

PUBLIC HEARING

Town Clerk's Office

April 28, 1955
8:00 P.M.

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

Mr. Dillon called the hearing to order, explaining that it had been called to consider the application of the Raso Holding Corp. for a change of zoning of property at West Nyack from "Res. A" to "Bus. B".

Mr. Richard Stern came before the Board as Attorney for the petitioner. Mr. Stern said that the change had been requested so that the Produce business now located in Nyack could be moved to this location.

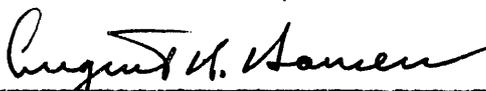
No one appeared before the Board in opposition.

Mr. Schmersahl moved that decision be reserved on the application, and the hearing be closed.

Seconded by Mr. Welchman.

Carried.

Hearing closed.



Town Clerk of Clarkstown

PUBLIC HEARING

Town Clerk's Office

April 28, 1955
8:30 P.M.

PRESENT: Mr. Dillon
 Mr. Welchman
 Mr. Burleigh
 Mr. Fibble
 Mr. Schmersahl

Mr. Dillon called the hearing to order, explaining that it had been called to consider the application of Herman Hoeflich and Leo Cyler for a change of zoning of property at Nanuet from "Res. B" to "Industrial".

Mr. Samuel Gunn, Attorney for the Petitioners, appeared before the Board. Mr. Gunn stated that the property is owned by John Forni of Nanuet and is presently zoned for Industry and "Res. B". He said that his clients wished to have the entire parcel zoned "Industrial" so that it can be properly developed.

Mr. John Forni of Nanuet came before the Board in favor of the change. Mr. Forni said that he had bought the property 30 years ago and had used it for business purposes ever since.

Mr. Edward Hamilton and Mr. B. Barberis of Nanuet also came before the Board in favor of the change.

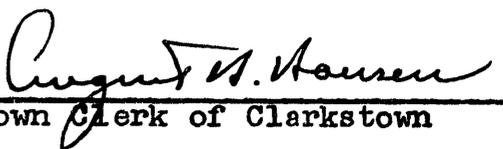
The following residents of Nanuet came before the Board in opposition:

Mr. & Mrs. Stephen Boross
 Mr. A. Guardiano
 Mr. Alan Eaton
 Mr. Richard Smith
 Mr. A. Conklin
 Mrs. Gene Foss
 Mrs. Harold Mendelson

All those who appeared in opposition stated that they had no objection to a change to business, but they were opposed to any extension of the present industrial zone since it is so close to the residential area.

Mr. Schmersahl moved that the Board reserve decision and the hearing be closed.
 Seconded by Mr. Burleigh. Carried.

Hearing closed.


 Town Clerk of Clarkstown

TOWN BOARD MEETING

Town Clerk's Office

April 28, 1955
7:30 P.M.

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

Supervisor Dillon called the meeting to order.

Mr. Welchman moved that the reading of the minutes of the last regular meeting be dispensed with.

Seconded by Mr. Burleigh.

Carried.

Mr. E. A. Festa, attorney for a group of residents of Nanuet, presented a petition and survey pursuant to Sec. 200 of the Town Law for the construction of Nelson Place.

The papers were referred to the Town Attorney.

A letter from the State Traffic Commission was presented to the Board denying their request for the extension of the 30 MPH area speed restriction to include Sawmill and Roberts Roads at New City.

A letter was presented from the Spring Valley Water Co. in regard to the Board's request for a hydrant on Frederic St. 900 feet south of Old Nyack Turnpike at Nanuet. The letter stated that the water main only extended 400 feet into Frederic St. and if the Board wished, a hydrant could be installed at this point and another would be installed further south on Frederic St. when the main is extended.

The Board approved the installation of a hydrant on Frederic St. 400 feet south of Old Nyack Turnpike.

Mr. Schmersahl moved the following resolution:

RESOLVED, that the Spring Valley Water Co. be authorized to install a hydrant on Frederic St., Nanuet approximately 400 feet south of Old Nyack Turnpike.

Seconded by Mr. Welchman.

Carried.

Mr. Burleigh moved the following resolution:

RESOLVED, that one (1) hydrant be installed on the north side of Germonds Road approximately 400 feet east of Route 304, and the Spring Valley Water Co. be requested to make the necessary installation.

Seconded by Mr. Welchman.

Carried.

Mr. David Tolins of New City came before the Board in regard to the streets in the Koop development. Mr. Tolins stated that the streets are still in an impassable condition and he requested immediate action by the Board.

