

PUBLIC HEARING

Dec. 2, 1949

Town Clerk's Office

8:00 P.M.

Present: Mr. Schmersahl

Mr. Fibble

Mr. Welchman

Mr. Eberling

Mr. Dillon

Mr. Dillon called the hearing to order, explaining that it was being held to consider the application of Arthur Sinclair Taylor and Beula Taylor for a change in the zoning of their property from Res. A to Bus. B dist.

The Town Clerk then read the Notice of the Hearing and presented the Affidavit of Publication.

Mr. Dillon then told those present that the Board would listen first to those in favor of the change, and then those opposed would be given the opportunity to speak.

Mr. Clifford Freund appeared as counsel for the applicants and stated that the Spring Valley Air Park, Inc. has a lease on the property for approximately ten years, and that an airport is now operating there under a variance granted in 1946. He then presented a map of the property and also aerial photographs.

Mr. A. J. Edgar, Traffic Manager of Lederle Laboratories stated that they are using the facilities of the field to fly emergency shipments of drugs to LaGuardia and Idlewild Airports, as they find they can meet the departures of domestic and international flights much quicker. He estimated that it took six minutes to go from Lederle to the airfield, and approximately 12 minutes from there to LaGuardia. He stated that Lederle has used the airport since it has been in existence and cited one instance where they had one expensive drug valued at \$24,000. which they flew to LaGuardia for flying to meet an epidemic in France. He further stated that they couldn't meet such emergencies without the airport.

Mr. Taylor then told the Board that he and his wife are owners of this property and are desirous of the change. He stated that they have had the Air Park for approximately three years and they have no objection to the operation of the field there and are very happy with the operation as it stands.

Mr. Wm. Bohlke, President of the Spring Valley Airport Inc. then told the Board that operations were first started in the spring of 1946. He stated

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that they have a C.A.A. license to operate a flying school, primary and advanced ground school and flight instructor's school. In order to obtain such a license, there are definite requirements that must be met as to the size of the field and building facilities and also safety regulations. He then stated that they also have a private trade school license which permits them to teach commercial and private flying. He stated that they have a contract to train veterans under the G.I. bill of rights, and that they are the only ones in the county at present licensed to do this. He stated that there are approximately 20 to 24 planes at the field, 9 of these being owned by the corporation.

Mr. Bohlke told the Board that quite a number of people use the field. He said that the people who came into Spring Valley to work on the gas pipe line have been using it, Lederle sales division uses it quite frequently, a couple of engineers in Linden come up once or twice a week regularly, and the Conservation Dept. uses it.

In regard to emergency landings, Mr. Bohlke told the Board that he has made notes on the types of emergency, and it is interesting over a few years to see what has happened. He said 70 planes have landed due to weather conditions, 4 due to engine failure, 35 due to being lost and 50 due to being low on gasoline. Also quite a number of students get lost and have to stop to get their bearings.

Mr. Bohlke told the Board that at present they have an army contract which would give a class of pilots a re-fresher course. He said they have many army ships land there.

Mr. Bohlke stated that he figures approximately 100 planes land there a week-end, and these include people coming for gasoline and tourists coming in to visit people in the county.

Mr. Bohlke then told the Board that the reason they are operating under a variance is that they did not want to ask for a change in the beginning, since they did not know what would happen to the airport business. He said that while they all had faith in flying, they didn't want a change made, and a year or so later find it a flop. He said they started in on a small scale and went on until they were sure of the trend. Now that they are positive of it, they are asking that the change be granted. He said that they are trying to expand, and you can't expand under a variance. If you want to put up a building, you would have to have a hearing. He said you can't run a business on temporary buildings, and there have been no complaints.

Mr. Nathaniel Uslan of Smith Rd., Spring Valley stated that he lives a few hundred yards down the hill from the airport, just below Spore's place, and that he has owned the property since March, 1946. He stated that he never hears the airplanes, and that he has no objections as he feels it is a good

thing.

