

point. The only thing is, this is an application for a Special Permit under the Ordinance as it exists and if the applicant comes before the Board and meets all the requirements of the Section, we must grant the Permit and the School Board must provide for it.

Mr. Fishkin: I realize that and I am bringing what weight I can to influence you in that regard.

Town Attorney Johns then read a letter from the Planning Board dated May 25, 1959 recommending approval of the application.

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

Signed,

Mildred F. Magai
Mildred F. Magai,
Town Clerk

PUBLIC HEARING

July 13, 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 Proposed Amendments to the Zoning Ordinance to establish a new district to be designated as R-22 and to delete Paragraph 3 under Column 3 of Special Requirements and Conditions in District LS of Section 3.11 of Article 3, Table of General Use Regulations.

The Town Attorney read in full the proposed amendments pertaining to an R-22 District and the Supervisor inquired whether anyone present wished to be heard in favor of the R-22 portion. No one appeared.

The Supervisor then asked if anyone wished to be heard in opposition.

Edward G. Roepe, Esq. appeared on behalf of the Rockland County Home Builders' Association and stated his clients were opposed to that portion of the amendment proposed to up-zone RA-1X Special Permit use from 15,000 square feet to 22,500 square feet. He stated such an amendment would work a hardship not only on the builders but the building trade, labor unions and people who did the work, many of whom were local residents.

Mr. Roepe told the Board that there appeared to be a potential reservoir of the 15,000 square foot area but what was left is unbuildable and the area is practically exhausted. He added that a substantial number of people are limited to the purchase of moderately priced homes and that if builders were required to build on 22,500 square foot lots it would necessarily add to cost of making lots available for building; utilities, roads and generally preparing them for building of houses. Mr. Roepe stated it was estimated that the cost increase in lots would be \$1500.00 and that this would have to be deducted from the cost of building homes, which would lower the standard.

Mr. Roepe then stated that the Home Builders felt there should be no untoward haste in adopting the amendment under consideration, the change in the RA-1X zone and Special Permit Uses, without submitting it to experts and consultants to see if it would actually be in the best interest of Clarkstown and planned and orderly expansion of the Town.

Mr. Paul Bladenheim, Secretary of the Rockland County Home Builders Association then read a resolution adopted by his organization which opposed adoption of the proposed

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amendment to the Zoning Ordinance of the Town of Clarkstown.

Mr. Karl Kirchner then stated he concurred with Mr. Roepe's statements and Mr. Bladenheim's resolution.

Mr. Ira Wallach inquired whether the County Planning Director's office had been consulted and was advised that he had assisted with the proposed amendment.

Mr. Arnold Sorkin of Bardonia, a member of the Home Builders, spoke as a resident and stated the purpose of the proposed change was to slow down building because of increased School Taxes but that taxes would go up anyway.

Mr. Abraham Metlitz of Town Line Rd., Nanuet, appeared and made the suggestion that both the RA-1 and RA-1X districts be eliminated and that all lots be made 20,000 square feet. He stated the 15,000 square foot lots were not adequate for sewerage and that more attention should be given the sewerage problem.

Supervisor Coyle asked if anyone else wished to be heard in opposition to or in favor of the proposed amendment.

Martin Bernstein of New City stated he wished to speak in favor of the amendment. He stated it would tend to slow down growth and encourage better homes. He stated that the more lower bracket homes built, the more the taxes would increase.

The Supervisor asked if anyone else wished to speak in opposition or in favor.

Maurice Fagan of Leona Avenue, New City, stated the people in his vicinity were in favor of the amendment.

Alan Anderson of South Mountain Rd., New City, speaking for the North Clarkstown Civic Association and himself, stated that they favored the amendment proposed, for the reason that it would be an intermediate zone between the RA-1X and R-1 zone. He added that the expression of the Home Builders was one that offered an economic problem for some people but not those who lived in the Town and he wanted to speak on behalf of the people who want to live on the land.

Mr. Robert Conner of East Avenue, West Nyack, appeared and stated he favored the change.

Mr. James Moody of New City appeared and asked to make one recommendation for the record. He stated that if the half acre zone should be adopted he did not think the sideyards should be 60' or 65' as proposed and that he would not like to see it exceed 50' with a minimum of 20' sideyard.

Robert Granik, Esq. appeared before the Board and said he would like a question answered. He stated that obviously the proposed amendment was derived on motion of the Town Board rather than on petition of any residents and he would like to know "What is the basis or the origin of the proposal and what is the intent of the Town Board in proposing it, since we operate under a system of laws in the State of New York and Town Law specifically sets forth the basis of the Zoning power". He added that Mr. Roepe had capably pointed out that this subject was covered by a comprehensive zoning amendment following a comprehensive plan and survey back in 1955 and years prior thereto.

