

SPECIAL MEETING

February 17, 1955

Supervisor's Office

8:00 P.M.

Present: Mr. Fibble
Mr. Welchman
Mr. Burleigh
Mr. Dillon

Absent: Mr. Schmersahl

Mr. Dillon informed the Board that the meeting had been called to consider a number of zoning applications which were still pending.

Mr. Dillon presented the application of Harvey Polhemus for a change of zoning of property at West Nyack from "Res. B" to "Bus. B".

It was decided to grant the application provided the applicant submits a written statement that the property is used in accordance with the requirements of an "M1" District as contained in the proposed zoning ordinance.

Mr. Burleigh moved the following resolution:

WHEREAS, the Town Board of the Town of Clarkstown by Resolution duly adopted on the 27th day of January, 1955, provided for a public hearing on the 11th day of February, 1955, at the office of the Town Clerk, Main Street, New City, New York, at 8:30 p.m., Eastern Standard Time, to consider the application of Harvey F. Polhemus, to amend the Building Zone Ordinance for the said Town by redistricting the property of the said petitioner from "Residence B" 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.

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 at West Nyack in said Town from "Residence B" to "Business B".

BEGINNING at a point on the southerly side of Nyack Turnpike where the same is intersected by the center line of the Hackensack River; thence along the center line of Hackensack River as it winds and turns 1650 feet more or less to the northerly line of land formerly of Smith, now of Edward T. Lovatt; thence North 85° West 690 feet more or less to an old iron pipe in the easterly line of land formerly of Catherine Smith and now of Thomsen; thence along the easterly line of land now of Thomsen North 12° 15' East 433 feet to an old iron pipe; thence still along the easterly line of land now of Thomsen North 13° 55' East 501.4 feet to an iron pipe in the southerly line of land formerly of Mary Ann Storms; thence along the southerly line of land formerly of Mary Ann Storms and land formerly of Loretta Storms South 74° 13' East 450 feet to the easterly line of land formerly of Loretta Storms; thence along the easterly line of land formerly of Loretta Storms North 15° 47' East 390 feet to the southerly side of Nyack Turnpike; thence easterly along the southerly side of Nyack Turnpike 30 feet more or less to the beginning. Containing 17 acres, more or less, excepting that portion of said premises which is located in "Business B" Zone.

Seconded by Mr. Fibble.

On roll call, the Board voted as follows:

AYES: Messrs. Fibble, Welchman, Burleigh, Dillon

NOES: None.

Mr. Dillon presented the application of August Laudiero for a change of zoning of property in Nanuet from "Res. B" to "Bus. B".

Mr. Burleigh moved the following resolution:

WHEREAS, the Town Board of the Town of Clarkstown by Resolution duly adopted on the 27th day of January, 1955, provided for a public hearing on the 11th day of February, 1955, at the office of the Town Clerk, Main Street, New City, New

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7. Farming, agriculture, floriculture, nurseries, green houses or truck gardening, excluding the breeding and care of hogs, ducks, dogs, laboratory animals, fur bearing animals, ornamental birds or poultry for commercial purposes.

Seconded by Mr. ~~Welchman~~.

On roll call, the Board voted as follows:

AYES: Messrs. Fibble, Burleigh, Welchman, Dillon

NOES: None.

Mr. Dillon presented the application of Harneal Inc. for a change of zoning of property at Nanuet from "Res. AAD&B" to "Bus. B".

The Board discussed the application and decided to grant the change provided that a 100 foot buffer zone is maintained to the rear of Dr. James Patrick's property on Middletown Rd.

Mr. Fibble moved the following resolution:

WHEREAS, the Town Board of the Town of Clarkstown by Resolution duly adopted on the 10th day of December, 1954, provided for a public hearing on the 7th day of January, 1955, at the office of the Town Clerk, Main Street, New City, N. Y. at 8:30 P.M., Eastern Standard Time, to consider the application of Harneal, Inc., to amend the Building Zone Ordinance for the said Town by redistricting the property of the said petitioner from "Residence A" and "Residence B" 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.

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 at Nanuet in said Town from "Residence A" and Residence B" to "Business B"

BEGINNING at a point in the northerly line of New York State Highway Route 59 where said northerly line intersects the center line of the Middletown Road; thence running in a westerly direction along the northerly line of New York State Highway Route 59 the following courses: North $61^{\circ} 36'$ West 175 feet; North $54^{\circ} 36'$ West 250 feet; thence turning and running in a northerly direction North $35^{\circ} 24'$ East 200 feet to a point; thence turning and running in a westerly direction North $54^{\circ} 36'$ West 100 feet; thence turning and running in a southerly direction South $35^{\circ} 24'$ West 200 feet to the north line of New York State Highway Route 59; thence turning and running westerly along said northerly line of New York State Highway Route 59 North $54^{\circ} 36'$ West 165 feet more or less to the center of the Nauraushaun Brook; thence turning and running in a general northwesterly direction along the center of the Nauraushaun Brook its various courses approximately 700 feet to the lands nor or formerly of J. J. Fenner; thence turning and running in an easterly direction South $88^{\circ} 10'$ East 35 feet to the other lands of Harneal Inc; thence running in an easterly direction the following courses: South $54^{\circ} 36'$ East 715 feet more or less to the southwest corner of the lands of Schroeder; thence at right angles to said last mentioned course 100 feet south to a point; thence at right angles to said last mentioned course in an easterly direction 212 feet more or less to lands of Altman; thence easterly still along lands of Altman South $61^{\circ} 30'$ East 170 feet to the center line of the Middletown Road; thence southerly along the center line of the Middletown Road South $27^{\circ} 05'$ West 342 feet to the point or place of beginning.

Excepting therefrom so much of the above described property that is presently zoned in Business District B.

Seconded by Mr. ~~Burleigh~~.

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Mr. Dillon presented a request from the Building Inspector for permission to attend a Building Code conference at New York City on Feb. 16, 17, and 18, 1955.

Mr. Welchman moved the following resolution:

RESOLVED, that the Building Inspector be authorized to attend a Building Code Conference at New York City on Feb. 16, 17 and 18, 1955, at the expense of the Town.

Seconded by Mr. Burleigh.

Carried.

The Clerk was also instructed by the Board to write to the Bldg. Inspector and have him inspect the Ford House at Congers.

Mr. Dillon informed the Board then Henry Helmcke had resigned as Assessor effective Feb. 18, 1955.

Mr. Burleigh moved that the resignation be accepted.

Seconded by Mr. Welchman.

Carried.

Mr. Welchman moved the following resolution:

RESOLVED, that Doyle Brannon of West Nyack be provisionally appointed as Assessor for the Town of Clarkstown at an annual salary of \$4,500, the appointment to become effective on Feb. 21, 1955.

Seconded by Mr. Fibble.

Carried.

The Clerk was instructed to notify the Civil Service Comm. of the appointment.

There being no further business to come before the Board, the meeting was adjourned.

August W. Hansen

 Town Clerk of Clarkstown