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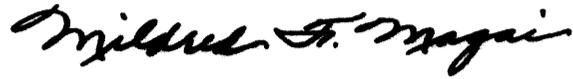
Mr. James J. Graham of Rose Rd., Nanuet stated he was in favor of the rezoning inasmuch as other property along Route 59 was zoned for business.

Supervisor Coyle asked if anyone wished to register opposition and no one appeared.

Town Attorney Johns read a letter from the Planning Board dated May 25, 1959 favoring the granting of the change.

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

Signed,



Mildred F. Magai,
Town Clerk

PUBLIC HEARING

Town Clerk's Office

June 22, 1959.

9:00 PM

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

Supervisor Coyle opened the hearing.

The Clerk read notice of hearing to consider petition for the improvement of a portion of Jerrys Avenue and a portion of Fremont Avenue, Nanuet, under Section 200 of Town Law.

Stephen G. Doig, Jr. appeared on behalf of the petitioners and advised there were two persons who wished to testify as to necessity.

Mr. Louis Ferretti appeared, was sworn by Supervisor Coyle and when questioned by Attorney Doig testified as follows:

Q: Mr. Ferretti, you live in Nanuet?

A: Yes sir.

Q: You are a property owner signing this petition and own property along Fremont Avenue or Jerrys Avenue, is that correct?

A: Yes.

Q: Will you describe very briefly the condition of this road?

A: Whatever has been done on the road has been done by myself at my expense.

Q: Is the road a dirt road now with plenty of holes with the need of a stone base?

A: It needs a stone base and needs improving.

Q: Is it muddy and dusty during the wet season and dry season?

A: Yes. And the road is not plowed in the winter.

Q: There are resident home owners along this road?

A: Yes. All are present here tonight.

Q: Will other houses be built here?

A: Yes.

Q: You own other lots along there?

A: Yes.

Q: Do you believe it is in the public interest that this road be built?

A: Yes, I do.

Supervisor Coyle then asked Mr. Ferretti "Can the people along these roads afford to pay for the improvement?".

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A: They signed the petition so I guess they can.

Mr. B. J. Solem was then sworn by the Supervisor and when questioned by Attorney Doig testified as follows:

Q: Did you hear Mr. Ferretti's testimony Mr. Solem and do you own property on one of these roads?

A: Yes. On Jerrys Avenue.

Q: You signed the petition and wish the road to be improved?

A: Yes.

Q: There will be houses built along the road?

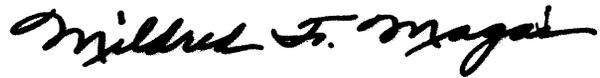
A: There will.

Attorney Doig told the Board there were other persons who signed the petition present and wanted to be heard. Messrs. Herman Behr, Serge Krist, Fay A. Mazum and Mortimer P. O'Sullivan appeared and stated they favored the improvement.

The Supervisor asked if anyone else wished to speak in favor of or opposition to the improvement. A Mr. Vincent Piscioti asked a question which was answered by the Town Attorney but had no bearing on the petition.

No one else desiring to be heard, on motion made by Mr. Renken, seconded by Mr. Welchman and unanimously carried, the hearing was closed.

Signed,



Mildred F. Magai,
Town Clerk.

PUBLIC HEARING

Town Clerk's Office

June 22, 1959

9:30 PM

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

Supervisor Coyle opened the hearing.

The Clerk read notice of hearing to consider petition of Etta Construction Corp. for an extension of the Manuet Lighting District to include Grandview Acres, Manuet.

Supervisor Coyle asked if anyone was present representing the petitioners and no one appeared.

On motion made by Mr. Renken, seconded by Mr. Welchman and unanimously carried, the hearing was adjourned to 9:30 PM on July 13th, 1959.

Signed,



Mildred F. Magai,
Town Clerk

PUBLIC HEARING

Town Clerk's Office

June 22, 1959

9:45 PM

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

Supervisor Coyle opened the hearing and the Clerk read notice of hearing to consider petition for the extension of the New City-West Nyack Water Supply District to include Vanderbilt Heights, New City.

Edward G. Roope, Esq. appeared on behalf of the petitioners and called Mr. Jay Northrup, one of the signers of the petition, to testify.

After being sworn by Supervisor Coyle, Mr. Jay Northrup of 39 Woodbine Road, New City, testified as follows upon questioning by Attorney Roope:

Q: Mr. Northrup, are you familiar with the petition I have shown to you for the proposed extension of the New City-west Nyack Water Supply District?

A: Yes, I am.

Q: As a matter of fact, your signature appears as witness to several signatures appearing thereon. Is that correct?

A: Yes.

Q: You are one of the residents who arrange to have the petition presented to the Town Board?

A: I am.

Q: Does it contain more than 50% of the resident owners in the area?

A: It does.

Q: Is it also your testimony that all property owners within the proposed extension will be benefited?

A: Yes, they will.

Q: Are there any property owners who will be benefited by this extension not included in this area?

A: No.

Q: In your opinion, will the proposed extension of this water supply district be in the public interest?

A: Yes. It will.

Q: In what way will the proposed extension benefit the property owners?

A: It will provide fire protection for property and lives and reduce fire insurance rates.

Supervisor Coyle asked if anyone else wished to be heard in favor or opposition to the extension. No one else appeared.

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

Signed,

Mildred F. Magai

Mildred F. Magai,
Town Clerk.

TOWN BOARD MEETING

Town Clerk's Office June 22, 1959 8:00 PM

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

Supervisor Coyle called the meeting to order.