Mr. Klein reported to the Board that he had gone over the roads with Mr. Koop on the morning of April 28, and he had advised Mr. Koop not to attempt to build the roads for another two weeks until the ground was thoroughly dry. He substantiated Mr. Tolin's statements on the condition of the roads and suggested that temporary repairs be made and the Board set a dead line on the completion of the roads.

Mr. Schmersahl moved that Mr. Koop be advised to make temporary repairs to the roads and to complete all construction by June 1, 1955.

Seconded by Mr. Welchman.

Carried.

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Mr. Fibble moved the following resolution:

WHEREAS, a written petition, dated March 28, 1955 in due form and containing the required signatures had been presented to and filed with the Town Board of the Town of Clarkstown, Rockland County, New York, for the formation of a Lighting District at New City in said town, to be bounded and described as follows:

ALL that tract or parcel of land and premises situate, lying and being in the Town of Clarkstown, Rockland County, New York, bounded and described as follows:

BEGINNING at a point in the center line of the New City-Congers Road, said point being distant the following courses and distances from the intersection of the center line of Cairnsmuir Lane and the center line of the New City-Congers Road:

(1) North $55^{\circ} 23'$ East along the center line of the New City-Congers Road a distance of 364.15 feet to a point; (2) North $52^{\circ} 21'$ East along the center line of the New City-Congers Road a distance of 534.85 feet to a point; (3) North $51^{\circ} 43'$ East along the Center line of the New City-Congers Road a distance of 84.15 feet to the point of beginning;

running thence the following courses and distances along the center line of the New City-Congers Road: (1) North $51^{\circ} 43'$ East a distance of 142.0 feet; thence (2) North $57^{\circ} 19'$ East a distance of 251.6 feet; thence (3) North $53^{\circ} 56'$ East a distance of 174.45 feet; thence (4) on a curve to the left having a radius of 405.13 feet a distance of 153.43 feet to a point; running thence (5) South $83^{\circ} 00'$ East a distance of 376.5 feet to a point; running thence (6) North $46^{\circ} 48' 30''$ East a distance of 20.23 feet to a point; running thence (7) North $89^{\circ} 11' 30''$ East a distance of 203.2 feet to a point; running thence (8) South $86^{\circ} 23' 30''$ East a distance of 352.6 feet to a point; running thence (9) South $10^{\circ} 14'$ West a distance of 399.3 feet to a point; running thence (10) South $14^{\circ} 28'$ West a distance of 393.4 feet to a point; running thence (11) South $9^{\circ} 53' 30''$ West a distance of 380.4 feet to a point in the center line of Cairnsmuir Lane; running thence (12) North $85^{\circ} 07' 30''$ West along the center line of Cairnsmuir Lane a distance of 1354.70 feet to a point; running thence (13) North $16^{\circ} 55'$ East a distance of 637.70 feet to a point; running thence (14) North $72^{\circ} 39'$ West a distance of 125 feet to the point of beginning.

WHEREAS, the improvements proposed consist of the erection and installation of two 4000 lumens lamps on 8-foot brackets AK10, Unit B1 fixtures; and

WHEREAS, the maximum amount proposed to be expended for the improvement as stated in said petition is \$58.05 per lamp annually, it is hereby

ORDERED, that a meeting of the Town Board of the said Town of Clarkstown shall be held at the office of the Town Clerk in New City, New York, on the 26th day of May, 1955 at 8:00 o'clock, Eastern Daylight Saving Time, in the afternoon of that day, to consider the said petition and to hear all persons interested in the subject thereof, concerning the same, and for such other action on the part of said Town Board with relation to the said petition as may be required by law or proper in the premises. Seconded by Mr. Burleigh.

On roll call, the Board voted as follows:

AYES: Messrs. Burleigh, Welchman, Schmersahl, Fibble, Dillon

NOES: None.

The Board approved the Bond of the Rose Developing Co. in the amount of \$13,000 for roads in the Clover Heights East development at Nanuet.

The Board also approved the Bond of Fred L. Holt in the amount of \$26,950 for roads in the Holt Hills development at New City.

The Clerk was instructed to notify the Planning Board that the Bonds had been filed and approved.

Mr. Welchman moved that 30 MPH signs be placed on Germonds Rd.

Seconded by Mr. Burleigh.

Carried.

Mr. Klein and Chief Wiebecke were instructed to inspect the road and determine the best location for the signs.

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Mr. Dillon read a letter from A. J. Storer of NewCity requesting action on a petition for the extension of the NewCity Lighting District. Mr. Storer stated in his letter that the petition had been submitted over a year ago and the Board had never acted on it.

