

"A recent study undertaken by Raymond & May Associates for Deed Realty Corporation of Briarcliff Manor, New York, disclosed that in that village, on the average, homes developed on one acre plots pay approximately \$600 less per house in property taxes than it costs to educate the children living therein. The corresponding deficit in the case of homes developed on 12,000 square foot lots amounts to only \$138. Surprisingly, in a development on half acre lots, due to the high price of homes and to the very low incidence of school children, each house represented a profit of 2.41 dollars. The above figures emphasize the fact that contrary to prevailing opinion, upzoning to larger size residential lots does not necessarily contribute to a reduction in school taxes."

There is one other thing I want to say. In my opening statement I made reference to a vicious statement, I think, in the paper. I refer to an ad that appeared in a newspaper published here locally.

MR. JOHNS: What paper was that?

MR. NEMEROFF: The Clarkstown Citizen.

MR. COYLE: I haven't seen anything wrong in the Citizen for some time, except in the last end of the paragraph on the right-hand column. There was a statement that the Town Board I had informed you that the Town Board was not considering an intermediate zone. Actually, we are waiting for Mr. Johns to complete it. I don't know how you got that impression.

Anyway, Mr. Johns is working on that and the Board has been anxiously waiting for him to be able to complete that work.

The hearing is adjourned.

(Whereupon, at 5:25 o'clock P.M., the hearing in the above-entitled matter was adjourned.)

*Signature
J. J. Paluso*

PUBLIC HEARING

Town Clerk's Office June 8, 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 the application of John H. Clarke for a Zoning Change from an R-1 to a C-2 district on property located on the east side of Route 303, Valley Cottage.

Morton Silberman, Esq. appeared as attorney for the petitioner and described the property as being on the east side of Route 303 about 600' north of Lake Road in Valley Cottage. He stated the property had the largest frontage on Route 303 but that there was also frontage on Ridge Road. He added that the petitioner was only asking for a zoning change on the portion of property fronting on Route 303. Mr. Silberman then described the location of other business properties in the vicinity along Route 303.

Attorney Silberman then presented to the Board a petition signed by residents in the area favoring the petition. He stated that Mr. Clarke was a builder and proposed constructing a building for medical offices.

Supervisor Coyle asked if anyone wished to speak in favor of or in opposition to the granting of the change. No one appeared.

On motion made by Mr. Jeffrey, seconded by Mr. Welchman and unanimously carried, the hearing was closed.

The Town Attorney read a letter dated May 1, 1959 from the Planning Board favoring the change.

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

PUBLIC HEARING

Town Clerk's Office June 8, 1959 9:00 PM.

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

Supervisor Coyle opened the hearing.

The Clerk Read notice of hearing to consider the application of Herman Dohman & Augusta Dohman and James E. Sterns & Marilyn Sterns for a Change of Zoning from an RA-1 to an R-1 district on property located on the northerly side of Christian Herald Road, Valley Cottage.

Richard E. Sterns, Esq., attorney for the petitioners and described the premises as being on the north side of Christian Herald Road approximately 330' west of its intersection with Route 9-W. He stated there was a frontage on Christian Herald Road of 288.70', a depth on the west of 542.88', a width in the rear of 190.5' and a depth on the east of 414 feet. He stated the premises were bounded on the east by a C-2 zone where there was located a garage and two restaurants to the north on Route 9-W. Mr. Sterns stated that if the property was rezoned four single family residences could be constructed on the remaining property, there being three residences on the road presently.

The Town Attorney read a letter from the Planning Board dated April 30, 1959 recommending that the application be turned down because of the hilly nature of the land, until it is further established that it is not true by submission of a topographical survey.

Mr. Sterns stated that the land was not hilly where sought to be changed but had a very gentle slope to it, but that to the rear of the property it was hilly.

Mr. Herman Dohman concurred with Mr. Sterns and stated the land merely sloped but was good and all sand.

Supervisor Coyle asked if anyone wished to speak in favor of or in opposition to granting of the zoning change. No one appeared.

On motion made by Mr. Renken, seconded by Mr. Danko and unanimously carried, the hearing was closed.

Signed,

Mildred F. Magai,
Town Clerk.

TOWN BOARD MEETING

Town Clerk's Office

June 8, 1959

8:00 P.M.

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

Supervisor Coyle Opened the meeting.