On motion made by Mr. Renken, seconded by Mr. Danko and carried, the minutes of the meeting and two hearings on June 8, 1955 were approved and accepted.

The Supervisor read a letter from the architect for the new Town Hall, Mr. Karl Schumacher, bearing date June 22, 1959, setting forth recommendations for seating in the meeting hall.

Mr. Welchman moved the following resolution:

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RESOLVED, that the Town Clerk be authorized to advertise for sealed bids for the furnishing of 170 chairs for the new Town Hall meeting room, in accordance with specifications to be furnished by Architect Karl Schumacher, bids to be received up to 4:00 PM. on July 13, 1959.

Seconded by Mr. Jeffrey.

On roll call, the vote was as follows:

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

NAYES: None.

Mr. Renken moved the following resolution:

RESOLVED, that the Town Clerk be authorized to advertise for sealed bids for the furnishing of venetian blinds for the new Town Hall, in accordance with specifications to be furnished by Arthitect Karl Schumacher, bids to be received up to 4:00 PM. on July 13, 1959.

Seconded by Mr. Welchman.

On roll call, the vote was as follows:

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

NAYES: None.

Mr. Renken moved the following resolution:

WHEREAS, the Appellate Division of the Supreme Court, Second Department has affirmed, with modification, the Special Term's decision in the Application of Franciscan Missionaries of Mary for a Special Permit from the Zoning Board of Appeals, and

WHEREAS, the Zoning Board of Appeals, at a regular meeting, duly adopted a resolution whereby the Board desired the decision of the Appellate Division be appealed to the Court of Appeals, and

WHEREAS, the Town Attorney, in order to protect the position of the Zoning Board did on May 13, 1959 file a Notice of Appeal with the County Clerk of the County of Rockland, and

WHEREAS, the Town Board deems it necessary that Special Counsel be retained to assist the Town Attorney in the Appeal to the Court of Appeals, without fee and without costs or disbursements to the Town of Clarkstown.

NOW THEREFORE, be it

RESOLVED, that the Town Attorney be and he is hereby authorized to appeal the decision of the Appellate Division of the Supreme Court, Second Department, in the Application of Franciscan Missionaries of Mary for a Special Permit to the Court of Appeals, and be it

FURTHER RESOLVED, that David W. Silverman, Esq. be and he is hereby authorized to appear as Special Counsel to assist the Town Attorney in this appeal, and be it

FURTHER RESOLVED, that David W. Silverman, Esq., Special Counsel named herein shall serve without fee and without incurring any costs or disbursements on behalf of the Town of Clarkstown in connection with said appeal.

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 bids for Traffic Signs submitted and opened at the June 8th, 1959 meeting of the Town Board be rejected, and be it

FURTHER RESOLVED, that the Town Clerk be authorized to re-advertise for bids for Traffic Signs with new specifications, to be furnished by the Highway Superintendent, bids to be received up to 4:00 P.M. on July 13, 1959.

Seconded by Mr. Jeffrey.

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 Woodside Drive as shown on subdivision map of Homestead Acres, New City, be renamed "Allmuth Drive".

Seconded by Mr. Welchman.

On roll call, the vote was as follows:

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

NAYES: None.

The Board approved the following:

Extension Rider to Performance Bond #616945
Henry Gildersleeve

The Supervisor read a letter from the State Traffic Commission dated June 8, 1959 forwarding Order for YIELD signs at 4 exit ramps from the Interstate Parkway to Route 59.

A letter from the State Traffic Commission dated June 11, 1959 enclosing Order for temporary STOP sign at Thruway Exit 14 intersection with Route 59 was read to the Board.

Supervisor Coyle read a letter from Orange & Rockland Utilities, Inc., dated June 17, 1959, with respect to street lights on Route 9W, Congers,

Mr. Danko moved the following resolution:

RESOLVED, that the Town Clerk be authorized to execute order for the replacement of the existing 600 lu. street lights on Poles No. 4 and 7, Route 9W south of East Lake Road, Congers, with 1000 lu lights, at an annual increase in cost of \$18.72, to be charged against the Congers Lighting District.

Seconded by Mr. Renken.

On roll call, the vote was as follows:

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

NAYES: None.

On motion made by Mr. Jeffrey, seconded by Mr. Welchman and unanimously carried, the Board opened hearing on application of Karl F. Kirchner, Braden M. Lyon and Michael J. Scales for a Zoning Change from RO & R-1 to C-2.

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

Mr. Welchman moved the following resolution:

RESOLVED, that decision on application of Karl F. Kirchner, Braden M. Lyon and Michael J. Scales for a Zoning Change from an RO & R-1 to a C-2 district on property on the north side of Route 59, Nanuet, be reserved.

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Seconded by Mr. Jeffrey.

On roll call, the vote was follows:

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

NAYES: None.

The Town Attorney discussed with the Board the advisability of considering an amendment to the Zoning Ordinance to include a new zone providing for 22,500 square feet lots, to be known as R-22; also to eliminate filling stations from the Special Permit category.

Mr. Jeffrey moved the following resolution:

WHEREAS, it appears desirable and in the public interest that the Zoning Ordinance of the Town of Clarkstown adopted April 4th, 1939, and as amended, be further amended as follows:

PROPOSED AMENDMENTS TO THE ZONING ORDINANCE OF THE
TOWN OF CLARKSTOWN DATED SEPTEMBER 13, 1955, AND AS AMENDED

Note: Additions indicated by underline, deletions by
((double parentheses))

By amending Section 2.1 of Article 2 by addition to read as follows:

* * * * *

RA-1(X) Residential Development District ((R-1)) (R-22)
R-22 Single Family Residence District

By amending Section 2.32 of Article 2 by addition to read as follows:

* * * * *

If any such distance parallel to a street is not specified on the Zoning Map, it shall be deemed to be located: in RA, RA-1, RA-1(X), R-22, RO, LO, M-1, or M-2 districts - 300 ft. from the street line or designated street line; in SC or C-2 districts - 250 ft. from the street line or designated street line; in R-1, R-1(X), LS, or C-1 districts - 200 ft. from the street line or designated street line; and in R-2 districts - 150 ft. from the street line or designated street line.