The Supervisor advised Mr. Granik that the amendment proposed was basically on the request of the Planning Board of the Town who suggested the need for this

intermediate zone, in a report to the Town Board dated 1958.

Supervisor Coyle asked if anyone else wished to be heard for or against the proposed amendment and no one else appeared.

On motion made by Mr. Danko, seconded by Mr. Welchman and unanimously carried, the hearing was closed, on the first portion of the proposed amendment, to establish an R-22 district.

Signed,

Mildred F. Magai,
Town Clerk.

Town Attorney Johns then read the second portion of the proposed amendment to the Zoning Ordinance to delete Paragraph 3 under Column 3 of Special Requirements and Conditions in District LS of Section 3.11 of Article 3, Table of General Use Regulations.

Supervisor Coyle asked if anyone present wished to speak in favor of or opposition to this portion of the proposed amendment to the Zoning Ordinance. No one appeared.

On motion made by Mr. Renken, seconded by Mr. Danko and unanimously carried, hearing on the second portion of the proposed amendment to the Zoning Ordinance was closed.

Signed,

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

PUBLIC HEARING

Town Clerk's Office

July 13, 1959.

9:30 P.M.

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

Supervisor Coyle opened the hearing and 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 and subdivision.

Irving A. Garson, Esq. of the firm of Granik, Garson, Silverman and Nowicki introduced Sheldon Goldstein, an officer of the corporation.

On being sworn by the Supervisor, when questioned by Mr. Garson, Mr. Goldstein testified as follows:

Q: Will you state your name?

A: Sheldon Goldstein.

Q: I show you this petition for an extension to the Manuet Lighting District made by Etta Construction Corp. and ask if this is your signature.

A: It is.

Q: What is your capacity with Etta Construction Corp.?

A: Corporation Secretary.

Q: Did you sign this petition on behalf of Etta Construction Corp. in your capacity as Secretary?

A: I did.

Q: Will this extension benefit all the property owners within the proposed district?

A: Yes. It will.

Q: Are all the property owners who will benefit from this proposed extension included within the limits of the proposed district or extension?

A: Yes.

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Q: Is it your belief that it is in the public interest to grant in whole or in part the proposed extension?

A: Yes. It is.

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

A: It will provide light for the safety and well-being of property and lives.

Supervisor Coyle inquired whether there were any objections to the proposed extension. No one appeared.

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

Signed,

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

TOWN BOARD MEETING

Town Clerk's Office

July 13, 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 public hearing on June 6, 1959 and the meeting and 4 public hearings on June 22, 1959 were approved and accepted.

Mr. Welchman moved the following resolution:

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

Seconded by Mr. Danko.

On roll call, the vote was as follows:

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

NAYES: None.

The following bids were submitted and opened:

Baldwin Supply Corporation, Route #6, Westchester County, Baldwin Place, N. Y.	TRAFFIC SIGNS in accordance with specifications - - -	\$ 933.00
John J. King, Route 17M, Monroe, N. Y.	TRAFFIC SIGNS in accordance with specs - - - - -	\$ 995.00
Foreman Sign Service, 351 W. Route 59, Nanuet, N. Y.	TRAFFIC SIGNS in accordance with specs - - - - -	\$1,184.40
	Steel Signs - - - - -	1,112.00
	Aluminum signs - - - - -	1,317.00

Mr. Danko moved the following resolution:

RESOLVED, that Baldwin Supply Corporation, Route #6, Westchester County Baldwin Place, N. Y., be awarded contract for the furnishing of Traffic Signs in accordance with proposal dated July 8, 1959, at a total price of \$933.00.

Seconded by Mr. Jeffrey.

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 time for receiving sealed bids for the furnishing of 170 Plastic Stacking Chairs for the new Town Hall be closed and that the Supervisor be authorized to open bids.

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:

Greylock Business Products,
149 Broadway, New York City.
170 Herman Miller Plastic Stacking Chairs in
accordance with specifications - - - - - Total price \$3,527.50

Bett's Home Art Inc.,
15 N. Main St., Pearl River, N. Y.
170 Chairs, delivered & installed at Town Hall,
New City, N. Y. (delivery approx. 6 wks. from
order date) - - - - - Total price \$3,034.50

G & D Surgical & Drug Co., Inc.,
44 Linden Ave., Middletown, N. Y.
Brunswick #114 GC. Chrome Understructure, Fibre-
glass Stacking Ganging Chair (body of chair
will be of 1 piece molded fibreglass) delivered
and installed @ \$14.35 ea.

