

SPECIAL TOWN BOARD MEETING

SEPT. 17, 1942

Town Clerk's Office

7:00 P. M.

Present: Dr. Gilchrest
Mr. Goebel
Mr. Dickenman
Mr. Blauvelt

Mr. Blauvelt called the meeting to order.

Mr. Selke, Co-Ordinator for Rockland Lake; Mr. Kreuger, Co-Ordinator for Valley Cottage; Mrs. Anderson, Co-Ordinator for North Clarkstown; Mr. Henderson, Co-Ordinator for Congers and Mr. Johnson, Co-Ordinator for Nanuet appeared before the Board and asked for funds to operate their control centers.

Mr. Selke told the Board that the Co-Ordinators are doing a lot of work, and that they feel they should have money to operate their control centers. They have to beg money for their work now. In smaller groups, there is even greater difficulty. If the money is appropriated and put on the tax roll, everyone would share the burden, including the absentee landlords.

Mr. Kreuger, Co-Ordinator for Valley Cottage, said it was mostly telephone expense that they would like to have money for. Every call to the control center in Spring Valley from Rockland Lake, Valley Cottage and Congers is 15¢, and the bills go on up. There is no way to get the money unless they beg for it. Protection is being given to all of the people, including absentee landlords.

Mr. Blauvelt told the group that towns can appropriate \$1000. It is the intention of the Board to do this for next year. At the present time, however, there is no appropriation for this purpose. He further added that he did not know how the money would be distributed.

Mr. Selke said he believed there were about nine or ten centers.

Dr. Gilchrest then asked if the Board couldn't borrow or appropriate the money.

Mr. Blauvelt said he did not know whether this would be possible.

Mrs. Anderson then asked if there wasn't a contingency fund.

Mr. Blauvelt said that we have to plan on deficiencies in Estimated Revenues and apply Current Surplus funds towards it.

Mr. Selke said it would cost every center about \$12.00 to \$15.00 a month for telephone. Of course, as far as equipment is concerned, each station will take care of itself.

Mr. Henderson, Co-Ordinator for Congers, told the Board that it would be impossible to get money from local citizens to continue the work. He said it would be necessary to have coal to heat some of the stations for the winter, as the people on duty must be kept warm. He presented bills for Congers showing that the following amounts were spent: May, \$42.33; June, \$28.96; July, \$37.08; August, \$48.67.

Mr. Selke then asked if the amount of \$1000. which can be appropriated by towns is only for a year.

Mr. Blauvelt said that he understood that \$1000. was all a town could appropriate for one year.

Mrs. Anderson said that the center needs three things, namely, telephone, heat and electricity. Also, a certain amount of postage is required.

Mr. Johnson, Co-Ordinator for Nanuet, told the Board that as blackouts increase, there will be more calls, as they are required to report every incident that develops. He said that it is important that all branches of their set-up work, in order to increase their efficiency.

Mrs. Anderson pointed out that there is a chart in Mr. Wallace's office, and that it is important for us to report to him, so he can check and know where he can call for help.

Mr. Kreuger said that centers are trying to condense the number of calls to save expense, even though it is not strictly correct.

Mr. Johnson said that some of the centers are not strictly carrying out the terms of the present law in not having a control center with 24 hour service.

Mr. Blauvelt said that the Board appreciates their problems and that they will do everything possible to appropriate money for next year, but he does not know if money can be appropriated for the balance of the year.

Mr. Dickenman said he did not feel that any taxpayer would object to reimbursing the centers for the amount already spend, and granting them money for their future needs. He said he felt that if there was anything the Board could do, they should do it.

Mr. Blauvelt suggested that the various districts submit a budget of their anticipated expenses as soon as possible to the Town Clerk, so that the Board may consider their needs when preparing the new budget. He told the group that the Board would take up the matter of appropriating money for the balance of the year with the Town Attorney.

Mr. Lexow and Mr. Cary then appeared before the Board relative to the application of the Spring Valley Water Works & Supply Co. for a permit in connection with wells on the Jones property in Nanuet.

Mr. Lexow told the Board that about six months ago Lederle Laboratories, manufacturers of serum, was asked by the Federal Government to expand their plant tremendously. In order to expand their plant, Lederle got first priorities on both labor and material, and they have expanded the plant about four times its original size. The only source of water supply was the Spring Valley Water Works & Supply Co., but they did not have enough water from their present wells. They have been looking for an additional supply, and they found it on the Jones property in Nanuet. They went before the Board of Appeals and told them they were going to sink an experimental well, and that if they found sufficient water, they would ask for a permit. They have gone down about 200 or 300 feet below the sandstone level. They went to Mr. Cary, Building Inspector, for a permit to erect a pump house in order to install the proper equipment, and Mr. Cary said he didn't want to grant this permit. He took the attitude that his boss is the Town Board of Clarkstown, and that he could not act without their authority.