By amending Section 4.32(F) of Article 4 by addition and substitution to read as follows:

4.32(F) Residences (in RA-1(X)) conforming with regulations for ((R-1)) R-22 set forth in Groups H 1, or H 2 of Bulk Table, provided the following Additional Requirements and Conditions shall be made by the Town Board, after public hearing and after reference to and report from the Planning Board within 30 days of receipt of the Town Board's request for a report.

By amending Section 3.11 (Table of General Use Regulations) by adding in Column 1 through 8, and following immediately the RA-1(X) district to read as follows:

(Column 1, Districts)

R-22

(Column 2, Uses Permitted By Right)

Single Family Residence District

22,500 sq. ft.

1. Same as RA

(Column 3, Uses by Special Permit)

1. Same as RA

2. Conversion of a single family detached residence into not more than 2 dwelling units.

3. Two family residences

(Column 4, General Accessory Uses)

1. Same as RA, except that not more than 3 days over 5 months old shall be kept

(Column 5, Accessory Signs)

1. Same as RA

(Column 5, Off Street Parking)

1. Same as RA

(Column 7, Off Street Loading Berths)

1. Same as RA

(Column 8, Additional Use Regulations)

1. Same as RA

By amending Section 3.12 (Table of General Bulk Regulations) of Article 3, by adding in Columns 1 through 11, and following immediately the RA-1 and RA-1(X) districts, to read as follows:

(Column 1, District)

R-22

(Column 2, Group)

H-1

H-2

(Column 3, Uses)

Single Family detached residences
and uses in Group C (on same line as H 1)

Two Family residences,
conversions to 2 dwelling units (on same line as H 2)

(Column 4, Maximum Floor Area Ratio)

0.20 (on same line as H 1)

(Column 5, Minimum Lot Area)

22,500 (on same line as H 1)

(Column 6, Minimum Lot Width)

125 (on same line as H 1)

(Column 7, Required Front Yard Depth)

40 (on same line as H 1)

(Column 8, Required Side Yard Width)

25 (on same line as H 1)

(Column 9, Total Required Side Yard Width)

60 (on same line as H 1)

(Column 10, Required Rear Yard Depth)

45 (on same line as H 1)

(Column 11, Maximum Building Height)

9' (on same line as H 1)

(Column 3, Uses)

Two Family residences, conversions to
2 dwelling units (on same line as H 2)

(Column 4, Maximum Floor Area Ratio)

0.20 (on same line as H 2)

(Column 5, Minimum Lot Area)

15,000 per dwelling unit (on same line as H2)

(Column 6, Minimum Lot Width)

125 (on same line as H 2)

(Column 7, Required Front Yard Depth)

40 (on same line as H 2)

(Column 8, Required Side Yard Width)

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- 30 (on same line as H 2)
(Column 9, Total Required Side Yard Width)
- 25 (on same line as H 2)
(Column 10, Required Rear Yard Depth)
- 45 (on same line as H 2)
(Column 11, Maximum Building Height)
- 9" (on same line as H 2)

By amending Column 3, Paragraphs 1, 2, 3, and 4, and Special Requirements and conditions in District LS of Section 3.11 of Article 3, Table of General Use Regulations, by deleting Paragraph 3 therefrom, and renumbering Paragraphs 1, 2, and 4, and deleting No. 3 from Special Requirements and Conditions, to read as follows:

1. Same as R-2.
2. Other retail sales and service establishments which are permitted in C-1, Column 2.
3. Railroad passenger stations and bus stations, provided there is no maintenance, repair, or storage of commercial vehicles on the premises, and adequate off street parking space for passengers and employees, is provided.

Special Requirements and Conditions (for Nos. 2 and 3):

- (a) That the facility is necessary to serve the surrounding residential or retail area.
- (b) That the facility is so located as to draw a minimum of vehicular traffic to and through Residential Streets, or past an elementary school, park, or playground.

Seconded by Mr. Welchman.

On roll call, the vote was as follows:

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

NAYES: None.

The Town Attorney reported to the Board that amended petition of Mitchell Miller was in order to be referred back to the Planning Board.

Mr. Renken moved the following resolution:

RESOLVED, that AMENDED application of Mitchell Miller for a Change of Zoning from an RA-1X and M-1 to an R-1 district on property located at Maple Road and Fullie Drive, Valley Cottage, be referred to the Planning Board for report pursuant to the provisions of Sections 8.51, 8.52 and 8.522 of the Zoning Ordinance.

Seconded by Mr. Danko.

On roll call, the vote was as follows:

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

NAYES: None.

The Town Attorney reported that an application for a Special Permit filed by Abraham Metlitz was in order for referral to the Planning Board.

Mr. Renken moved the following resolution:

RESOLVED, that application of Abraham Metlitz for a Special Permit for property on the north side of Town Line Road, Manuet, be referred to the Planning Board for report pursuant to the provisions of 4.31 and 4.32 (F) 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.

It was reported to the Board that a Summons & Complaint had been filed in the matter of Girard B. Henderson and Alexander Dawson, Inc. against the Town of Clarkstown.