Ganging clamps & bars (amount to be selected by
Town) 83 required maximum for all chairs, delivered
and installed, per set \$2.50 - - - - - Total price \$2,439.50

Best Sleep & Furniture Co., Inc.,
55 E. Central Ave., Pearl River, N. Y.
170 Chairs, delivered & assembled @ \$15.85 ea. - - - Total price \$2,694.50

Bouton's Inc.,
Route 59, Spring Valley, N. Y.
170 Douglas Fibre Glass Chairs @ \$16.12 ea.
delivered and installed - - - - - Total price \$2,740.40

ALTERNATE PROPOSAL

170 Cole Steel Equipment Co. Stacking Chairs
in accordance with specifications except
"legs & side hooks" would be in black only
@ \$11.70 ea. delivered & installed - - - - - Total price \$1,989.70

Mr. Renken moved the following resolution:

RESOLVED, that proposals for the furnishing of Stacking Chairs for the
Town Hall be taken under advisement and that the Clerk be directed to obtain samples
of chair proposed from the various bidders.

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 time for receiving bids for the furnishing of venetian blinds
for the Town Hall be closed and that the Supervisor be authorized to open the bids.

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:

New City Venetian Blind Mfg.,
38 1/2 S. Main St., Pearl River, N. Y.
Levolor venetian blinds with cotton tape & cord - Total - \$804.00
Levolor venetian blinds with plastic tape &
nylon cord - - - - - \$950.00

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Amsterdam Fabricators Corp.,
16507 Classon Ave., Bklyn. 5, N. Y.

Venetian blinds in accordance with specifications - Total - - - - - \$590.00

F. Edward Kelly,
Route 9W, Stony Point, N. Y.

Levelor "Blue Line" heads & "Sunflex" aluminum slats,
cotton/rayon blend solid ladder tapes and #4 $\frac{1}{2}$ cotton
cord - - - - - Total Price \$719.00

ALTERNATE PROPOSAL

Same blind with woven plastic tape and nylon cord,
as per sample blind - - - - - Total Price \$804.00

Rockland Window & Floor Co.,
55 E. Central Ave., Pearl River, N. Y.

Venetian blinds with following exceptions to
specifications:- d. No Fascia-Aluminum Head
f. Aluminum Slat
g. Aluminum bottom rail
j. Cord stop-metal bead on cord - - Total Price \$819.00

Mr. Renken moved the following resolution:

RESOLVED, that proposals for the furnishing of Venetian Blinds for the
Town Hall be taken under advisement and that the Clerk be directed to obtain a
complete assembly sample of the blind proposed to be furnished.

Seconded by Mr. Welchman.

On roll call, the vote was as follows:

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

NAYES: None.

Mrs. Charles Betsch of Carolina Drive, New City, appeared on behalf of people
living in the vicinity of Davies Lake and inquired what had been done - with respect
to violations at Davies Lake on July 4th. The Town Attorney and Building Inspector
gave a detailed report on what had been done to correct the conditions that pre-
vailed. Mrs. Bletsch was advised that excessive noise or disorderly inebriated
persons should be brought to the attention of the Police.

Mr. Renken moved the following resolution:

RESOLVED, that application of Karl F. Kirchner, Braden M. Lyon & Michael J.
Scales for a Zoning Change from an R0 & R-1 to a C-2 district be approved with the
exception that for a depth of 200' east of Smith Street and parallel to Smith Street,
which is now in an R-1 district, remain in an R-1 district, and be it

FURTHER RESOLVED, that such approval be subject to the petitioners furnishing
the Town Attorney with a proper description and survey which shall exclude the R-1
area.

Seconded by Mr. Danko.

On roll call, the vote was as follows:

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

NAYES: None.

The Town Attorney explains to the Board that in connection with Special
Permits if it is found that the provisions of Sections 4.31 and 4.32F have been
complied with, a Conclusion must be signed by the Supervisor after adoption of
Special Findings by the Town Board.

Mr. Renken moved the following resolution:

WHEREAS, the applicant, KARL A. KIRCHNER and MICHAEL SCALES, has complied
with all the requisite findings of Section 4.31 and 4.32 F of the Zoning Ordinance
of the Town of Clarkstown,

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NOW THEREFORE, be it

RESOLVED, that a Special Permit be and it is hereby granted to KARL A. KIRCHNER and MICHAEL SCALES to build residences under R-1 requirements of the Zoning Ordinance of the Town of Clarkstown on premises described as follows:

ALL that certain lot, piece or parcel of land, situate lying and being in the Hamlet of Nanuet, Town of Clarkstown, County of Rockland, State of New York, bounded and described as follows:

BEGINNING at a point in the southerly line of lands now or formerly of Schlaugies, situate 1833.16 feet westerly, measured along a course of North 78° 26' 06" West from the point of intersection of the southerly line of said lands now or formerly of Schlaugies with the westerly line of Rose Road (said point of intersection being also the northeasterly corner of lands now or formerly of Laing), and running thence (1) South 0° 30' West, along the line of demarkation between zones R-1 and RA-1(X) as shown on the zoning map of the Town of Clarkstown, a distance of 790 feet, more or less, to a point in the northerly line of lands now or formerly of Metlitz; thence (2) North 85° 00' 34" West, along the northerly line of said lands now or formerly of Metlitz a distance of 1040 feet, more or less, to a point; thence (3) North 2° 52' 49" East, a distance of 900.82 feet to a point; thence (4) South 78° 26' 06" East, a distance of 1015 feet, more or less to the point or place of beginning. CONTAINING within the above described area 18.5 acres, more or less, of vacant land.

Dated: July 13, 1959

S/ John W. Coyle, Supervisor

Seconded by Mr. Danko.

On roll call, the vote was as follows:

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

NAYES: None.

Mr. Renken moved the following resolution:

WHEREAS, MITCHELL MILLER has petitioned the Town Board of the Town of Clarkstown that the Building Zone Ordinance of the said Town be amended by redistricting property of the said petitioner and in said petition described, from an RA-1(X) and M-1 district to an R-1 district;

BE IT RESOLVED, that a public hearing pursuant to Sections 264 and 265 of the Town Law be had at the office of the Town Clerk, 16 South Main Street, New City, New York, on the 10th day of August, 1959, at 8:30 P. M., Eastern Daylight Saving Time, relative to such proposed amendment; and it is

FURTHER RESOLVED, that the Town Attorney prepare notice of such statutory hearing and that the Town Clerk cause the same to be published as aforesaid and file proof thereof in the office of the said Clerk.

Dated: 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, GEORGE G. SHARP, SR., and ROSE WALSER BAYER have petitioned the Town Board of the Town of Clarkstown that the Building Zone Ordinance of the said Town be amended by

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redistricting property of the said petitioners and in said petition described, from an RA-1(X) district to a C-2 district;

BE IT RESOLVED, that a public hearing pursuant to Sections 264 and 265 of the Town Law be had at the office of the Town Clerk, 16 South Main Street, New City, New York, on the 10th day of August, 1959, at 9:00 P. M., Eastern Daylight Saving Time, relative to such proposed amendment; and it is

FURTHER RESOLVED, that the Town Attorney prepare notice of such statutory hearing and that the Town Clerk cause the same to be published as aforesaid and file proof thereof in the Office of the said Clerk.

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 application of Woodfern Construction Corp. for a Zoning Change from an LS to a C-2 district for property at the n/e corner of Lake Road & Kings Hwy., Congers, N. Y. was in proper form.

Mr. Danko moved the following resolution:

RESOLVED, that application of Woodfern Construction Corp. for a Change of Zoning from an LS to a C-2 district on property located at the northeast corner of Lake Road & Kings Highway, Congers, 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. Renken.

On roll call, the vote was as follows:

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

NAYES: None.

Mr. Simons and Mr. Robert Kane appeared in connection with dedication of roads in Sunny Ridge Estates. They were advised by the Highway Superintendent that there was some work to be done before the roads would be acceptable and that the details of what needed to be done could be obtained from the Town Engineer.

On motion made by Mr. Welchman, seconded by Mr. Danko and unanimously carried, the Board moved to public hearing to consider Amendments to the Building Zone Ordinance.

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

Mr. Danko moved the following resolution:

RESOLVED, that decision on the proposed amendment to the Zoning Ordinance to establish an R-22 district be reserved.

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 Town Board of the Town of Clarkstown, by resolution duly adopted on the 22nd day of June, 1959, provided for a public hearing on the 13th day of July, 1959, at 9:00 P. M., Eastern Daylight Saving Time, to consider amendments to the

Zoning Ordinance of the Town of Clarkstown; 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 as follows:

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. Danko.

On roll call, the vote was as follows:

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

NAYES: None.

Mr. Renken moved the following resolution:

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

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

By amending RA-1(X) in Section 3.11 (Table of General Use Regulations) of Article 3 by adding in Columns 2 through 6, and following immediately the RA-1 district to read as follows:

(Column 2, Uses Permitted by Right)

Residential Development District

((R-1)) (R-22)

1. Same as RA.

(Column 3, Paragraph 2, Uses by Special Permit of Board of Appeals.)

2. Residences conforming with regulations for ((R-1)) R-22 as set forth in Groups H-1 and H-2 of Bulk Table, and as provided in Section 4.32 (F).

