

PUBLIC HEARING

FEBRUARY 27th, 1946

Town Clerk's Office

8:00 P.M.

Present: Mr. Schmersahl
Mr. McIntyre
Mr. Eberling
Mr. Dickenman
Mr. Dillon

Mr. Dillon called the hearing to order. He told those present that the hearing had been called to consider an application of Alfred J. Elish to change property in West Nyack from "Business B" district and "Residence A" district to "Industrial" district. He said that the hearing had been published in the Journal-News, and that an Affidavit of Publication is now on file in the Town Clerk's office.

The Town Clerk then read the Notice of the Hearing.

Mr. Dillon then informed those present that all in favor of the proposed change would be given the opportunity to speak first, and that when they have finished anyone who desires to oppose the change will have the opportunity to address the Board.

Mr. Walter McDermott, Attorney for Mr. Elish, told the Board he wished to speak in favor of the petition. He said that when he appeared before them to present the petition, he stated what his client intended to do with the premises if the Ordinance was changed. He told the Board that the property under consideration consists of 30.42 acres, 4 acres of this property being suitable for the purposes intended. His client's purpose, providing the Ordinance was changed, was to have a dry industry in the nature of needlework. The program was to erect a one or at the most two story building, and have the machinery in it to do sewing on dresses. Mr. McDermott said that his client had engaged an architect to prepare plans for a building that would be a credit to the Town and not an eyesore. Also, he intends to landscape the property outside of the four acres. However, since the Notice has been published in the newspaper, Mr. McDermott said it had been brought to his attention that the purposes of his client have been misunderstood. Some people believe that a dye and cleaning establishment, a fur business, and a factory using heavy machinery is intended. He said his client never did intend to have such a program. He still stands on

what he told the Board. All they want to do is to have a place that will be a credit to the hamlet and without any decrease in the value of surrounding properties. Mr. McDermott said he had heard from Mr. Cowle of the Hackensack Water Co. and also the Village of Nyack Water Commissioners, and that they are both opposed to the change, as it is close to their source of water supply. He said that Mr. Cowle had informed him that in a program involving homes, you could tell what houses were affecting the stream, but that in a scheme such as this which would employ from 30 to 75 people, there might be grave difficulty with the sewerage disposal. Mr. McDermott said he felt that the lowlands is not conducive to the erection of houses. He said also that it had been pointed out to him that if the Ordinance were changed to permit the change of the property into an Industrial zone, and if because of times and the uncertainty of conditions, his client might sell to someone else, once the change was made the new owner wouldn't be bound by the same rules that Mr. Elish would be bound by. Mr. McDermott said that under the circumstances, he had taken the matter up with his client, and Mr. Elish is withdrawing his petition at this time.

Mrs. Block said that she had been requested to act as spokesman for the West Nyack Group with a view to organizing a civic group to go into such matters in the future. She also told the Board that the land near the Hackensack Creek in West Nyack was becoming quite inundated and that the Creek needs cleaning out quite badly. She pointed out that some of the land could be used for agriculture, but is at present under water. She said the group favored cleaning this up.

Mr. Emil Klein told the group that the property for which Mr. Ellis requested the change of zoning was his, and that he didn't want the people to think that he was trying to unload swamp land for a few dollars. He further said that he agreed with Mr. Elish that dry industry would be a good thing, and that nothing else was ever intended.

Mr. Dickenman then told the group that the Town Board is about ready to appoint a Planning Board, and that such an organization will be of great help when certain changes in the zoning of property, such as the one proposed, are brought up.

There being no further business, a motion was made by Mr. Eberling, seconded by Mr. Eberling and unanimously adopted that

the hearing be closed.

Hearing closed at 8:30 P.M.

Carroll M. Martling
Town Clerk of Clarkstown

ABD 673