

AYES: Messrs. Renken, Danko, Jeffrey, Welchman, Coyle.

It was brought out that no action could be taken on the application of the Dell, Inc. until a "LO" Zone is established.

Jerome Trachtenberg, Esq., inquired of the Board as to when a draft of the proposed "LO" zone could be expected.

Mr. Ward, County Planning Director stated that a draft could be expected by the April 27th Town Board meeting.

Mr. Coyle stated that after this draft is received by the Town Board, it would be referred to the Clarkstown Planning Board.

E. Alfred Festa, Esq., informed the Board that Mr. T. T. McCrosky, Consulting Engineer for the petitioners, would aid in preparing a "LO" zone if the Board so desired.

Signed,

Charles E. Adams, Jr.
Charles E. Adams, Jr.
Deputy Town Clerk

PUBLIC HEARING

Town Clerk's Office

March 23, 1959

8:30 P.M.

Present: Messrs. Coyle, Renken, Danko, Jeffrey, Welchman.

Supervisor Coyle opened the hearing.

The Clerk read notice of hearing to consider petition of Gilbert Weisman, Shelia Weisman and Westclark Homes, Inc. for an Extension of the New City-West Nyack Water Supply District.

The Supervisor asked if anyone was present representing the petitioner to testify as to necessity.

No one appeared.

Mr. Renken moved the following resolution:

RESOLVED, that the hearing be adjourned to April 13th, 1959 at 8:45 P.M. o'clock.

Seconded by Mr. Welchman.

On roll call, the vote was as follows:

AYES: Messrs. Renken, Danko, Jeffrey, Welchman, Coyle.

NAYES: None

Signed,

Mildred F. Magai
Mildred F. Magai,
Town Clerk

PUBLIC HEARING

Town Clerk's Office

March 23, 1959

8:45 P.M.

Present: Messrs. Coyle, Renken, Danko, Jeffrey, Welchman.

Supervisor Coyle opened the hearing.

The Clerk read notice of hearing to consider petition of Gilbert Weisman, Shelia Weisman and Westclark Homes, Inc. for an Extension of the East Spring Valley (R-7) Lighting District.

Supervisor Coyle inquired whether the petitioner or representative of the petitioner was present to testify as to necessity.

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No one responded.

Mr. Jeffrey moved the following resolution:

RESOLVED, that the hearing be adjourned to April 13th, 1959 at 9:00 P.M. o'clock.

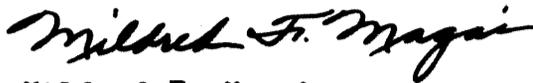
Seconded by Mr. Welchman.

On roll call, the vote was as follows:

AYES: Messrs. Renken, Danko, Jeffrey, Welchman, Coyle.

NAYES: None.

Signed,



Mildred F. Magai,
Town Clerk.

PUBLIC HEARING

March 23, 1959

Town Clerk's Office

9:00 P.M.

Present: Messrs. Coyle, Renken, Danko, Jeffrey, Welchman.

Supervisor Coyle opened the hearing.

The Clerk read notice of hearing to consider application of Hillcrest Village for a Change of Zoning from an SC & RA-1X to an R-1 district on property located on the south side of West Clarkstown Road, New City.

David Moses, Esq., attorney for the petitioner, introduced Mr. Eli Besen and his associate Mr. Curtis, who was formerly affiliated with the Veteran's Administration, as the principals behind the petition. He stated his clients were under contract to acquire the property on which the change was sought.

Mr. Moses described the property and its location, pointing out on the survey other properties zoned for 15,000 square foot lots, i. e., Mirror Lake Homes in Ramapo on less than 15,000 square feet; Westclark Homes in Clarkstown 15,000 square feet; the Sherman property with 111 lots also 15,000 square feet; and on Burda Avenue one Zacharakis had pending or was seeking 15,000 square foot lots.