The Board instructed the Clerk to request Mr. Storer's attendance at the next meeting so that the matter could be gone over in detail.

The Clerk was instructed to write to Stanley Husted of Blauvelt and request him to check the condition of the trees which had been planted at the Town Dump.

Mr. Schmersahl moved that the Supt. of Highways be authorized to bring 40 ton of stone to the dump.

Seconded by Mr. Burleigh.

Carried.

Mr. Abraham Metlitz of Nanuet came before the Board. Mr. Metlitz stated that the new Zoning Ordinance was very vital to the future growth of the Town and he asked that it be adopted as soon as possible.

Mr. Fibble moved the following resolution:

RESOLVED, that the Building and Zoning Inspector be authorized to issue four (4) Building Permits to Fred Rustman on West St., West Nyack 650 feet east of Stratown Road, Pursuant to Sec. 280-a of the Town Law.

Seconded by Mr. Burleigh.

Carried.

Mr. Dillon read a letter from the Building Inspector in regard to the Duda property at Congers. Mr. Schumacher stated in his letter that an investigation was being made to determine if the business use was a violation of the Zoning Ordinance.

Mr. Dillon also read Mr. Schumacher's report on the French Farm at New City. In his letter Mr. Schumacher listed the violations and stated that a 30 day period had been granted in which to correct them.

Mr. Dillon read Mr. Schumacher's report on Lili Lodge at Valley Cottage in which he stated that a 30 day extension had been granted to the owner to correct violations.

Mr. Schumacher informed the Board that he had prepared a revised form of application for Building Permits and it had been approved by the Town Attorney. He requested permission to have 1,000 applications printed.

Mr. Welchman moved the following resolution:

RESOLVED, that Building Inspector Karl Schumacher be authorized to have 1,000 revised Building Permit application forms printed.

Seconded by Mr. Schmersahl.

Carried.

Mr. Schumacher reported that an old house which had been the subject of complaints would be taken down in the near future by the contractor who was building new Route 59. He said that the building was on the right of way of the new highway and was owned by the State.

Mr. Schmersahl moved the following resolution:

RESOLVED, that the following equipment be purchased from the Country Store at West Nyack, for use at the Town Dump:

One (1) \$43050 Hudson Power Sptryer 50 gal. capacity, 0-400 lbs. pressure,

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6 to 8 gals. per minute, double pump cylinder equipped with 2 H.P. Wisconsin Gasoline Engine, Spray Gun, 25 feet of Oil Proof Hose.

Price \$285.00

Seconded by Mr. Burleigh.

Carried.

Mr. Burleigh asked if the Spring Valley Water Co. required a Building Permit for the Reservoir Dam at West Nyack and how much the fee would be.

Mr. Roepe reported that no permit was necessary for the Dam. He said, however, that permits would have to be obtained for any buildings that were constructed.

Mr. Dillon informed the Board that Joseph and Isabella Simons of Nanuet wished to withdraw the original petition they had submitted in connection with the proposed rezoning of their property and admit a new petition.

Mr. Schmersahl moved that the original petition for rezoning submitted by Joseph and Isabella Simons be withdrawn and the fee be credited to the new application.

Seconded by Mr. Ribble.

Carried.

Mr. Burleigh moved the following resolution:

WHEREAS, ISABELLA SIMONS AND JOSEPH W. SIMONS, have petitioned the Town Board of the Town of Clarkstown that the Building Zone Ordinance of the said Town be amended by redistricting property of the said petitioners and in said petition described from "Residence A" to "Business B",

BE IT RESOLVED, that a public hearing pursuant to Section 265 and 264 of the Town Law be had at the office of the Town Clerk, Main Street, New City, New York, on the 26th day of May, 1955 at 8:15 p.m., Eastern Daylight Saving Time, relative to such proposed amendment, and it is,

FURTHER RESOLVED, that the Town Attorney prepare notice of such statutory hearing and that the Town Clerk cause the same to be published as aforesaid and file proof thereof in the office of the said Clerk.

Seconded by Mr. Welchman.

On roll call, the Board voted as follows:

AYES:; Messrs. Burleigh, Welchman, Schmersahl, Fibble, Dillon

NOES: None

The Clerk requested permission to purchase three (3) new file cabinets for use in his office.

Mr. Burleigh moved the following resolution:

RESOLVED, that the Town Clerk be authorized to purchase three (3) file cabinets from Bouton's at a cost of \$168.00.

Seconded by Mr. Welchman.

Carried.

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

August A. Hansen
Town Clerk of Clarkstown