Mr. Jacob Pesner, Chairman of the Rockland County Planning Board, stated that during the war the Planning Board was interested in locating sites for airports within the county, as they were asked to do this by the C.A.A. as they anticipated after the war a number of fellows would want to fly. They were interested in keeping this down to a minimum by having different municipalities designate airports so they could license these places. This is one of the spots that was accepted and approved by the C.A.A. He stated that the County Planning Board is very interested and would like to see it as a definite thing rather than a variance, so that when they advertise Rockland County, they will have a definite airport. He further stated that he represents property owners to the west, who bought the property after the airport was established, and they have no objections.

Mr. Bohlke then stated that the neighbors were not opposed to the change.

Mr. Freund presented a letter from Robert J. Ely, Capt. FA Reserve favoring the proposed change.

Mr. Peter Erikson stated his objection to the variance was one of pure finance, as the amount of money invested is very great. He said that a group, who would be unsympathetic, could cause a great deal of trouble. He said they have a tremendous investment there. They have done it themselves, and they feel a change should be made, as they want the security that it will be a commercially operated airport.

No one appeared to oppose the change.

There being no others desiring to speak, Mr. Fibble moved adjournment.

Seconded by Mr. Welchman

Carried

Hearing adjourned.

Corey Matthews MacLean
Town Clerk of Claytown

SPECIAL TOWN BOARD MEETING

Dec. 2nd, 1949

Town Clerk's Office

8:30 P.M.

Present: Mr. Schmersahl

Mr. Fibble

Mr. Welchman

Mr. Eberling

Mr. Dillon

Mr. Dillon called the meeting to order.

The Board then considered the application of Arthur Sinclair Taylor and Beula D. Taylor for a change in the zoning of their property from Res. A to Bus. B dist.

Mr. Welchman moved the following resolution:-

WHEREAS, the Town Board of the Town of Clarkstown, by resolution duly adopted on the 10th day of November, 1949, provided for a public hearing on the 2nd day of December, 1949 at the office of the Town Clerk, Main Street, New City, New York, at 8:00 in the evening to consider the application of Arthur Sinclair Taylor and Beula D. Taylor, to amend the Building Zone Ordinance for the said Town by redistricting the property of said petitioners from "Residence A" to "Business B", and,

WHEREAS, notice of said public hearing was duly published as required by law and said public hearing was duly held at the time and place specified in said notice.

WHEREAS, notice of said public hearing was duly published as required by law and said public hearing was duly held at the time and place specified in said notice.

NOW THEREFORE, be it resolved that the Building Zone Ordinance of the Town of Clarkstown be and it hereby is amended by redistricting the following described property from "Residence A" to "Business B."

ALL that certain lot, piece or parcel of land in the Town of Clarkstown, County of Rockland, State of New York, together with the buildings and improvements thereon, bounded and described as follows, and at Spring Valley in said Town.

BEGINNING at the northwest corner thereof in the middle of Smith Road, being the Northeast corner of premises now or formerly of Nicholas C. Blauvelt; running thence (1) about South 499.62 feet to a stake; thence (2) South 4° West 422.40 feet to a point; thence (3) North 89° 30' West 920.70 feet to a point in the Northerly line of a right of way of the New Jersey & New York Railroad; running thence (4) South 78° East along the Northerly edge of said right of way 1564.20 feet to a stake in the Northerly line of said right of way; thence (5) on a curve to the right having a radius of 1432.69 feet for a distance of 1072.50 feet along the Northerly edge of said right of way to a point; thence (6) about South 89° West 214.50 feet to a hickory tree; thence (7) North 2° West 825 feet to a stake and stones; thence (8) North 10° 30' West 489.39 feet to a point in the middle of said Smith Road; thence (9) Westerly along the center line of said Smith Road 1657.92 feet to the point or place of beginning.

FURTHER RESOLVED, that notice of said amendment be given by publishing and posting as required by law.

Seconded by Mr. Schmersahl

On roll call, the vote of the Board was as follows:-

Mr. Schmersahl	Yes
Mr. Fibble	Yes
Mr. Welchman	Yes
Mr. Eberling	Yes
Mr. Dillon	Yes

There being no further business, Mr. Fibble moved the meeting be adjourned.

Seconded by Mr. Welchman Carried

Meeting adjourned.

Rosa M. MacLean

 Town Clerk of Clarkstown

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