On motion made by Mr. Renken, seconded by Mr. Danko and unanimously carried, the minutes of the meeting and hearing on May 25th and the hearing on May 26th, 1959 were approved and accepted.

Aloysius J. Bryant, Esq. appeared before the Board on behalf of Mr. Vincent Fierille of Thruway Carting Co., 10 Martin Rd., Yonkers, N. Y., the purchaser of a portion of the business operated by Modern Sanitation Service. He asked the Board to grant Mr. Fierille permission to use the facilities of the Clarkstown Sanitary Fill for dumping, adding that he would be servicing the same people previously serviced by Modern Sanitation plus refuse from Grant Pulley and Hardware Company. He assured the Board that about 80% of the pick-up was from Clarkstown, and the trucks had been inspected by the County Health Department. Permission was granted by the Board.

Mr. Renken moved the following resolution:

RESOLVED, that the time for receiving sealed proposals for the furnishing of Traffic Signs be closed and that the Supervisor be authorized to open same.

Seconded by Mr. Danko.

On roll call, the vote was as follows:

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

NAYES: None.

Proposals were opened as follows:

John J. King,
Route 17M, Monroe, N. Y.

Traffic Signs as per specifications at total price of - - - \$1083.73

Foreman Sign Service,
351 W. Rte. 59, Nanuet, N. Y.

Traffic Signs as per specifications as follows:

Described as "A" on proposal	- - - - -	\$2094.00
" " "B" 2	- - - - -	1317.00
" " "C" "	- - - - -	1928.00
" " "D" "	- - - - -	1112.00

Frohling Sign Company,
275 E. Rte 59, Nanuet, N. Y.

Traffic Signs as per specifications as follows:

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Scotchlite on Aluminum, inc. posts. - - - - -	\$2041.70
" " Steel, inc. posts - - - - -	1896.30
Beaded on Aluminum, inc. posts - - - - -	1320.90
" " Steel, inc. posts - - - - -	1112.40

Baldwin Supply Corporation,
Route #6, Baldwin Place, Westchester Co., N. Y.

Traffic Signs as per specifications at total price of - - - \$ 982.60

The Board directed the Clerk to submit proposals to the Highway Superintendent to examine and submit report at the next Board meeting.

Supervisor Coyle read a letter from Charles Lutz of Lake Lucille, asking to be re-instated as Police Patrolman in the Clarkstown Police Dept.

Upon questioning, Chief Wiebicke reported that Mr. Lutz had served satisfactorily as a Policeman and had left the Department to go into business for himself. He recommended that he be appointed.

Mr. Jeffrey moved the following resolution:

RESOLVED, that Charles Lutz of Lake Lucille, New City, N. Y., be appointed Police Patrolman in the Clarkstown Police Department at a salary of \$4900.00 per annum, effective as of July 1, 1959.

Seconded by Mr. Welchman.

On roll call, the vote was as follows:

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

NAYES: None.

In connection with visibility at the corner of Garret Ave. and the New City-Congers Road, Congers, Chief Wiebicke reported there is no violation of the Town Ordinance which only requires that vision be unobstructed 20' back.

Chief Wiebicke reported he would not recommend having 1-way traffic on the short street leading to and from the Nanuet Railroad Station, because of the need to re-route buses, the need to establish new bus stops and the location of the firehouse. The Clerk was requested to write to Mr. Ballou.

Supervisor Coyle told the Board he had received a letter from the Dist. Eng., K. G. Bauer, State Department of Public Works, in answer to one he had written about sidewalk construction along Route 304 in the area of the Bardonia School, which stated that the State had no intention of building sidewalks.

On motion made by Mr. Danko, seconded by Mr. Welchman and unanimously carried, the Board moved to hearing to consider the application of John H. Clarke for a Zoning Change from an R-1 to a C-2 district.