Mr. Renken moved the following resolution:

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RESOLVED, that the Town Attorney be authorized to enter into appearance in the case of Girard B. Henderson and Alexander Dawson, Inc. versus the Town of Clarkstown.

Seconded by Mr. Danko.

On roll call, the vote was as follows:

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

NAYES: None.

Town Attorney Johns reported having received a reply to his letter to the New Jersey & New York Railroad Company with respect to crossing signals for Prospect Street, Nanuet. In their letter dated June 19, 1959 they had indicated that the matter was being investigated.

Supervisor Coyle filed with the Town Clerk copy of Final Report of the Grand Jury for the January 1, 1959 Term of the New York Supreme Court of Investigation into Multiple Residences and the Administration and Enforcement of the Law with Respect Thereto.

The Supervisor reported receipt of a letter from Granik, Carson, Silverman & Nowicki stating several residents called attention to the numerous accidents at Route 59 and Grandview Avenue, Nanuet, and were ignoring Stop signs at the end of the street. The matter was referred to the Chief.

On motion made by Mr. Welchman, seconded by Mr. Renken and unanimously carried, the Board opened hearing to consider petition for the Improvement of Fremont Avenue and a portion of Jerrys Avenue, Nanuet.

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

Mr. Jeffrey moved the following resolution:

WHEREAS, a written petition dated September 9, 1958 was duly filed with this Board requesting the improvement of FREMONT AVENUE, and JERRYS AVENUE, at NANUET, in said Town, by paving approximately 419 feet of FREMONT AVENUE, and approximately 489.69 feet of JERRYS AVENUE, in accordance with the Town Specifications as contained in Resolution of the Town Board of March 12, 1954, and

WHEREAS, said petition was duly signed by owners of real estate owning real estate to the extent of at least one-half of the frontage or bounds on both sides of said portion of FREMONT AVENUE, and said portion of JERRYS AVENUE, and also by resident owners owning not less than one-half of the frontage owned by resident owners residing in or along said portion of FREMONT AVENUE, and said portion of JERRYS AVENUE, and

WHEREAS, the said petition was duly acknowledged or proved as to each signer in the same manner as required of a Deed to be recorded, and

WHEREAS, at a meeting of said Town Board duly called and held on May 25, 1959, an Order was duly adopted by it and entered in its minutes, reciting the filing of such petition, the improvement proposed, and the maximum amount proposed to be expended for the improvement as stated in such petition, to wit, the sum of SIX THOUSAND FOUR HUNDRED EIGHTY AND 00/100 (\$6,480.00) DOLLARS, and specifying that the said Board would meet to consider the petition and to hear all persons interested in the subject thereof concerning the same, at the Town Clerk's Office at 16 South Main Street, New City, in the said Town of Clarkstown on the 22nd day of June, 1959, at 9:00 P. M., Eastern Daylight Saving Time, and

WHEREAS, the said Order, duly certified by the Town Clerk, was duly published and posted as required by law, to wit, a duly certified copy thereof was published in The Clarkstown Citizen, the official paper of this Town, in the June 11, 1959 edition, and copies of such Order posted on June 10th, 1959, conspicuously in five (5) public places along said FREMONT AVENUE, and said JERRYS AVENUE, proposed portions to be improved, to wit:

Pole No. 7, on JERRYS AVENUE, NANUET, N. Y.

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On a tree on Lot No. 17 of Subdivision Map of Selah Homes, on JERRYS AVENUE, NANUET, N. Y.

Pole No. 4, on FREMONT AVENUE, NANUET, N. Y.

Pole No. 2, on FREMONT AVENUE, NANUET, N. Y., and

Pole No. 1, on FREMONT AVENUE, NANUET, N. Y., to which the petition relates, and

WHEREAS, a hearing was duly held by this Town Board at the place, and on the date and time hereinbefore mentioned, and at such place and time the said Town Board did duly consider the said petition, and hear all persons interested,

NOW THEREFORE, after such hearing and upon the evidence given thereat, and pursuant to the provisions of Section 200 of the Town Law of the State of New York, it is hereby

RESOLVED, that this Board does hereby determine that it is in the public interest to make the improvement petitioned for, to wit,

by paving in accordance with the Town Specifications as contained in Resolution of the Town Board of March 12th, 1954, and it is

FURTHER RESOLVED, that Edward J. Barbour, a civil engineer, who is hereby employed for that purpose, shall prepare definite plans and specifications and make a careful estimate of the expense, and with the assistance of EVERETT J. JOHNS, Town Attorney of the Town of Clarkstown, shall prepare a proposed contract for the execution of the work, and that such Plans and Specifications, estimate and proposed contract shall be presented to this Board as soon as reasonably possible, and it is,

FURTHER RESOLVED, that Edward J. Barbour, a civil engineer, who is hereby employed for that purpose, shall survey the portions of the said highway proposed to be improved, and establish the lines and grades thereof, marking out upon the ground the side lines of the lands owned or held by this Town for highway purposes, and that he shall place such survey and profile of the grade of such highway upon blueprints; that there shall be at least three (3) complete sets of blueprints prepared, showing such survey and a profile of the grade, one of which shall be filed in the Town Clerk's Office, and the remaining two (2) of which shall be delivered to this Board.

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 Stephen G. Doig, Jr. be appointed Attorney for the Improvement of Fremont Avenue and a portion of Jerrys Avenue, Nanuet.

Seconded by Mr. Welchman.

On roll call, the vote was as follows:

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

NAYES: None.

The Board sanctioned Chief Wiebicke's request that aptrolmen working on legal holidays be given compensatory time off.