Mr. Moses stated his clients were willing to have the SC portion of the property up-zoned to R-1 so there would be harmonious development. He pointed out an 8" gas line of the Home Gas Company which ran through the property for which allowance would have to be made in sub-dividing. Mr. Moses said that since the school bond issue had passed there should be no objection from the standpoint of providing schools. He added that his clients did not plan to develop in one year but over a two or three year cycle.

Supervisor Coyle asked if the petitioner had considered developing on one acre lots and Mr. Moses stated they had but had been appraised by the financial institutions that there was not enough demand for houses on such lots and that they were not readily marketable.

Supervisor Coyle asked if anyone wished to be heard in favor of or in opposition to granting the change.

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Public Hearing - 9:00 P.M.

Mr. Ralph Owen of West Clarkstown Road, Spring Valley, appeared and stated he favored changing the zone.

The Supervisor asked if anyone else wished to be heard.

Mr. Morris Hirschfeld of West Clarkstown Road, Spring Valley, stated he was the present owner of the property and was in favor of granting the change.

The Town Attorney explained that there was about 5 acres in an SC district and the majority, or about 20 to 22 acres in an RA-1X zone.

Upon questioning, Mr. Curtis stated under present zoning about 20 summer bungalows could be built and about 20 houses on one acre lots as opposed to 50 houses on 15,000 square foot lots if the change was granted. He added that it was proposed to build houses in the \$19,000.00 and \$20,000.00 class for the most part.

Mr. Coyle asked if anyone else wished to be heard either in favor of or opposition to the petition.

Mr. E. Tyson Matlack asked if the people would consider laying the subdivision out in half acre lots and asking the Board for a variance. Mr. Moses stated his clients were trying to present something attractive, practical and marketable and from study and information the 15,000 square feet seemed indicated.

No other persons desiring to be heard, on motion made by Mr. Jeffrey, seconded by Mr. Renken and unanimously carried, the hearing was closed.

Signed,
Mildred F. Magai
Mildred F. Magai,
Town Clerk.

TOWN BOARD MEETING

March 23, 1959

Town Clerk's Office

8:00 P.M.

Present: Messrs. Renken, Danko, Jeffrey, Welchman, Coyle.

Supervisor Coyle called the meeting to order.

On motion made by Councilman Welchman, seconded by Councilman Renken and unanimously carried, minutes of the hearing on Feb. 13th, 1959, meeting and three hearings on Feb. 24, 1959, meeting and hearing on March 9th, 1959, and hearing on March 11th, 1959 approved and accepted.

Mr. Renken moved the following resolution:

RESOLVED, that the time for receiving of bids for the furnishing of a gasoline-driven, rubber-tired, hydraulic, sicklebar mower for the Highway Department be closed and that the bids be opened.

Seconded by Mr. Jeffrey.

On roll call, the vote was as follows:

AYES: Messrs. Renken, Danko, Jeffrey, Welchman, Coyle.

NAYES: None.

Bids were opened as follows:

Tyler-Preusser, Inc.,
900 West St.,
Pelham Manor, N. Y.

1 - new Case Model 310B Group AM-30 fully automatic
power driven roadside mower - - - - - \$ 3388.35

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(Tyler-Preusser, Inc.)

Less trade-in allowance...\$ 500.00

NET - - - - -\$2888.35

United Tractor & Equipment Corp.,
Route 46,
Lodi, N. J.

1 - Oliver Model 550 Tractor with sicklebar mower \$3660.00
Less trade-in allowance 350.00
Net \$3310.00

Monsey Tractor & Equipment Co.,
Route 59,
Monsey, N. Y.

1 - Massey-Ferguson Tractor and Mower \$3843.00
Less trade-in allowance 823.00
NET \$3020.00

Monsey Tractor & Equipment Co.,
Route 59,
Monsey, N. Y.