(Column 4, Paragraph 2, General Accessory Uses)

2. For uses permitted in Column 3, No. 2, same as ((R-1)) R-22.

(Column 5, Paragraph 2, Accessory Signs)

2. For uses permitted in Column 3, No. 2, same as ((R-1)) R-22.

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(Column 6, Paragraph 2, off street parking)

2. For uses permitted in Column 3, No. 2, same as ((R-1)) R-22.

NOW THEREFORE, be it

RESOLVED, that a public hearing pursuant to Sections 264 and 265 of the Town Law be had at the Town Clerk's Office, 16 South Main Street, New City, New York, on the 27th day of July, 1959, at 8:00 P. M., Eastern Daylight Saving Time, relative to such proposed amendments, and it is

FURTHER RESOLVED, that notice of the time, place and prupose of such hearing shall be published in The Clarkstown Citizen, at New City, New York, in the manner provided by law, and it is

FURTHER RESOLVED, that the Town Attorney prepare notice of such statutory hearing and that the Town Clerk cause the same to be published as aforesaid and file proof thereof in the Office of the said Town Clerk.

Seconded by Mr. Danko.

On roll call, the vote was as follows:

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

NAYES: None.

On motion made by Mr. Welchman, seconded by Mr. Renken and unanimously carried the Board moved to hearing to consider the Extension of the Nanuet Lighting District to include subdivision known as Grandview Acres, Nanuet.

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

Mr. Welchman moved the following resolution:

RESOLVED, that petition of Etta Construction Corp. for an extension of the Nanuet Lighting District to include Grandview Acres be granted.

Seconded by Mr. Renken.

On roll call, the vote was as follows:

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

NAYES: None.

The Board signed the following Order:

BEFORE THE TOWN BOARD OF CLARKSTOWN
ROCKLAND COUNTY

----- X		
In the Matter of the Application for an	:	ORDER
Extension of the NANUET LIGHTING DISTRICT,	:	EXTENDING
in the Town of Clarkstown, Rockland County,	:	DISTRICT
New York.		
----- X		

A petition in this matter for the Extension of the NANUET LIGHTING 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 9:30 P. M., Eastern Daylight Saving Time, and adjourned to July 13, 1959 at the same 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 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 NANUET LIGHTING 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:

BEING all of the premises shown and described on a certain subdivision plan entitled "Grandview Acres, Nanuet, N. Y.", dated April 8, 1957, made by Rockland Bergen Surveyors, Edw. Barbour, Licensed Engineer, filed in the office of the Clerk of Rockland County on December 11, 1957 in Book 58 of Maps at Page 52 as Map #2542.

Dated: July 13, 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

Chief Wiebicke reported to the Board that the owner of property at the northeast corner of Garret Ave. and the New City-Congers Road, Congers would not give permission to move and replant hedge obstructing visibility. The matter was referred to Councilman Danko.

Chief Wiebicke had referred to him the matter of investigating visibility obstruction of hedge at the northeast corner of Strawtown Road and Old Mill Road, West Nyack.

Mr. Welchman moved the following resolution:

RESOLVED, that the following persons be designated Democratic Inspectors of Election in the following districts for the year 1959:

THE TOWN OF CLARKSTOWN

1959 - INSPECTORS OF ELECTIONS

DEMOCRATIC

<u>DISTRICT</u>	<u>NAME</u>	<u>ADDRESS</u>
Dist. #1 New City	Eileen Person Matilda Carney	Main St., New City, New York Maple Avenue, New City, N. Y.
Dist. #2 Rockland Lake	Gertrude Gozza Marie Henchar	Lake Road, Rockland Lake, N. Y. Lake Road, Rockland Lake, N. Y.
Dist. #3 West Nyack	Evelyn Moyer Aimee R. Quinn	Benson Ave., W. Nyack, N. Y. Maple Ave., W. Nyack, N. Y.
Dist. #4 Upper Nyack	Elizabeth Kastner Ada McGrath	Birchwood Ave., Upper Nyack, N. Y. No. Midland Ave., Upper Nyack, N. Y.
Dist. #5 Nanuet	George Fee Marie Bannen	68 College Ave., Nanuet, N. Y. 311 Middletown Road, Nanuet, N. Y.
Dist. #6 Central Nyack	May E. Pearsall Dorothy Jones	West St., Central Nyack, N. Y. West St., Central Nyack, N. Y.
Dist. #7 Congers	James Shortal Edyth Gleason	Massachusetts Ave., Congers, N. Y. Lake Road, Congers, New York
Dist. #8 Valley Cottage	Helen Raggi Vincent Bocolini	Maple Road, Valley Cottage, N. Y. Kings Highway, Valley Cottage, N. Y.
Dist. #9 Centenary	Barbara Robus Mabel Clochessy	South Mountain Road, New City, N. Y. Route 304, New City, New York
Dist. #10 Spring Valley	Helen Blauvelt Harold Raup	Washington St., Spring Valley, N. Y. 40 Lafayette St., Spring Valley, N. Y.
Dist. #11 Bardonia	Joann DiNapoli Helen Stevens	15 James Drive, Nanuet, New York Bardonia, New York