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

Mr. Jeffrey moved the following resolution:

NOTICE IS HEREBY GIVEN that by Resolution of the Town Board of the Town of Clarkstown adopted June 8th, 1959, the Building Zone Ordinance of the Town of Clarkstown adopted April 4th, 1939 and as amended, was further amended, and that a copy of said resolution amending said ordinance is as follows:

WHEREAS, the Town Board of the Town of Clarkstown by resolution duly adopted on the 11th day of May, 1959, provided for a public hearing on the 8th day of June, 1959, at 8:30 P.M., Eastern Daylight Saving Time, to consider the application of JOHN H. CLARKE to amend the Building Zone Ordinance of the said Town by redistricting the property of the said petitioner from an R-1 district to a C-2 district; 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

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following described property located on the easterly line of New York State Highway, Route #303, Valley Cottage, New York, in said Town, from an R-1 district to a C-2 di

ALL that certain lot, piece or parcel of land together with the buildings and improvements thereon situate, lying and being the the Town of Clarkstown, County of Rockland, State of New York, bounded and described as follows:

BEGINNING at a point on the easterly line of New York State Highway, Route #303 which point is the southwest corner of the premises herein described and is the northwest corner of premises now or formerly of Protestant Episcopal Church in the Diocese of New York, and which point is distant 630.5 feet northerly from the north line of Lake Road, as measured along the easterly line of said Route #303; running thence from said point of beginning along the easterly line of said Route #303 the following two courses and distances: north 4° 19' west 137.44 feet to a monument and north 7° 00' east 268.4 feet to an iron pipe situate at the northwest corner of the premises herein described; thence turning and running in an easterly direction north 76° 41' east 163.4 feet to an iron pipe, the northeast corner of the within described premises; thence turning and running in a southerly direction south 9° 50' east 102.5 feet to an iron pipe; thence continuing in a general southerly direction south 5° 50' west 428 feet to the northerly line of said lands now or formerly of Protestant Episcopal Church in the Diocese of New York, thence turning and running in a general westerly direction along said line of lands 112 feet to an iron pipe, and continuing along the line of said lands north 68° 32' west 80.80 feet to an iron pipe in the easterly line of Route #303, the point or place of beginning.

Dated: June 8, 1959

Mildred F. Magai, Town Clerk
Town of Clarkstown

Everett J. Johns, Town Attorney
Town of Clarkstown
40 Maple Avenue
New City, New York

Seconded by Mr. Welchman.

On roll call, the vote was as follows:

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

NAYES: None.

Application of GEORGE G. SHARP & ROSE WALSER BAYER for a Zoning Change from an RA-1X to a C-2 district, on property located on the west side of Route 303 near Valley Cottage, was submitted to the Board.

Mr. Jeffrey moved the following resolution:

RESOLVED, that application of George G. Sharp & Rose Walser Bayer for a Zoning Change from an RA-1X to a C-2 district, on property located on the west side of Route 303, near Valley Cottage, be referred to the Planning Board for report pursuant to the provisions of Section 8.51, 8.52 and 8.522 of the Zoning Ordinance.

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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Application of McCafferty & Heck, Inc. for a Special Permit for property on the north side of Town Line Road, Nanuet, was submitted to the Board.

Mr. Welchman moved the following resolution:

RESOLVED, that application of McCafferty & Heck, Inc. for a Special Permit, for property on the north side of Town Line Road, Nanuet, be referred to the Planning Board for report pursuant to the provisions of Sections 4.31 and 4.32.

Seconded by Mr. Renken.

On roll call, the vote was as follows:

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

NAYES: None.

Supervisor Coyle read a letter dated May 19, 1959 from Charles H. Draudt, Chairman of the Clarkstown Republican Committee, enclosing a list of names recommended for Republican Inspectors of Election for 1959.

Mr. Renken moved the following resolution:

RESOLVED, that the following persons be appointed Republican Inspectors of Election for the year 1959 in the following Election Districts:

1959 - INSPECTORS OF ELECTIONS
REPUBLICAN

<u>DISTRICT</u>	<u>NAME</u>	<u>ADDRESS</u>
Dist. #1 New City	Marjorie R. Lanning Fred J. Seeger	63 Third St., New City, N. Y. 97 Main St., New City, N. Y.
Dist. #2 Rockland Lake-Agnes Bishock	Robert Dunham	Rockland Lake, New York
Dist. #3 West Nyack	Doris Dillin Antoinette Johnson	Route 59A, West Nyack, New York Strawtown Road, West Nyack, N. Y.
Dist. #4 Upper Nyack	John E. Knox Edward Gilhuley, Sr.	No. Bway, Upper Nyack, N. Y. No. Midland Ave., Upper Nyack, N. Y.
Dist. #5 Nanuet	Edna Maish Rita Keahon	25 Fairview Ave., Nanuet, N. Y. Duryea Lane, Nanuet, N. Y.
Dist. #6 Central Nyack-Leota Janson	Walter J. Karlukowicz	W. Broadway, Central Nyack, N. Y. Waldron Ave., Central Nyack, N. Y.
Dist. #7 Congers	John Riley Esther Eckhart	Ohio Ave., Congers, N. Y. Highway Ave., Congers, N. Y.
Dist. #8 Val. Cottage	Helen Klos Mabel Bierds	Storms Rd., Valley Cottage, N. Y. Forest Glen Road, Valley Cottage, N. Y.
Dist. #9 Centenary	Helen Arbeider Edna Albrecht	Little Tor Road, New City, N. Y. So. Mountain Rd., New City, N. Y.
Dist. #10 Spring Valley-Harry Sergeant	Clara Houtus	Pipetown Hill, Spring Valley, N. Y. Central Ave., Spring Valley, N. Y.
Dist. #11 Bardonia	Joyce Doersch Josephs Fortmann	Bardonia, New York Bardonia, New York
Dist. #12 Nanuet	Norma Hayes Harold E. McLeod	13 Blauvelt St., Nanuet, N. Y. 18 Grace Street, Nanuet, N. Y.
Dist. #13 New City	Robert McCall Esther Hansen	43 Glenwood Rd., New City, N. Y. 19 Hansen Ave., New City, N. Y.
Dist. #14 Congers	Muriel Kerlin Betty E. Snyder	So. Harrison Ave., Congers, N. Y. So. Harrison Ave., Congers, N. Y.
Dist. #15 W. Nyack	Minnie Peterson Dorothy Lyman	Western Highway, W. Nyack, N. Y. Van Houten Fields, W. Nyack, N. Y.
Dist. #16 New City	Kenneth B. Rowe Dorothy Vanderbeek	46 John St., New City, N. Y. 49 Little Tor Rd., New City, N. Y.

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1959 - INSPECTORS OF ELECTIONS * REPUBLICAN

<u>DISTRICT</u> (Cont.)	<u>NAME</u>	<u>ADDRESS</u>
Dist. #17 Valley Cott.	Dorothy Hansen Adelaide Carlson	Lake Road, Valley Cottage, New York Charles Blvd., Valley Cottage, New York
Dist. #18 Nanuet	Dorothy Kristoffersen George V. V. Rouse	Freedman Ave., Nanuet, N Y 17 Henry Court, Nanuet, New York
Dist. #19 New City	George Burman Margaret Bittman	Lyncrest Ave., New City, N Y Kings Hway, New City N Y
Dist. #20 Central Nyack	Walter J. Harlukowicz Leota Janson	West Broadway, Central Nyack, N. Y. Waldron Avenue, Central Nyack, N. Y.
Dist. #21 Spring Valley	Edna Dana Mae Wilson	Central Ave., Spring Valley, N. Y. Route 59, Spring Valley, New York

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:

RESOLVED, that the Clerk be authorized to execute hydrant order for the installation of 3 hydrants in the Tudor Gate Subdivision, West Nyack, and be it

FURTHER RESOLVED, that the Spring Valley Water Works & Supply Company be authorized to make the installation, no rental charges to be made against the New City-West Nyack Water Supply District until January 1st, 1960.

Seconded by Mr. Welchman.

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 Clerk be authorized to execute hydrant order for the installation of 1 hydrant on the north side of northerly Irion Drive, approximately 115' east of the east property line of Little Tor Road in the Little Tor Estates subdivision, and be it

FURTHER RESOLVED, that the Spring Valley Water Works & Supply Company be authorized to make the installation and charge against the New City-West Nyack Water Supply District.

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:

RESOLVED, that the Clerk be authorized to execute hydrant order for the installation of 1 hydrant on the west side of West Clarkstown Rd. approximately 25' south of the south property line of Hedgerow Lane in the Westclark Homes subdivision, and be it

FURTHER RESOLVED, that the Spring Valley Water Works & Supply Company be authorized to make the installation, no rental charge to be made against the New City-West Nyack Water Supply District until January 1, 1960.

Seconded by Mr. Welchman.

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On roll call, the vote was as follows:

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

NAYES: None.