Supervisor Coyle referred to the Chief the matter of checking on brush obstruction at Ludvigh Rd. and Route 304, Bardonia; at Garret Ave. and the New City-Congers Rd., Congers; and at Old Mill Rd. & Kings Hwy., Valley Cottage, the brush having grown up considerably.

Councilman Renken asked the Chief if it could be arranged to have an extra patrolman at the corner of Middletown Rd. and Prospect St., Nanuet, between 5:30 and 6:30 P.M. to control traffic from Lederle.

The Supervisor read a letter he had received from the Rockland Home Builders' Ass'n. requesting that model homes and their respective offices be permitted to stay open on holidays. The matter was referred to the Town Attorney.

Mr. Renken moved the following resolution:

WHEREAS the State of New York has declared July 3rd, 1959 a legal holiday,

BE IT RESOLVED, that Town employees be given the day of July 3rd, 1959 off and that offices be dosed.

Seconded by Mr. Jeffrey.

On roll call, the vote was as follows:

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

NAYES: None.

Supervisor Coyle reported he had spoken to Dr. Dickson of the County Health Department in regard to dug wells that might be unsafe. Dr. Dickson advised that any reports on these could be turned over to his department.

The Board held a discussion on consolidation of the various water supply districts in the Town to simplify assessing.

Monthly report of the Supervisor for the month of May 1959 was submitted and filed with the Clerk.

On motion made by Mr. Danko, seconded by Mr. Jeffrey and unanimously carried, the Board opened hearing to consider petition for the Extension of the New City-West Nyack Water Supply District to include Vanderbilt Heights, New City.

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

On motion made by Mr. Jeffrey, seconded by Mr. Welchman and unanimously carried, the Board signed the following Order:

BEFORE THE TOWN BOARD OF CLARKSTOWN
ROCKLAND COUNTY

----- -X	
	:
In the Matter of the Petition for	:
an Extension of the New City-West Nyack	:
Water Supply District (VANDERBILT HEIGHTS	:
EXTENSION) at New City, in the Town of	:
Clarkstown, Rockland County, New York.	:
----- -X	

A petition in this matter for the Extension of the New City-West Nyack Water Supply District of the Town of Clarkstown having been duly presented to the Town Board, and an Order having been duly adopted by the Town Board on the 25th day of May, 1959, for the hearing of all persons interested in the matter on the 22nd day of June, 1959, at 9:45 P. M., eastern Daylight Saving Time, at the Office of the Town Clerk, 16 South Main Street, New City, New York, and a hearing by the said Board having been duly held at such time and place, and it having been duly resolved and determined following such

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hearing that the petition herein was signed and acknowledged or proved as required by law and otherwise sufficient, that all the property and property owners within the proposed extension were benefited thereby, that all property and property owners benefited were included within the limits of the proposed district, and that it was in public interest to grant in whole the relief sought, and it having been then and there further duly resolved that the creation of such extension as proposed be approved; it is hereby

ORDERED, that the New City-West Nyack Water Supply District of the Town of Clarkstown be extended in the said Town of Clarkstown, Rockland County, New York, to include lands in the said Town described as follows:

BEGINNING at the point of intersection of the easterly line of the New City Water Supply District and the southerly line of New Hempstead Road, said point of beginning being distant easterly along the southerly line of New Hempstead Road about 220 feet from its point of intersection with the center line of Homestead Lane and running thence (1) easterly along the southerly line of New Hempstead Road 1890 feet to a point distant easterly 500 feet measured at right angles to the center line of Havermill Road; thence (2) running southerly along a course parallel to and distant easterly 500 feet measured at right angles to the center line of Havermill Road and its prolongation southerly 1850 feet to a point distant southerly 500 feet measured at right angles to the center line of Rockwood Drive; thence (3) running westerly along a course parallel to and distant southerly 500 feet measured at right angles to the center line of Rockwood Drive and its prolongation westerly 1500 feet to a point in the easterly line of the New City Water Supply District; thence returning to the place of beginning and running along the easterly line of the New City Water Supply District the following courses and distances: (4) South $20^{\circ} 13' 40''$ West, 300 feet; (5) South $74^{\circ} 43' 30''$ East 60 feet; (6) South $20^{\circ} 13' 40''$ West 353.17 feet; (7) South $71^{\circ} 50' 20''$ East 157.34 feet; (8) South $16^{\circ} 43'$ West 732.07 feet; (9) South $82^{\circ} 00' 50''$ East 373.32 feet; (10) South $16^{\circ} 49' 45''$ West 460 feet to the ending point of the third course in this description.

Dated: June 22nd, 1959

s/ John W. Coyle, Supervisor
s/ Stephen Danko, Councilman
s/ Joseph Welchman, Councilman
s/ Alastair D. Jeffrey, Councilman
s/ John H. Renken, Jr., Councilman

Members of the Town Board of the
Town of Clarkstown

On motion made by Mr. Danko, seconded by Mr. Renken and Unanimously carried, the Board opened hearing to consider petition of Etta Construction Corp. for an extension of the Nanuet Lighting District.

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

With respect to Pigeon Hill Road, Attorney Edward G. Roepe, advised that he had in his office \$500.00 and would arrange to remove the lien on the road.

Jerome Trachtenberg, Esq., attorney for The Dells, Inc., appeared before the Board in connection with the Zoning Change sought, for the purpose of Clarifying

development of an L0 zone. He stated many plans had been formulated and asked that the Board grant the L0 zone to enable the petitioner to proceed with plans at once.

