

SPECIAL TOWN BOARD MEETING

April 3, 1957

Town Clerk's office

4:30 P.M.

Present: Messrs. Dillon
Renken
Jeffrey
Welchman

Absent: Mr. Schmersahl

Mr. Dillon opened the meeting.

Mr. Renken moved the following resolution:

RESOLVED, that the Town of Clarkstown enter into a contract with WILLIAM J. RICHARDS of Cornwall, New York, for Complete revaluation of all commercial property land in said Town, and in measuring, listing, pricing and reviewing of all new structures in connection with assessments, for a total agreed price of \$5,000.00; and

BE IT FURTHER RESOLVED, that said contract be in substantially the form hereto annexed and made a part hereof, and that the Supervisor of the Town of Clarkstown and its Town Clerk be and they hereby are specifically authorized to execute said contract on behalf of the Town of Clarkstown.

CONTRACT FOR REVALUATION OF ALL COMMERCIAL PROPERTY LAND AND MEASURING, LISTING, PRICING AND REVIEWING OF ALL NEW STRUCTURES IN CONNECTION WITH ASSESSMENTS IN THE TOWN OF CLARKSTOWN, ROCKLAND COUNTY, NEW YORK.

THIS AGREEMENT made and entered into the 3rd day of April, 1957, between the TOWN OF CLARKSTOWN, a municipal corporation of the State of New York, having its principal office at (no number) Main Street, New City, New York, party of the first part, hereinafter called "Town", and WILLIAM J. RICHARDS, residing at Cornwall, New York, hereinafter called "Contractor",

WITNESSETH:

The Contractor agrees to render assistance to the Assessor of said Town in making a complete revaluation of all commercial property land in said Town, and in measuring, listing, pricing and reviewing of all new structures, including newly subdivided lands.

- A. Complete revaluation of all commercial property land. The Contractor shall:
1. Capitalize all rentals where possible, to establish land reflected value.
 2. Gather data with respect to all commercial land sales, where possible, from realtors and property owners, and other available sources.
 3. Analyze the foregoing data and establish front foot land values in all commercial zoned areas.
 4. Enter said front foot values on the tax map of the Town of Clarkstown.
 5. Upon approval of said front foot values by the Assessor of the Town of Clarkstown, apply said front foot values to the individual commercial, industrial, residential and vacant properties located in commercial zones, using a 100 foot depth chart as base.
 6. Make proper economic depreciations on residential properties in commercial zones, low income buildings or structures affected by other adverse factors.
 7. Include all work necessary to arrive at the full fair value of all commercial zoned properties.

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8. Attendance on statutory grievance day to assist the Board of Review to substantiate all such values.

B. Measuring, listing, pricing and reviewing of all new structures. The Contractor shall:

1. Pick up new residential, commercial, industrial and exempt properties, from the date of the last completed assessment roll, including newly subdivided lands.
2. Price said new properties on the basis of the cost schedules and manual established by the Assessor.
3. Enter the appropriate information on record cards to be furnished by the Town or the office of the Assessor.

For the purposes of this contract, commercial property shall be deemed to include all properties included in classifications SC, RO, RO-1, LS, C-1, C-2, M-1 and M-2.

The Contractor shall fully complete the said work on or before the 31st day of May, 1957, and time is of the essence of this agreement.

The Contractor shall be paid for performing said services, the sum of FIVE THOUSAND AND 00/100 (\$5,000.00) DOLLARS, constituting the entire contract price, which said sum shall become due and payable upon full performance of the contract on the part of the Contractor to be performed.

The foregoing shall be upon the following terms and conditions to which the parties do mutually covenant and agree, to wit:-

(a) It is understood and agreed between the parties hereto that no claim for damages or extra work shall be made in connection with this work, except such as may be ordered in writing by the Town Board and further evidenced by the execution of a supplemental agreement between the Town and the Contractor covering the same.

(b) The Contractor and each subcontractor or other person doing or contracting to do any work contemplated by this contract shall keep himself fully informed of all national and state laws, and all municipal ordinances and regulations, in any manner affecting the work or performance of this contract or any extra work performed by him, and shall at all times observe and comply with such laws, ordinances and regulations, including the appropriate provisions of Article 8 of the Labor Law of the State of New York, whether or not such laws, ordinances or regulations are mentioned herein and shall indemnify and save harmless the Town and its officers and agents against any claim or liability arising from or based on the violation of any such laws, ordinances or regulations.

(c) Each and every provision of law and clause required by law to be inserted in this contract shall be deemed to have been inserted herein, and if through mistake or otherwise such provision is not inserted, then upon the application of either party, this contract shall be physically amended forthwith to make such insertion.

IN WITNESS WHEREOF, the respective parties hereto have executed this Agreement and caused the same to be signed by the proper officers of the respective parties and their respective seals affixed, the day and year first above written.

ATTEST:
 S/Mildred F. Magai
 Mildred F. Magai, Town Clerk
 In Presence of Edward G. Roepe

TOWN OF CLARKSTOWN, NEW YORK
 By S/Irvin F. Dillon
 Irvin F. Dillon Supervisor
 S/William J. Richards (LS)
 WILLIAM J. RICHARDS

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Seconded by Mr. Welchman

On roll call, the vote was as follows:

AYES: Messrs. Renken, Jeffrey, Welchman, Dillon.

NAYES: None.

Mr. Welchman moved the following resolution:

RESOLVED, that Richard May, Jr., Rockland County Planning Director, be authorized and directed to correct drafting error on the Clarkstown Zoning Map in reference to the property of Edgar V. and Mathilda I. Polhemus, so that it will conform with amendment to Building Zone Ordinance adopted on March 11, 1955, the said property being located on the easterly side of Route 304 north of its intersection with Johnson's Lane, New City, a distance of 200 feet.

Seconded by Mr. Renken.

On roll call, the vote was as follows:

AYES: Messrs. Renken, Jeffrey, Welchman, Dillon.

NAYES: None.

All business at hand having been consumsted, on motion made by Mr. Welchman, seconded by Mr. Renken and unanimously carried, the meeting was adjourned.

Respectfully submitted,

Mildred F. Maguire
Town Clerk of Clarkstown

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