreed to change more than 20 years ago, but made it clear that it would not pay for it. The increased flow would also require substantial work all the way through Sparkill and Piermont to the Hudson, Brenner said, and a proposal to have the entire job done by the Army Corps of Engineers was dropped in the early 1960s in the face of community opposition. The basis of the resistance, he said, was belief that it would lead to excessive development and the loss of Sparkill Creek as a natural stream.

Piermont Village Trustee John Zahn expressed strong opposition to conversion of the creek into a concrete-walled spillway, and said the Village was eager to work with Palisades for a mutually beneficial resolution.

Further support from Piermont came in the form of a letter from Mayor William Goswick opposing the 70 condominium units. Goswick wrote Colello that "it was the opinion of the (Village Board)

that any development in this area would cause further flooding in the area of the Sparkill Firehouse, Valentine Avenue bridge, and the homes along the banks of the Sparkill in Piermont."

Eileen Larkin reported that she, Barbara Olson (vice president pro tem) and Andrew Norman (treasurer pro tem) had met with attorney Martin Cornell to start the process of legal challenge to the rezoning, and that they, along with Dossi Thayer (secretary pro tem) and others, were collecting information requested by Cornell. Continued pursuit of legal remedy was approved.

Andrew E. Norman

SUPPORT NEEDED FOR COMMUNITY CENTER AND CIVIC ASSOCIATION

Eileen Larkin

I am seeking your continued support of the Center and the newly-formed Civic Association. The residents who man these activities are all volunteers. We give of our personal time and energies because we feel Palisades is surely worth it.

The Center's membership drive has not been as successful as I had hoped. We have 135 members (some of these are associates) and approximately \$800. We had hoped to change the lighting and install badly needed ceiling fans. But unless we receive a membership from each resident, we will not be able to do this.

If each family (there are approximately 475 families) would give \$10.00 we would have enough in our treasury to do the lighting and the floor. If you have not done so, please send us your check today.

The Civic Association needs funds so that we can continue with legal proceedings. A treasury of four to five thousand dollars is needed. If you want Palisades to remain the special community that it is, we need your financial and moral support. Unless we get it, Palisades will have in a short while, 70 condominiums, Oak Tree Road will be widened and a turning lane will be created. The widening of Oak Tree Road and the turning lane are for the benefit of Rockleigh Industrial Park. The Association is willing to battle with the Town Board but we need you to join us. Send letters to the Town Board objecting to the condos and the road changes.

Please watch for the notice concerning IBM. They hope to visit us soon to unveil their architectural plans.

XXXXXXXXXX

SCHOOL NEWS

Elizabeth Hayes (Century Road, Palisades) played the star role in a community musical production of Peter Pan on June 22-24 at the South Orangetown Middle School. The production, playing to standing-room audiences, was directed by Jean Brock, a former Palisades resident, and funded by a special grant from anonymous patrons enabling the staff to include professionals Paul Thompson (Choreographer, Lincoln Center Institute), Bob Olson and Steve Holmes (Sets and Lighting), and the Hudson Vagabond Puppets under the direction of Lois Bohovesky.

The cast included adults from the community-at-large and students from the school district's elementary, middle and high school. Other Palisades residents on stage were Jon Anderson, Ilena Elevitch, Katie Elevitch and Fiona Lawrence.

SCHOOL HONORS - JUNE 1984

Joseph Kluck and Hallie Arnold
High School: New York State Regents Scholarship

Karen Olson and Ray Douglas
High School: Nationals Honors Society

Ilena Elevitch
8th Grade Graduation Class: DAR Medal for Scholarship and Performance

HAPPENINGS

Marilyn and Vincent Solimine of Palisades are happy to announce the marriage this summer of their daughter, Janet Lynne Mary, to H.R.H. the Prince James Francis Edward Sylvester Maria Xavier, the son of their Royal Highnesses Prince and Princess Edward Stuart.

Janet is a Cardiac Critical Care nurse and trained at the DeBakey Clinic in Houston Texas.

10964 STAFF

Marilyn Solimine/Editor
Karen Jefferies/Associate Editor
Marie Heinemann/Treasurer
Marlene Barba, Joan Bracken, Nancy Hall
Jenifer Latham/Layout
Carol Elevitch/Consultant
Lois McCoy/Founder-Consultant

10964
Box 201
Palisades, NY 10964

BULK RATE
U.S. Postage
PAID
Permit No. 9
Palisades, NY
10964

Resident
Palisades, NY 10964