Mr. Trachtenberg added that he understood the Board was considering creation of a new R-1 zone and asked that action in respect to the application for the R-1 and R0 zone be held in abeyance until the new zone was acted upon.

The Supervisor advised that the Board had gone over thoroughly all the information presented at the hearing on The Dells, Inc. application and that presented in writing so that the feelings of the Board could be discussed.

Mr. Renken read the following statement:

This is the largest and probably one of the most important problems to come before this or any other Town Board of this Township. Consideration to re-zone 760 acres owned by a single person.

We must fully realize the petitioner could, within his legal right, construct approximately 660 homes, we are advised, subject only to approval of a filed plot plan with our Planning Board. This in itself could cause a catastrophic condition so far as increase of taxes or other available facilities are concerned.

Much has been said, much has been written, and much has received publicity concerning this petition both pro and con, in reference to the petition itself and the petitioner as an individual.

It is my firm conviction that this Town Board must consider the petition first-- the petitioner next. This petition must be considered on the following basis, in my opinion.

1. Will the decision of this Board serve in the best interest of the Township as a whole.
2. Let us be ever mindful that our prime duty here is to administer the Zoning Ordinance in such a manner that orderly growth is achieved. Orderly growth does not mean to stop growth nor does it mean growth should be permitted to run hog wild. Somewhere in between we must, in our good judgment, find the solution.

Part I - Namely to re-zone 3 acres at Little Tor Rd. and Phillips Hill Rd. from RA-1 to R0. My recommendation is to reserve decision on this petition at this time.

Part II - Namely to re-zone 31 acres on the west side of Route #304 and Zukor Rd. from RA-1 to LS (Local Shopping). This request was amended to only consider 15 acres of this request, on the recommendation of the Planning Board.

It is my feeling that favorable consideration to this request would sow the seed for birth of an entirely new community. Also a review of our present zoning map indicates sufficient land in LS zone yet available. Testimony at the public hearing seemed to bear out this conclusion and these things all considered, it is my suggestion to reject this portion of the petition.

Part III - Namely to re-zone 540 acres from RA-1 to L0. On recommendation of T. T. McCrosky, planning consultant engaged by the petitioner, 340 acres was believed adequate. The amended petition requests consideration of only 235 acres for this zone which is in accordance with the Town Planning Board recommendation.

The L0 zone as adopted by this Town Board is a highly restrictive industrial zone. It is intended and designed to be used only on request and under certain highly restrictive covenants. To wit: - minimum lot size, 10 acres, of which only 3.5 acres are occupied by buildings, this only to be for research and pilot industry. This is

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for the purpose basically to attract de-luxe industry and broaden the tax base in an area where the school district has already far exceeded its legal debt limit for borrowing and is operating under emergency state aid facilities. It is my firm belief this zone will accomplish our purpose and succeed where other intended zones in the ordinance have failed. During the various reports that have been submitted and testimony that was taken at the public hearing, direction of such a zone was pointed to the Industrial Center at Birmingham, Alabama, and Fairlawn Industrial Park in New Jersey. One need only turn to our own county and examine Lederle Laboratories in the southern extreme of this Township for the answer. Lederle Laboratories pays approximately 45% of the operating costs of the Manuet School District.

Granting of this portion of the petition also permanently sterilizes the area against residential development, which has plagued this Township during its recent impact of growth as a result of the construction of the Palisades Interstate Parkway, the New York State Thruway, the Tappan Zee Bridge, the Garden State Parkway and which will be given added impetus by the construction of the connecting link between the Jersey Turnpike and the New York State Thruway which we know is to come. All of these, remember, pass through and converge in this Township. It is my suggestion 235 acres be granted for the LO zone.

Part IV - Namely to re-zone 221 acres from RA-1 to R-1. This request was reduced to 120 acres by the petitioner in the amended application. It is my recommendation to reserve decision on this petition.

Mr. Danko read the following statement:

My decision on the requests for zoning changes by The Dells, Inc.

After reading and considering the requests for the designated changes contained in the petition and amended petition, and after hearing public argument for and against said changes, it is my opinion:

(A) That the request that 235 acres be zoned LO (Laboratory Offices) be approved for the following reasons:

- (1) The construction of laboratory office facilities on said unoccupied acreage would result in tremendous increases in tax revenues which are sorely needed by the Town of Clarkstown and Rockland County.
- (2) The building phase and the business phase will provide lucrative employment for local businesses and local residents
- (3) Local merchants and services will benefit by such activities
- (4) The proposed beneficial development requires no financial support from and imposes no foreseeable financial burden on the Town of Clarkstown.
- (5) Existing state highways recently constructed appear more than adequate to service the proposed development.
- (6) That said property is restricted against housing.

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(B) The request by Dells, Inc., that 120 acres be rezoned from RA-1 to R-1 be deferred until after the Clarkstown Town Council decides whether to adopt or reject proposed new amendments to the Clarkstown Zoning Ordinances.

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(C) The request by Dells, Inc., that 3 acres be zoned R0 for the construction of a medical building or buildings be deferred until after the Clarkstown Town Council decides whether to adopt or reject proposed new amendments to the Clarkstown Zoning Ordinances.

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(D) The request that 15 acres be zoned LS for the construction of a department store, or similar facilities be disapproved at this time for the following reasons:

- (1) The recent rapid construction of shopping centers in Rockland County has brought frequent complaints from local merchants as to loss of revenue.
- (2) The revenues from large shopping centers are channelled to large corporations operating outside of Rockland County.
- (3) Income is diverted from the local merchant who spends, resides, and is active in the civic life of the local community.
- (4) No present need for such facilities has been demonstrated.