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(INSPECTORS OF ELECTIONS
1959 - DEMOCRATIC)

<u>DISTRICT</u>	<u>NAME</u>	<u>ADDRESS</u>
Dist. #12 Nanuet	Kathryn Muller Helen Fee	1 East Charles St., Nanuet, N. Y. 212 So. Middletown Rd., Nanuet, N. Y.
Dist. #13 New City	Marie Morch Delia W. Bye	5 Lindbergh Lane, New City, N. Y. 109 W. Clarkstown Road, New City, N. Y.
Dist. #14 Congers	James Eldridge Madeline Rose	Old Haverstraw Rd., Congers, N. Y. So. Grant Ave., Congers, N. Y.
Dist. #15 West Nyack	Marie Peterson Marian E. Olin	Van Houten Fields, West Nyack, N. Y. Van Houten Fields, West Nyack, N. Y.
Dist. #16 New City	Joann Lia Virginia Tonelli	John St., New City, N. Y. 15 James St., New City, N. Y.
Dist. #17 Valley Cottage	Philip J. Klein Catherine Whalen	Storms Road, Valley Cottage, N. Y. Ridge Road, Valley Cottage, N. Y.
Dist. #18 Nanuet	Alda Hastings Irene Wilcox	No. Freemont Ave., Nanuet, N. Y. 6 N. Park Ave., Nanuet, N. Y.
Dist. #19 New City	James H. Kelly Mary Bridgetts	South Main St., New City, N. Y. Fanley Avenue, New City, N. Y.
Dist. #20 Central Nyack	May E. Pearsall Dorothy Jones	West St., Central Nyack, N. Y. West St., Central Nyack, N. Y.
Dist. #21 Spring Valley	Minnie Stern Evelyn Rudman	First Ave., Spring Valley, N. Y. 29 Lafayette St., Spring Valley, N. Y.

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 June 29, 1959 from the Planning Board with respect to expired bonds and inadequacy of some at present day costs of work involved.

Mr. Renken moved the following resolution:

RESOLVED, that the Town Clerk be authorized to execute hydrant order for the installation of a hydrant on the south side of Route 59, approximately 160' south of the south property line of the New York Thruway, at Nanuet, New York.

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 Town Clerk be authorized to execute hydrant order for the installation of a hydrant on the west side of Teakwood Lane, approximately 35 feet south of the south property line of Marion Court, New City, New York.

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 June 23, 1959 from the State Traffic Commission forwarding order for STOP signs at the easterly and westerly entrances of Route 59A to Route 304 at Nanuet.

A letter dated July 8, 1959 from the Planning Board, recommending that

term of Performance Bond #197347 of Blue Spruce Estates-Section I, Manuet, be extended for one year beginning March 29, 1959 subject to Town Board approval, was read to the Board. No extension rider was attached and no action was taken.

The Supervisor read a letter dated June 29, 1959 from the Planning Board forwarding Performance Bond. The Board approved as to form and sufficiency the following:

Performance Bond #216287
Atlantic Estates,
New City, N. Y.

Supervisor Coyle read a letter dated July 1, 1959 from the Planning Board forwarding Cash Performance Bond in the sum of \$380.00 from Pinebrook Homes, Inc., New City, N. Y. The Board approved as to form and sufficiency the following:

Cash Performance Bond in sum of \$380.00
Pinebrook Homes, Inc.,
New City, N. Y.

A letter dated July 10, 1959 from the Building Department submitting application of Genevieve and Warner Barth for a Building Permit pursuant to provisions of Section 280-A of Town Law, was read to the Board.

Mr. Welchman moved the following resolution:

RESOLVED, that the Building Inspector be authorized to issue a building permit pursuant to the provisions of Section 280-A of Town Law, to Genevieve and Warner Barth, for property on Glen Road, Van Houten Fields, West Nyack.

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 after a letter dated July 10, 1959 from the Building Department had been read:

RESOLVED, that the Building Inspector be authorized to issue a building permit pursuant to the provisions of Section 280-A of Town Law, to Michael Vassallo, for property on Central Avenue, Congers.

Seconded by Mr. Renken.

On roll call, the vote was as follows:

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

NAYES: None.