1 - Massey-Ferguson Model TO-35 tractor & mowe r..... \$3443.00
Less trade-in allowance 700.00
NET \$2743.00

Reiley Equipment Corp.,
7200 - 51st Road,
Woodside 77, L.I., N. Y.

1 - Massey-Ferguson tractor and mower including
trade-in at NET PRICE of \$3169.00

The Highway Superintendent was requested to examine the bids to see if they met with specifications. Awarding of bid was held in abeyance for the next Board meeting, at the request of the Highway Superintendent.

The Town Attorney reported all papers in connection with proposed dedication of Rosewood Drive in the Elton Acres subdivision were in order.

Mr. Renken moved the following resolution:

RESOLVED, that upon recommendation of the Highway Superintendent, deed from Herbert E. Cocks dated December 29, 1958, deed from Alfred Rosenberg and Ruth Rosenberg dated December 21, 1958 and deed from Melvin Ackerman and Muriel Ackerman dated March 9th, 1959 to the Town of Clarkstown, conveying Rosewood Drive as shown on map entitled Elton Acres, New City, be accepted, and be it

FURTHER RESOLVED, that the said road be included in the Town Highway System and that the Town Attorney be directed to record the deeds.

Seconded by Mr. Danko.

On roll call, the vote was as follows:

AYES: Messrs. Renken, Danko, Jeffrey, Welchman, Coyle.

NAYES: None.

Mr. Frank O'Loughlin appeared in connection with a Building Permit pursuant to Section 280-a of Town Law. The matter was referred to the Building Inspector and Town Engineer to check on.

E. Alfred Festa, Esq. appeared on behalf of The Dells, Inc. stating it was understood that the Planning Board had submitted a report on his clients' application for a Zoning Change. He asked careful consideration of the Board of the report and the creation of a new zone to be called L0. Mr. Festa suggested that a public

hearing be held to acquaint the public with all aspects of the proposed new zone, perhaps at Clarkstown Central High School on some Saturday. He suggested that subsequent thereto a hearing could be held to consider creation of such an LO zone. The Supervisor advised Mr. Festa that the Planning Board report had just been delivered in a sealed envelope and that the Board had not yet had an opportunity to read it, adding that before anything was done, it would be necessary for the Board to consider establishment of an LO zone. A special meeting was set for April 1st, 1959 to review the Planning Board report.

Mr. Patrick Campbell representing the Carpenters' Union of Rockland County addressed the Board and stated they wanted to go on record as asking the Board to hold an open session where people could vote on whether or not they wanted industry. He added that if The Dells, Inc. request was a good one and would bring revenue and work^{to}/his organization they favored it.

Mr. Trachtenberg, also representing The Dells, Inc., then distributed copies of a report prepared for his client which contained a draft of the proposed LO district, which he stated had also been submitted to the Planning Board. He also suggested holding a meeting so that people would understand the petition thoroughly and approach it with clear thinking. This would give people the opportunity to be heard for and against the proposal.

On motion made by Mr. Danko, seconded by Mr. Welchman and unanimously carried, the Board moved to hearing to consider the extension of the New City-West Nyack Water Supply District to include Westclark Homes.

On motion made by Mr. Danko, seconded by Mr. Jeffrey and unanimously carried, the Board returned to the regular meeting.

Mr. Renken moved the following resolution:

RESOLVED, that hearing to consider the extension of the New City-West Nyack Water Supply District to include Westclark Homes be adjourned to April 13, 1959 at 8:45 P.M.

Seconded by Mr. Welchman.

On roll call, the vote was as follows:

AYES: Messrs. Renken, Danko, Jeffrey, Welchman, Coyle.

NAYES: None.

Mr. Terrence Anderson Referred to petition of The Dells, Inc. and asked if one regional hearing on the petition could not be held in the vicinity of the property to obtain the sentiments of people in the immediate area since they would be directly affected.

On motion made by Mr. Welchman, seconded by Mr. Renken and unanimously carried, the Board moved to hearing to consider extension of the East Spring Valley (R-7) Lighting District to include Westclark Homes.