Mr. Jeffrey read the following statement:

After long and deliberate consideration of all the aspects of the petition of the Dells, Inc. it is my conviction that it is my duty to the people of Clarkstown to vote in the affirmative - for the petitioner, for the following reasons:-

Clarkstown is in dire need of tax rebates to lessen the tax burden carried by individual homeowners in the township. Clarkstown Central School District has very little industry of any sort to help the situation. On the other hand Mamet School District has Lederle Laboratories, a simple comparison of the School Tax bills of this District versus the same type home in the New City area will reveal a substantial savings in just this one area where there is a healthy thriving industry established.

The type of industry -- (Laboratories and Offices), will offer people job opportunities of the highest character and in the upper income brackets and will certainly not be conducive of potential slum areas of the future as has been indicated by some partisans in this hassle.

Furthermore within the year there will undoubtedly be created a multitude of jobs in the construction building trades putting up the attractive Laboratory Office type buildings envisioned.

We are in the path of progress and it is incumbent upon us of this Board to realize this fact. We cannot hinder progress nor growth. One look at a projected birth-rate chart is all you need to conclude that it is inevitable that Rockland County is about to experience a great population influx, particularly when it is realized that people traveling the Thruway and Parkway have now seen our County and are just naturally going to want to follow us here and reside with us in this uniquely beautiful countryside.

Mr. Welchman stated that the matter had been covered pretty well by the other Councilmen and he felt their determination would be for the best interests of the Town and that he favored granting the L0 and reserving decision on the other zones asked for.

Supervisor Coyle stated everyone knew it would bring more traffic into the area but Clarkstown is growing fast and there is nothing to stop it. He said the Town needed more than homes or there would be no ceiling to the tax rate and he favored establishment of this L0 zone.

Mr. Jeffrey moved the following resolution:

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RESOLVED that inasmuch as the Town Board has given careful consideration and deliberation to the Petition of the Dells, Inc. for a change of zone from RA-1 to R-1, RA-1 to R0, RA-1 to LO and RA-1 to LS and

Whereas it is in the best interest of the Town of Clarkstown to continue to reserve decision on the Dells Inc., petition requesting a change from that portion RA-1 to R-1 and RA-1 to R0 for the reason the Town Board is presently in the process of holding a public hearing, creating a new intermediary residential zone of 22,500 square feet, and

Whereas it is in the further best interest of the Town of Clarkstown to proceed to act on that portion of the petition of the Dells, Inc. for a change from RA-1 to LO and RA-1 to LS, be it

RESOLVED that the Town Board of the Town of Clarkstown does hereby grant that portion of the Dells, Inc. amended petition for a change of zone from RA-1 to LO and be it further resolved that the Town Board of the Town of Clarkstown does hereby deny that portion of the Dells, Inc. amended petition for a change of zone from RA-1 to LS

Description of property redistricted, by amendment, from an RA-1 to an LO zone, follows:
 BEGINNING at a point on the westerly side of Rt. 304 where same is intersected with the northerly side of Rt. 304, it being also the point of beginning of Zukor Road and running thence: (1) $S4^{\circ} 20' 45'' W$ along the westerly side of Rt. 304 a distance of 214.49'; thence (2) $N85^{\circ} 39' 15'' W$ a distance of 1032.72'; thence (3) $S4^{\circ} 20' 45'' W$ a distance of 637.32'; thence (4) $N86^{\circ} 12' 59'' W$ a distance of 611.01'; thence (5) $N2^{\circ} 21' 42'' W$ a distance of 188.60'; Thence (6) $N87^{\circ} 38' 08'' W$ a distance of 618.80'; thence (7) $N1^{\circ} 29' 58'' E$ a distance of 1901.50'; thence (8) $N88^{\circ} 30' 02'' W$ a distance of 900.00'; thence (9) $N2^{\circ} 45' 19'' E$ a distance of 1869.45' to lands now or formerly Schnepf; thence (10) $S83^{\circ} 58' 27'' E$ along lands of Schnepf a distance of 82.07'; thence (11) $S85^{\circ} 03' 25'' E$ still along lands now or formerly of Schnepf and to the southeast corner of said Schnepf a distance of 1520.50'; thence (12) $N5^{\circ} 32' 03'' W$ along the easterly line of lands now or formerly of Schnepf a distance of 1213.40'; thence (13) still along lands now or formerly of Schnepf $N72^{\circ} 32' 08'' E$ a distance of 399.68' to westerly line of Zukor Road; thence (14) $S5^{\circ} 18' 59'' E$ along the westerly line of Zukor Road a distance of 698.15'; thence (15) $S8^{\circ} 55' 28'' E$ still along the westerly line of Zukor Road a distance of 181.77'; thence (16) $S17^{\circ} 29' 27'' E$ still along the westerly line of Zukor Road a distance of 376.58'; thence (17) $S25^{\circ} 29' 09'' E$ still along said Zukor Road a distance of 99.34'; thence (18) $S14^{\circ} 08' 04'' E$ still along said Road a distance of 111.88'; thence (19) $S2^{\circ} 26' 29'' E$ still along said road a distance of 575.80'; thence (20) still along Zukor Road on a curve curving to the left having a radius of 562.45' a distance of 514.23'; thence (21) Still along said Zukor Road $S54^{\circ} 49' 48'' E$ a distance of 150.00'; thence (22) $S35^{\circ} 10' 12'' W$ a distance of 300.00'; thence (23) $S54^{\circ} 49' 48'' E$ a distance of 580.00'; thence (24) $N7^{\circ} 10' 12'' E$ a distance of 160.00'; thence (25) $S61^{\circ} 58' 13'' E$ a distance of 175.15'; thence (26) $S27^{\circ} 43' 07'' E$ a distance of 61.48'; thence (27) $N87^{\circ} 56' 45'' E$ a distance of 175.98' to the westerly side of Zukor Road; thence (28) $S6^{\circ} 15' 28'' W$ a distance of 385.60' along the westerly side of Zukor Road; thence (29) $N84^{\circ} 08'' W$ a distance of 517.80' along the northerly line of lands of Clarkstown Central School District #1, to northwest corner