Mr. Danko moved the following resolutions:

RESOLVED, by the Town Board of the Town of Clarkstown that Mildred F. Magai, Town Clerk of the Town of Clarkstown be, and hereby is authorized to dispose of record items numbers 1, 2, 3, 5, 12, 16, 19, 28, 29, 30, 32, 33, 41, 42, 46, 49, 55, 105, 106, 107, 108, 109, 110, 111, 113, 114, 115, 116, 126, 130, 131, 135 on Records Disposition List Number 115-TC-6, issued pursuant to Section 114 of the Regulations of the Commissioner of Education, and be it

FURTHER RESOLVED, that the Clerk of this Board be, and hereby is, directed to furnish a certified copy of this Resolution to Mildred F. Magai, Town Clerk of Clarkstown, to be forwarded to the Commissioner of Education.

RESOLVED, by the Town Board of the Town of Clarkstown, that Frank W. Kemmer, Welfare Officer of the Town of Clarkstown be, and hereby is authorized to dispose of record item number 165 (Welfare), and number 135 (Miscellaneous), on Records Disposition

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List Number 115-TC-6, issued pursuant to Section 114 of the Regulations of the Commissioner of Education, and be it further

RESOLVED, that the Clerk of this Board, be, and hereby is, directed to furnish a certified copy of this Resolution to Frank W. Kemmer, Welfare Officer to be forwarded to the Commissioner of Education.

Seconded by Mr. Welchman.

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

NAYES: None.

A letter from the Citizen's Transit Committee dated June 15, 1959 with respect to commuter service was read to the Board and ordered filed.

Supervisor Coyle read a letter dated July 7, 1959 from Nussbaumer, Clarke & Velzy, Engineers, addressed to Town Engineer Edward Arbogast, setting forth proposal for a Sewerage Study for the Town of Clarkstown. The Town Engineer told the Board the items set forth seemed satisfactory.

Mr. Welchman moved the following resolution:

RESOLVED, that Nussbaumer, Clarke & Velzy, 500 Fifth Avenue, New York 36, New York, be appointed Consulting Engineers for a Sewerage Study for the Town of Clarkstown in accordance with proposal set forth in the following letter:

NUSSBAUMER, CLARKE & VELZY
Engineers
500 Fifth Avenue, New York 36, N. Y.

July 7, 1959

Please reply to: NEW YORK OFFICE

Mr. Edward Arbogast
Town Engineer
Town of Clarkstown
New City, New York

RE: Engineering Proposal for
Sewerage Report

Dear Mr. Arbogast:

In response to your letter of June 16, 1959 and our discussion of June 24, we submit the following proposal for studying and preparing a report in sewerage for the Town of Clarkstown. This proposal constitutes an amplification of the proposal submitted to you under date of June 3, 1959.

As requested, we have reviewed the procedure proposed in our letter of June 3, with the aim of arranging the study in successive steps, with reports to the Town Board following each step.

(Letter indexing from A to H conforms to that used in our letter of June 3.)

1. (a) Locate and define main terrain features, i.e. ridges, valleys, drainage lines and natural drainage areas; this work would be done making use of the new topographic maps prepared for the County Planning Board, with field review as necessary.
- (b) Obtain population data, for both present and future development, from existing studies prepared by the County Planning Board and other agencies; we propose to utilize existing population studies wherever possible.
- (d) Review treatment and other requirements with the regulating agencies having jurisdiction, to assure that the plans developed meet such requirements.
- (j) Discussion of feasible alterrates, with approximate cost data.

2. (c) Develop a General Plan for providing sewer service to all areas of the Town; this work would include study and development of feasible alternate plans, as necessary for their proper and thorough evaluation, and a discussion of the relative merits of the Plans developed.
 - (f) Study treatment requirements and recommend the type and degree of sewage treatment to meet all requirements.
 - (g) Prepare cost estimates for trunk sewer and treatment facilities.
3. (e) Discuss the feasibility of stage construction of trunk sewers and treatment facilities to match the development of the Town.
4. (h) Discuss financing procedures for trunk sewer, lateral sewer, and treatment facilities.

The above program will present the results of the study in successive steps. Step 1 consists of a study of available information to define the basic problems and feasible solutions, with grossly approximate cost data, sufficient to determine the general range of costs only. Step 2 would consist of detailed and thorough study of each alternate plan, accurate cost estimates. Step 3 would consist of a discussion of any feasible arrangements for stage construction, and Step 4 would consist of a discussion of procedures for financing the project.

We would propose to prepare the report, in accordance with the above Step program for the following fees.

Step 1	\$ 2000.00
Step 2	2600.00
Step 3	200.00
Step 4	200.00

As we noted in our discussion, the results of Step 1 are essentially a detailed definition of the problem, and the results of Step 1 and 2 are the heart of the report. Steps 3 and 4 are basically discussions, and study of previous experiences, and its application to the problem at hand.