On motion made by Mr. Renken, seconded by Mr. Jeffrey and unanimously carried, the Board returned to the regular meeting.

Mr. Jeffrey moved the following resolution:

RESOLVED that hearing to consider the extension of the East Spring Valley (R-7) Lighting District to include Westclark Homes be adjourned to April 13, 1959 at 9:00 P.M.

Seconded by Mr. Welchman.

On roll call, the vote was as follows:

AYES: Messrs. Renken, Danko, Jeffrey, Welchman, Coyle.

NAYES: None.

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There was a discussion on request of G. Herbert Scott to dump and burn brush at the Clarkstown Sanitary Fill. It was decided that Mr. Scott be given permission to dump at \$2.00 per load but that no burning be permitted.

The Town Engineer reported he would inform the Board of his findings with respect to the drainage complaint of Walter Dietze at the April 13, 1959 meeting.

Supervisor Coyle read a letter from the Building Inspector dated March 23rd, 1959 asking appointment of Gerald D. Colucci as Building Inspector Grade 3 on a provisional basis.

Mr. Welchman moved the following resolution:

RESOLVED that, pursuant to the recommendation of the Building and Zoning Inspector, the position of Building Inspector, Grade 3, be and it is hereby created subject to Civil Service rules, at a salary of \$4,400.00 per annum.

Seconded by Mr. Renken.

On roll call, the vote was as follows:

AYES: Messrs. Renken, Danko, Jeffrey, Welchman, Coyle.

NAYES: None.

Mr. Welchman moved the following resolution:

RESOLVED, that the sum of \$4,400.00 be transferred from ZONING & PLANNING CURRENT SURPLUS to the account of BUILDING INSPECTOR, EMPLOYEES SALARIES.

Seconded by Mr. Renken.

On roll call, the vote was as follows:

AYES: Messrs. Renken, Danko, Jeffrey, Welchman, Coyle.

NAYES: None.

Mr. Welchman moved the following resolution:

RESOLVED that, upon recommendation of the Building Inspector, Gerald D. Colucci of Lake Road, Valley Cottage, N. Y. be appointed Building Inspector, Grade 3, on a provisional basis, effective April 1, 1959 at a salary of \$4,400.00 per annum.

Seconded by Mr. Danko.

On roll call, the vote was as follows:

AYES: Messrs. Renken, Danko, Jeffrey, Welchman, Coyle.

NAYES: None.

Mr. Danko moved the following resolution:

WHEREAS, the need for Commuters' parking facilities in West Nyack has diminished as a result of suspension of West Shore Railroad ferry service,

BE IT RESOLVED, that resolution authorizing the Supervisor to execute lease with Phillip Batt for property in West Nyack be rescinded.

Seconded by Mr. Jeffrey.

On roll call, the vote was as follows:

AYES: Messrs. Renken, Danko, Jeffrey, Welchman, Coyle.

NAYES: None.

Town Attorney Johns reported that he had not yet received word from the insurance carrier on erection of a sign approaching the Prospect Street railroad crossing in Nanuet. The matter was referred to Councilman Welchman to check on.

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On motion made by Mr. Jeffrey, seconded by Mr. Welchman and unanimously carried, the Board moved to opened hearing on application of Hillcrest Village for a Zoning Change from SC & RA-1X to R-1.

On motion made by Mr. Danko, seconded by Mr. Jeffrey and unanimously carried, the Board returned to the regular meeting.

Mr. Jeffrey moved the following resolution:

BESOLVED, that decision on the application of Hillcrest Homes for a Change of Zoning from an SC and RA-1X to an R-1 district be reserved.

Seconded by Mr. Renken.

On roll call, the vote was as follows:

AYES: Messrs. Renken, Danko, Jeffrey, Welchman, Coyle.

NAYES: None.