of said property: thence (30) $S1^{\circ}39'W$ along the westerly line of Clarkstown Central School property a distance of 529.40' to the southwest corner of property of Clarkstown Central School: thence (31) $S84^{\circ}08'E$ along the southerly line of said school property a distance of 510.00' to the westerly line of Zukor Road and the southeast corner of said school property: thence (32) $S5^{\circ}42'58"W$ along the westerly line of Zukor Road 472.96' to point or place of beginning.

Containing 200.0 acres

Parcel D 2

From an RA-1 district to an LO district

Beginning at a point on the northerly side of Zukor Road, said point being 1598.5' † from the intersection of the easterly side of Zukor Road and the northerly side of Rt. 304 running thence (1) along the northerly side of Zukor Road $N54^{\circ}59'48"W$ a distance of 890.00': thence (2) along a curve curving to the right and still along the northerly side of Zukor Road having a radius of 529.45' a distance of 484.06': thence (3) $N2^{\circ}26'29"W$ still along the northerly side of Zukor Road a distance of 660.63': thence (4) $N25^{\circ}29'09"W$ still along the northerly side of Zukor Road a distance of 140.79': thence (5) $N17^{\circ}29'27"W$ still along the northerly side of Zukor Road a distance of 272.53': (6) thence $N87^{\circ}10'00"E$ a distance of 1023.40': thence (7) $S2^{\circ}50'00"E$ a distance of 2023.00' to the point or place of beginning.

Seconded by Mr. Welchman.

On roll call, the vote was as follows:

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

NAYES: None.

Supervisor Coyle stated that the property of the Dohmans and Sterns had been looked over and its contour was satisfactory, that there was a slope to the east but not enough to give trouble.

Mr. Welchman moved the following resolution:

WHEREAS, the Town Board of the Town of Clarkstown, by Resolution duly adopted on the 13th day of April, 1959, provided for a public Hearing on the 8th day of June, 1959, at 9:00 P. M., Eastern Daylight Saving Time, to consider the application of HERMAN DOHMANN, AUGUSTA E. DOHMANN, and JAMES E. STERNS and MARILYN STERNS, husband and wife, to amend the Building Zone Ordinance of the said Town by redistricting the property of the said petitioners from an RA-1 district to an R-1 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 property in the hamlet of Valley Cottage, New York, in said Town, from an RA-1 district to an R-1 district:

ALL that certain lot, piece or parcel of land, situate, lying and being in the hamlet of Valley Cottage, Town of Clarkstown, County of Rockland and State of New York, more particularly bounded and described as follows, viz:-

BEGINNING at a point in the northerly line of Christian Herald Road, which said point of beginning marks the southwest corner of lands described in a deed given by

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Herman Dohmann to James E. Sterns and Marilyn Sterns, husband and wife, dated February 24, 1959 and recorded in the Rockland County Clerk's Office on February 24th, 1959, in Liber 688 of Deeds at page 502, the southeast corner of lands of the Christian Herald Home and which said point of beginning is distant 60.47 feet west measured along the northerly line of Christian Herald Road on a course of south 78 degrees 01 minutes 30 seconds west from a Rockland County monument set in the ground in the northerly line of Christian Herald Road; running thence from said point of beginning the following courses and distances along the said line of said lands of the Christian Herald Home: (1) north 6 degrees 03 minutes 50 seconds east 118.70 feet and (2) north 4 degrees 21 minutes 52 seconds east 412.88 feet; thence turning and running (3) south 84 degrees 46 minutes 59 seconds east 142.0 feet; thence continuing (4) south 85 degrees 23 minutes 59 seconds east 48.5 feet; thence turning and running (5) south 5 degrees 01 minutes 57 seconds East 414 feet to a point in the northerly line of Christian Herald Road; and thence turning and running the following courses and distances along the said northerly line of Christian Herald Road; (6) south 67 degrees 42 minutes 30 seconds west 228.23 feet to a Rockland County monument set in the ground in the northerly line of Christian Herald Road, hereinbefore referred to, and (7) south 78 degrees 01 minutes 30 seconds west 60.47 feet to the point or place of beginning.

Seconded by Mr. Jeffrey.

On roll call, the vote was as follows:

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

NAYES: None.

Town Attorney Johns advised the Board he would have a report on State-owned lands assessments for the July 13, 1959 meeting.

Councilman Renken reported he had contacted three owners of property adjacent to the Clarkstown Sanitary Fill who were willing to lease land to the Town for fill purposes, which would make about 100 acres available. He stated he was negotiating for leases with the property owners.

Mr. Renken moved the following resolution:

RESOLVED, that the Highway Superintendent be authorized to attend the Highway Superintendents' School at Ithaca, New York on June 29th, 30th and July 1st, 1959, all necessary expenses incurred in attending to be made a Town charge.

Seconded by Mr. Welchman.

On roll call, the vote was as follows:

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

NAYES: None.

On motion made by Mr. Danko, seconded by Mr. Jeffrey and unanimously carried, the meeting was adjourned.

Signed,

Mildred F. Magai

Mildred F. Magai,
Town Clerk.