Normally these last two steps would be embodied in the conclusions and recommendations of Step 2, but in this specific instance, it would be reasonable to consider them separately.

We trust the above proposal will meet with your approval.

Should you require any additional information, or desire us to attend a meeting, please address Mr. Charles R. Velzy, as I will be away from the office for the next three weeks.

Very truly yours,

NUSSBAUMER, CLARKE & VELZY

cru

S/ John F. Larkin

JFL:vm

Seconded by Mr. Danko.

On roll call, the vote was as follows:

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

NAYES: None.

The Supervisor reported that a request had been made by a reporter for permission

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to install a radio on Police Frequency in a private auto. On being consulted, Chief wiebicke reported permission could be granted under Section 1916 of the Penal Law but he felt no one but the Police should have such a radio.

The Board signed Street Opening Permit issued to Cross County House Movers, Inc., for North Middletown Rd., College Avenue, Nanuet, New York.

The Supervisor called attention to the fine job the West Nyack Fire Department had done in fighting the fire at the Clarkstown Sanitary Fill. The Clerk was requested to write a letter of thanks for the West Nyack Fire Department.

Attention was called to the fact that the New City Fire Company was selling a pumper truck with three flood lights for the sum of \$500.00. The Supervisor discussed with the Board the advisability of purchasing it for use in fighting fires at the Fill, stating the Highway Superintendent had advised it could also be used for flushing catch basins.

Mr. Renken moved the following resolution:

RESOLVED, that the Town purchase from the New City Fire Company a pumper truck for the sum of \$500. for use by the Highway Department and Clarkstown Sanitary Fill and that it be charged against the Clarkstown Sanitary Fill.

Seconded by Mr. Welchman.

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

NAYES: None.

Supervisor Coyle reported that the Spring Valley Post Office had contacted him with reference to trouble entailed by Burda Avenue being out in two by the Thruway. It was suggested that the portion of Burda Avenue to the southwest of the Thruway ending at Red Hill Road be renamed. The matter was held in abeyance.

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

Supervisor Coyle mentioned a letter from the County Planning Director calling attention to an amendment to Town Law which took effect July 1, 1959, giving permissive power to acquire from developers a percentage of land in any subdivision, or a payment in money, to be used for park purposes. The Town Attorney was asked to discuss the matter with the Planning Board.

The Town Engineer reported that he had procured all needed easements for construction of black top sidewalks in West Nyack from the school east to Strawtown Road.

Mr. Renken moved the following resolution:

RESOLVED, that the Clerk be authorized to advertise for bids for the construction of black top sidewalks and that the Town Engineer be directed to draw up specifications, bids to be received up to 4:00 P.M. on August 10, 1959.

Seconded by Mr. Danko.

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

NAYES: None.

The Town Attorney submitted to the Board and explained in detail proposed contract between the Town of Clarkstown and Town of Orangetown on Silver Birch Sewer District.

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Mr. Renken moved the following resolution:

RESOLVED, that the Town Board execute contract between the Town of Clarkstown and Town of Orangetown for Silver Birch Sewer District and Orangetown Sewer District No. 3.

Seconded by Mr. Danko.

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 Edward A. Huffman be re-appointed as Member of the Planning Board for a term of five years, from July 12, 1959 to July 12, 1964.

Seconded by Mr. Danko.

On roll call, the vote was as follows:

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

NAYES: None.

Chief Wiebicke was asked to check on the cost of traffic lights with respect to Richards Corners, West Nyack. The Chief stated this intersection could be equipped with a 4-way red signal and that 4 STOP signs could be installed.

Supervisor Coyle asked the Chief to give consideration to traffic in and out of the Grandway parking lot at North Middletown Road, Manuet and also the New City Shopping Center.

Mr. Renken moved the following resolution:

RESOLVED, that Chief Wiebicke be authorized to attend the Police Chiefs' Convention in Rochester, New York, from July 27th to 30th, 1959, and be it

FURTHER RESOLVED, that all necessary expenses incurred in attendance be made a Town charge.

Seconded by Mr. Jeffrey.

On roll call, the vote was as follows:

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

NAYES: None.

Mr. Jeffrey suggested that members of the Planning Board, the Zoning Board of Appeals and the County Planning Director be invited to the special Board meeting on July 27th, 1959 in connection with proposed Amendment to the Zoning Ordinance to establish an R-22 district. The Clerk was requested to extend the invitation.

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

Signed,

Mildred F. Magai

Mildred F. Magai,
Town Clerk.

PUBLIC HEARING

Town Clerk's Office

JULY 27, 1959

8:00 PM

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

Supervisor Coyle opened the hearing.

The Clerk read notice of hearing to consider proposed amendment to the Zoning Ordinance to the Town of Clarkstown with respect to establishing a new district to be

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