Mr. Cary said he didn't act, as it was contrary to the Zoning Ordinance. He further said that he told Mr. Fricker of the Spring Valley Water Works & Supply Co. that he could ask the Zoning Board of Appeals for an appeal over his (Mr. Cary's) decision, or ask the Town Board to act.

Mr. Lexow said he was present to ask for a permit on behalf of the Spring Valley Water Works & Supply Co. He said he felt that this was wartime and no time for technicalities. He pointed out that a public hearing was held by the Water Power Control Commission on the

matter, and that the only man who objected was Dr. Griesman, whose objection was that the hydrant wasn't put up to his house, as this would have saved him some insurance. The Water Commission has approved the application for a permit. Mr. Lexow said that he went to Mr. Cary, Building Inspector, who said "No" unless the Town Board told him to do so. He pointed out that the urgency of the situation has been greatly increased, as the Federal Government is about ready to start construction of an embarkation camp in Orangetown. He said it was estimated that from this camp, there will be sent probably two or three million men. He further added that the Federal Government is going to grant priorities to the Water Company because of the increased needs.

Mr. Goebel then asked if this will steal the water from adjacent property owners.

Mr. Lexow said that the engineers for the Water Company say that they will not steal the water from other people, as they go down through the sandstone about 200 feet in a sealed pipe.

Mr. Lexow said he did not feel that the Town Board can hold up anything necessary to the war effort.

Mr. Cary said the first time he ever heard of a war issue being involved was tonight. He said he was requested to put a violation on the building. He further added that he had phoned Mrs. Jones, and that she had told him she did not sell her property. When the Spring Valley Water Company came before the Board of Appeals, Mr. Cary said he understood that they did not give any permission for the digging of a test well. Then Mr. Fricker, of the Water Company, and his attorney came to him and requested that a permit be granted to them. Mr. Cary said he told them "No", and advised them that they could take an appeal over his decision to the Zoning Board of Appeals or go before the Town Board and make a request that they take action. He said that if one man has to follow the regular procedure, the Hackensack Water Company has the same thing open to them.

Mr. Lexow said there was no question of a violation of the Zoning Ordinance in this matter, and quoted Subdivision 9 of Section 5. "Residence A" District Uses which reads as follows:-

"Public utility buildings, only when their location within a
"Residence A" District is necessary for the furnishing of
service to subscribers, and provided that no public business

business offices, warehouses, construction, or repair shops nor garage facilities are included."

Mr. Lexow pointed out that a permit should be granted for two reasons.

1. Because the State authority has acted and said the thing should go through, and the State authority is superior to local municipalities.
2. Under strict terms of the zoning ordinance by express exception a public utility is excepted. He pointed out that the Board would be holding up two great projects, namely, Lederle Laboratories and the great camp in Orangetown.

Mr. Cary told the Board that the Hackensack Water Company was notified of the two actions they could take in this matter. Should he be in error, they have recourse to the Zoning Board of Appeals or the Town Board. He said he understood this has been going on for three months.

Mr. Lexow again pointed out that the Zoning Ordinance says that in a Residential District, you can have a utility. The State has passed on the diggin of wells as a private necessity. He also said that he had an opinion from the Town Attorney, Mr. Wexler, in which he indicates there is no violation of the ordinance.

Mr. Griesman said he objected to a permit being granted. He said he understood that about two million gallons of water a day would be taken out of the wells, and asked what the other people would do if their water supply was stolen. He said he opposed it unless it was a benefit to Clarkstown.

Mr. Lexow told Mr. Griesman that all he wanted was the Water Company to put in a hydrant up to his home.

Mr. Lexow told the Board that the Water Company cannot say to Lederle Laboratories and the Federal Government, "we can't give you water". They just have to give them water. He told the Board to bear in mind that this is wartime and not to hold up this matter.

Mr. Blauvelt said he felt the Board should get an opinion from the Town Attorney on the matter.

Mr. Dickenman said he wanted to go on record that he approved of Mr. Cary granting a permit to the Spring Valley Water Works & Supply Company.

The Board then told Mr. Lexow they would get an opinion from the Town Attorney and meet in Special Session to act in this matter.

Mr. Cary then asked that the Board act in the case of his wife's request to change her property to business in the same manner as they have other cases. He pointed out that the property was purely business rather than residential. He said he was asking this as a special request.

The Board told Mr. Cary that they only wanted to get the requests of other property owners in the same vicinity, so that all properties could be included in one notice of publication and public hearing.

Mr. Dickenman moved that the Board meet on Tuesday morning, Sept. 22, 1942 to take action on Mr. Lexow's request that a permit be granted to Spring Valley Water Works & Supply Co.

Seconded by Mr. Goebel

Carried

Mr. Dickenman moved the meeting be adjourned.

Seconded by Mr. Goebel

Carried

Meeting adjourned.



Town Clerk of Clarkstown