

SPECIAL TOWN BOARD MEETING

County Court Chambers
Court House

April 1st, 1959
8:00 P.M.

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

J. Ward, County Planning Director
Everett J. Johns, Town Attorney
- and - Bernard Nemeroff, Petitioner
J. Trachtenberg & E. A. Festa, Attorneys for Petitioner
T. T. McCrosky, Consulting Engineer

Supervisor Coyle opened the meeting and stated that this was a Special Meeting of the Town Board to discuss the application of "The Dells, Inc." for a change of zoning.

Mr. Coyle first read a letter dated January 26, 1959, transmitting petition of the Dells, Inc. to the Town Board.

Mr. Coyle then read the petition.

Mr. B. Nemeroff, Petitioner, identified the proposed zones, mentioned in the petition, on Exhibit "A", on map of property of The Dells, Inc.

Mr. Coyle stated that the petition of The Dells, Inc. had been submitted to the Rockland County Planning Board for study. Following this procedure, the petition was submitted to the Clarkstown Planning Board.

The report of the Clarkstown Planning Board, dated March 23, 1959, was read by Mr. Coyle, whereby certain determinations and recommendations were stated.

The findings and recommendations of the Rockland County Planning Board, dated March 13, 1959, were then read by the Supervisor.

Mr. Coyle mentioned that each Board member had received a copy of "Report on The Dells, Inc. Amended Petition for Rezoning" submitted by T. T. McCrosky, Consulting Engineer for the petitioners and that each member had read this report.

Mr. Coyle stated that first the Board must determine if a "LO" zone is needed.

Mr. Welchman stated that a zone of this type is needed as it would bring in industry and add to the employment in the township.

Mr. Jeffrey stated that he was in favor of a "LO" zone inasmuch as the present zones fail to bring in industry.

Mr. Renken stated that a zone of this type would induce industry to come in to the Town.

Mr. Danko stated that he was in favor of a "LO" zone.

Mr. McCrosky stated that a proposed "LO" zone was not only for a particular piece of property. He said that the "RO" zone has not produced suitable industry, therefore a new type zone was needed.

Mr. Coyle reported that Mr. Ward, County Planning Director, had submitted a rough draft of a "LO" zone some time ago.

Mr. Jeffrey moved the following resolution:

RESOLVED, that the Town Attorney, with the assistance of the County Planning Director, prepare a draft of a "LO" zone for study by the Town Board.

Seconded by Mr. Danko.

The vote was as follows:

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.