On motion made by Mr. Jeffrey, seconded by Mr. Danko and unanimously carried, the Board moved to open hearing on petition of Herman Dohman and Augusta Dohman and James E. Sterns and Marilyn Sterns for a Zoning Change from RA-1 to R-1.

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

Mr. Renken moved the following resolution:

RESOLVED, that decision on application of Herman Dohman & Augusta Dohman and James E. Sterns and Marilyn Sterns, for a Zoning Change from an RA-1 to an R-1 district, be reserved.

Seconded by Mr. Danko.

On roll call, the vote was as follows:

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

NAYES: None.

Supervisor Coyle read a letter dated June 4, 1959 from the Zoning Board of Appeals, recommending the re-appointment of W. Reginald Herdman as Board Member for a term of five years, from June 19, 1959 to June 19, 1964 and as Chairman of the Board for a term of one year, from June 19, 1959 to June 19, 1960.

Mr. Jeffrey moved the following resolution:

RESOLVED, that W. Reginald Herdman be appointed as Member of the Zoning Board of Appeals for a five year term, from June 19, 1959 to June 19, 1964.

Seconded by Mr. Welchman.

On roll call, the vote was as follows:

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

NAYES: None.

Mr. Jeffrey moved the following resolution:

RESOLVED, that W. Reginald Herdman be appointed as Chairman of the Zoning Board of Appeals for a term of one year, from June 19, 1959 to June 19, 1960.

Seconded by Mr. Welchman.

On roll call, the vote was as follows:

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

NAYES: None.

The Board approved as to form and sufficiency the following:

Performance Bond #215409
Hickory Estates,
New City, N Y

Supervisor Coyle read the following statement with respect to a brief filed on June 2nd, 1959 by The Dells, Inc., petitioners for a Change of Zoning:

June 8, 1959

Gentlemen of the Town Board:

After the conclusion of the public hearing on the petition of

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The Dells, Inc. held last Saturday, I gave the matter considerable study, as I know you members did too, and in reviewing the supplemental brief of the petitioner dated June 1st, which was filed in the Town Clerk's office on June 2nd, my attention was directed to a part of a paragraph on Page 3 which reads as follows: "The petitioner requires the proceeds from the sale of homes in the R-1 plot to develop the 'LO' zone."

I am calling this matter to your attention this evening so that you can fully consider it and its implications before we meet to formally discuss our action in reference to this petition. This wording completely changes, in my opinion at this time, the petition which we considered at the public hearing in that it qualifies the request of the petitioner for a laboratory-office (LO) zone by making it contingent upon the granting of re-zoning of 120 acres from RA-1 to R-1.

Thinking that the wording in this brief might have inadvertently set forth this limitation, I called Mr. Bernard Nemeroff on Sunday June 7th and discussed it with him. He stated that the wording as set forth in the brief clearly establishes his position in reference to the application.

This means that if the application is granted, approximately 220 houses might be built and sold before any material progress is made with the LO zone development and that all of the governmental costs involved, including expansion of school facilities caused by such an expansion of homes, will have become a charge on the taxpayers of our town with no assurance that any tax ratables will be created in the LO district.

JWC:amh

JOHN W. COYLE, SUPERVISOR
TOWN OF CLARKSTOWN

The Supervisor advised he had received a letter from Union Labor Life Insurance Company advising of increased cost of hospital expense because of bad experience last year.

The Clerk was asked to check with the Post Office and Fire Chief in connection with the request of Quaspeck Park Homes, Inc. to rename "Woodside Drive" as shown on map of subdivision called Homestead Acres, "Woodside Road".

Monthly reports for the month of April from the Building Department, the Planning Board and Zoning Board of Appeals and for the month of May from the Police Department, Town Clerk and Dog Warden were submitted and placed on file.

The Town Engineer reported on a drainage complaint made by Mr. O'Neill of Van Houten Fields against the developer of subdivision known as Cherry Hill West. He was directed to have the developer correct the condition.

With respect to State-owned lands assessment, the Town Attorney reported that a letter had been sent to the Governor and that additional information was expected from experts.

Town Attorney Johns reported that he had a draft of a contract between the Town of Orangetown and Town of Clarkstown in connection with the Silver Birch Sewer District. He explained the terms of the contract and stated a meeting with Orangetown would be arranged to discuss the matter.

On the matter of the dedication of Pigeon Hill Road, the Town Attorney

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