Town Attorney Johns submitted to the Board proposed amendments to the Zoning Ordinance in connection with clarification of procedures under Section 4.32 F, Special Permit, for properties in X districts.

Mr. Jeffrey moved the following resolution:

BESOLVED, that proposed amendments to the Zoning Ordinance as filed with the Town Clerk by the Town Attorney on March 23, 1959, in respect to Sections 4.31, 4.32 (F), 4.32 (G) of Article 4 and Section 8.333 of Article 8 and Section 4.46, be referred to the Planning Board for recommendation.

Seconded by Mr. Welchman.

On roll call, the vote was as follows:

AYES: Messrs. Renken, Danko, Jeffrey, Welchman, Coyle.

NAYES: None.

Supervisor Coyle read a letter from Granik & Garson dated March 17, 1959 requesting permission to withdraw application of Sidney Popik asking for a Zoning Change.

Mr. Renken moved the following resolution:

BESOLVED, that request of Sidney Popik to withdraw his application for a Zoning Change be granted.

Seconded by Mr. Danko.

On roll call, the vote was as follows:

AYES: Messrs. Renken, Danko, Jeffrey, Welchman, Coyle.

NAYES: None.

Supervisor Coyle read letter of acknowledgment from Assemblyman Walmsley and Senator Dominick with respect to defeating bills before the Assembly and Senate on State-owned lands assessments.

The Supervisor read a letter dated March 18, 1959 from the State Lottery Control Commission acknowledging receipt of Bingo Licensing Ordinance. It asked that a tally of the referendum be forwarded to them, giving a breakdown of votes by affirmative, negative, blank and void. The Town Attorney was directed to draw up a resolution designating date, hours of voting and polling places in connection with special election on Bingo.

A letter dated March 9, 1959 from the State Traffic Commission enclosing Order changing parking regulations on Route 304, New City and another dated March 11, 1959

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enclosing Order changing parking regulations on the south side of Lake Road, Congers, was read to the Board.

The Supervisor read a letter dated March 20, 1959 from the Central Clarkstown Residents Association enclosing report and asking the Board's consideration of suggestions set forth. The Clerk was asked to furnish copies of the Report to the Board members.

Mr. Welchman moved the following resolution:

RESOLVED, that the Town Clerk be authorized to execute hydrant order for the installation of 5 hydrants on Sickletown Road, West Nyack, south of Foxwood Road, in the New City-West Nyack Water Supply District-Sickletown Road, West Nyack Extension, and be it

FURTHER RESOLVED, that the Spring Valley Water Works and Supply Company be authorized to make the installation, no rental charges to be made until Jan. 1, 1960.

Seconded by Mr. Danko.

On roll call, the vote was as follows:

AYES: Messrs. Renken, Danko, Jeffrey, Welchman, Coyle.

NAYES: None.

Monthly reports of the Planning Board, Building Department, Town Clerk and Supervisor for the month of February were submitted and placed on file.

Mr. Raymond Dillon of James St., New City, mentioned the complaint about drainage made by Mr. Walter Dietze, offering a suggestion. The matter was referred to the Town Engineer.

Town Attorney Johns told the Board that in litigation matters there are times when several cases have to be defended at the same time, making it almost impossible to prepare legal memos and do the necessary research without assistance. He asked authorization to be assisted in memorandums of law, putting a limit on the amount of assistance not to exceed \$250.00, in such instances, where time does not permit waiting until a Board meeting. The Supervisor told Mr. Johns that he is given authority to defend actions and if there is no Board meeting before, he had the authority to procure assistance.

Mr. L. J. Honan, Jr. of 22 East Avenue, West Nyack, filed with the Clerk a letter dated March 17, 1959, suggesting that the Board consider improving the Town's Building Code regulations.

On motion made by Mr. Renken, seconded by Mr. Welchman and unanimously carried, the meeting was adjourned.

Signed,

Mildred F. Magai
Mildred F. Magai,
Town Clerk.

H/