

## SPECIAL TOWN BOARD MEETING

May 22nd, 1947

Town Clerk's Office

8:00 P.M.

Present: Mr. Schmersahl

Mr. McIntyre

Mr. Welchman

Mr. Eberling

Mr. Dillon

Mr. Dillon called the meeting to order.

Mr. Eberling moved the following resolution:-

RESOLVED, that Fred Brunjes be appointed as Patrolman provisionally at a salary of \$2150. per year, the rating to be 5th grade patrolman.

Seconded by Mr. McIntyre	Vote: Mr. Schmersahl	Yes
	Mr. McIntyre	Yes
	Mr. Welchman	Yes
	Mr. Eberling	Yes
	Mr. Dillon	Yes

Mr. Eberling moved the following resolution:-

RESOLVED, that a street light be installed on Prospect St., Nauvet, on Pole #1 in front of the Firehouse.

Seconded by Mr. Schmersahl	Vote: Mr. Schmersahl	Yes
	Mr. McIntyre	Yes
	Mr. Welchman	Yes
	Mr. Eberling	Yes
	Mr. Dillon	Yes

Mr. McIntyre moved the following resolution:-

WHEREAS Sophie Hicks presented a petition dated April 7th, 1947 requesting that the land described in said petition be re-zoned from Residence "A" District to Business "A" District, and

WHEREAS a Public Hearing was held on May 9th, 1947 after due publication and due notice,

NOW, THEREFORE, BE IT RESOLVED that the following described land be re-zoned from Residence "A" District to Business "A" District, and that the Building Zone Map of the Town of Clarkstown be amended accordingly, said amendment to take effect as provided by law.

ALL that certain lot, piece or parcel of land, situate, lying and being at or near Congers, in the Town of Clarkstown, County of Rockland and State of New York, bounded and described as follows:-

BEGINNING at a point in the middle of the intersection of the public road running to Haverstraw and the old public road running to Nyack; running thence along lands now or formerly of Fox, North 75 degrees West 645.9 feet to a point marked by a stake driven in the ground; running thence still along lands now or formerly of Fox South 5 degrees East 513.5 feet to a point marked by a stake driven in the ground; running thence still along lands now or formerly of Fox North 65 degrees 15 minutes west 395 feet to a point marked by a stake driven in the ground; running thence South 27 degrees 30 minutes East 211.2 feet to the North side of Rockland Lake; running thence along the Northerly side of Rockland Lake the following courses and distances (1) South 25 degrees East 174.9 feet, (2) North 32 degrees 30 minutes East 233.6 feet and (3) Easterly 337.9 feet to a point and lands now or formerly of Leonard; running thence along lands of Leonard and partly through a stonewall North 34 degrees 21 minutes East 217.8 feet to a point in the Westerly side of the Old Public Road aforesaid; running thence through the center of the Old Public Road North 22 degrees East 300 feet to the point or place of beginning. Containing 5.74 acres of land more or less.

Seconded by Mr. Welchman	Vote: Mr. Schmersahl	Yes
	Mr. McIntyre	Yes
	Mr. W. Leaman	Yes
	Mr. Martin	Yes
	Mr. Dillon	No

Mr. Schmersahl moved the following resolution:-

WHEREAS Anna V. Conklin and Spencer Conklin have presented a petition dated February 13th, 1947 requesting that the land described in said petition be re-zoned from Residence "C" District to Business "B" District, and

WHEREAS a Public Hearing was held on April 11th, 1947 after due publication and due notice, and

WHEREAS the Planning Board of the Town of Clarkstown by resolution dated April 11th, 1947 were also requested to examine into the advisability of either granting or denying said petition, and

WHEREAS the said Planning Board of the Town of Clarkstown under date of April 21st, 1947 recommended to the Town Board of the Town of Clarks-

town that the said petition be denied,

NOW, THEREFORE, BE IT RESOLVED, that the petition of Anna V. Conklin and Spencer Conklin dated February 13th, 1947, on file with the Town Clerk, requesting the re-zoning of the land therein set forth be and the same is denied.

Seconded by Mr. Welchman	Vote: Mr. Schmersahl	Yes
	Mr. McIntyre	Yes
	Mr. Welchman	Yes
	Mr. Eberling	Yes
	Mr. Dillon	Yes

Mr. Schmersahl moved the following resolution:-

WHEREAS, a resolution was presented by the Zoning Board of Appeals and the Planning Board of the Town of Clarkstown dated November 8th, 1946 recommending certain amendments to the Building Zone Ordinance of the said Town of Clarkstown, and

WHEREAS, a Public Hearing was held on May 9th, 1947 with regard to the amendments as proposed by the said Boards after due publication and due notice,

NOW, THEREFORE, BE IT RESOLVED that the following sections of the Building Zone Ordinance of the Town of Clarkstown be amended as follows:-

SECTION 13 REAR YARDS.

- A. Requirements in "Residence" and "Business A" Districts.  
Within any "Residence" or "Business A" Districts a rear yard is required on every lot, which shall not be less in depth than either of the following minima, whichever is greater:

SECTION 14

- (2) No rear yard shall be less in depth than as specified in the following table in any case:
- |                          |          |
|--------------------------|----------|
| "Residence A" Districts, | 30 feet. |
| "Residence B" Districts, | 30 feet. |
| "Residence C" Districts, | 15 feet. |
| "Business A" Districts,  | 15 feet. |

SECTION 15 SIDE YARDS.

- A. Requirements in "Residence" and "Business A" Districts.  
Within any "Residence" or "Business A" District a side yard is required along each side of every building used as a residence neither of which side yards shall be less in width than either of the following minima, whichever is greater:

SECTION 15

- (2) The following are minimum widths of side yards permitted but for lots narrower at the time of passage of this

Ordinance than these specified, the following tabulated allowances may be deducted, provided that the side yard may be not less than the following stated absolute minimum in any case.

<u>DISTRICT</u>	<u>MINIMUM SIDE YARD</u>	<u>FOR LOTS NARROWER THAN</u>	<u>DEDUCT PER FOOT OF DIMINUTION</u>	<u>MINIMUM IN ANY CASE</u>
"Residence A"	25'	100'	3"	6'
"Residence B"	15'	50'	4"	5'
"Residence C"	8'	50'	3"	6'
"Business A"	8'	50'	3"	6'

and

BE IT FURTHER RESOLVED that the foregoing amendments shall become effective as prescribed for by law.

Seconded by Mr. Eberling;	Vote:	Mr. Schmersahl	Yes
		Mr. McIntyre	Yes
		Mr. Welchman	Yes
		Mr. Eberlin	Yes
		Mr. Dillon	Yes

There being no other business, Mr. Eberlin, moved the meeting be adjourned.

Seconded by Mr. Schmersahl                      Carried

Meeting adjourned.

*Oliver W. Smith*  
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 Town Clerk of Clarkstown