

PUBLIC HEARING

Oct. 13, 1959.

Town Clerk's Office

9:30 P. M.

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

Supervisor Coyle called the hearing or order.

The Clerk read notice of hearing to consider the application of Abraham Metlitz for a Zoning Change from an RA-1(X) to an R-1 district covering property located on the north side of Town Line Road, Nanuet.

Samuel Gunn, Esq. appeared on behalf of the petitioner and stated the property consisted of 27 acres more or less on the north side of Town Line Road, Nanuet. He stated the applicant was one of the oldest residents in Nanuet, having lived there since 1919 and that he and his family owned the property sought to be re-zoned for many years. Mr. Gunn stated that his client maintains a summer colony to the north of the subject premises but that he has surrendered to the residential development all around him. He called attention to residences on Town Line Road with frontages of 80 and 100' to the east and across the street from the subject property, as well as acreage to the west recently granted a change to an R-1 zone. He added that on the east side of Rose Road there were 6 homes built and occupied with 100' or less frontage and that to the north of the petitioner's SC property there was R-1 districting.

Mr. Gunn told the Board that his client had applied for a Special Permit Use for development on 15,000 square foot lots about the middle of June, in accordance with the then prevailing ordinance provisions, and had been referred to the Planning Board, which agency came forth with a favorable recommendation. He explained that before hearing was set an amendment for the Zoning Ordinance was adopted which changed regulations with respect to RA-1(X) zones so that they could not be developed on 15,000 square foot lots but 22,500 square foot lots would be required. He asked that the Board take into consideration the fact that an application had been made prior to adoption of the amendment and also the character of all the properties surrounding that of Mr. Metlitz.

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

Town Attorney Johns read a letter from the Planning Board dated July 10, 1959 with respect to application for Special Permit made in June, which recommended that a Special Permit be granted.

Mr. Renken made a motion, seconded by Mr. Danko and unanimously carried, that the hearing be closed.

Signed,

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

TOWN BOARD MEETING

Town Clerk's Office

Oct. 13, 1959

8:00 P. M.

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

Supervisor Coyle called the meeting to order.

On motion made by Mr. Jeffrey, seconded by Mr. Welchman and unanimously carried, the minutes of the meeting and three hearings on Sept. 14th and meetings

on Sept. 16th, Sept. 30th and Oct. 5th, 1959 were approved and accepted.

Mr. Anthony Lazarino of the Thruway Carting Company appeared before the Board and asked if it was possible for him to dump one load of refuse per day at the Clarkstown Sanitary Fill. The Board apprized him of past experience with the company and stated they would consider his request and advise him of their determination.

Martin Cornell, Esq. appeared for Stephen G. Doig, Esq. in connection with the Improvement of Freemont Avenue and Jerrys Avenue, Nanuet. He stated the engineering work was completed and that the paving contract had been prepared and was ready for signature. He added that there were two hurdles: 1st - Title examination of Jerrys Ave. and Freemont Ave. reveals a portion of Freemont Ave. passed through five estates since 1938 and that one owner was in California and one in Long Island. 2nd - There are several liens against owners of the bed of Fremont Ave., Federal and State, and unless a release can be gotten, a clear title could not be given to the Town. Mr. Cornell advised that Mr. Klein had given a deed for the bed of Jerrys Avenue. The Board requested Mr. Cornell to contact the owners in California and Long Island and report at the Oct. 26th, 1959 meeting of the Board.

Mr. Cornell requested, on behalf of Mr. Doig, that the matter of the application of Sophie Hicks for a building permit be held until the October 26th Board meeting.

On motion made by Mr. Danko, seconded by Mr. Renken and unanimously carried, the Board opened hearing to consider the application of Frederick Frenz for a Zoning Change from an R-1 to a C-2 district on property at the east side of No. Middletown Rd., Nanuet.

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

Mr. Jeffrey moved the following resolution:

RESOLVED, that decision on application of Frederick Frenz for a Zoning Change from an R-1 to a C-2 district on property at the east side of North Middletown Road, Nanuet, be reserved.

Seconded by Mr. Renken.

On roll call, the vote was as follows:

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

NAYES: None.

Mr. Welchman moved the following resolution:

NOTICE IS HEREBY GIVEN that by resolution of the Town Board of the Town of Clarkstown adopted on October 13, 1959, the Building Zone Ordinance of the Town of Clarkstown adopted April 4, 1939 and as amended was further amended, and that a copy of said resolution amending said ordinance is as follows:

WHEREAS, the Town Board of the Town of Clarkstown, by resolution duly adopted on the 13th day of July, 1959, provided for a public hearing on the 10th day of August, 1959, at 9:00 P. M., Eastern Daylight Saving Time, to consider the application of GEORGE G. SHARP, SR., and ROSE WALSER BAYER to amend the Building Zone Ordinance of the said Town by redistricting the property of the said petitioner from an R1-X district to a C-2 district; and

WHEREAS, notice of said public hearing was duly published as required by law and said public hearing was duly held at the time and place specified in said notice;

10/13/59

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, from an RAL-X district to an C-2 district in the hamlet of Valley Cottage, New York, in said Town and is described as follows:

ALL that certain lot, piece or parcel of land and premises, situate, lying and being near Valley Cottage, Town of Clarkstown, Rockland County, New York, bounded and described as follows:

BEGINNING at a point on the East side of Route 303, which said point is distant 649.4 feet, as measured along said east side of said Route 303, from the intersection of said Route 303 with Lake Road, and running thence as follows:

- (1) Southerly and along the east side of said State Highway Route 303, South 26 degrees 59 minutes West 273.0 feet to an iron pin set in the said east side of said Route 303; thence
- (2) Southerly, South 14 degrees 00 minutes East 231.0 feet to a point; thence,
- (3) Southerly, South 24 degrees 40 minutes East 124.58 feet to point; thence,
- (4) Northerly, North 26 degrees 59 minutes East, 306.51 feet to a point; thence,
- (5) Northerly, North 17 degrees 52 minutes West 306.58 feet to a point; thence,
- (6) Westerly, North 87 degrees 21 minutes West, 37.14 feet to the east side of said Route 303 and the point or place of beginning.

Mildred F. Magai
 MILDRED F. MAGAI
 Town Clerk
 Town of Clarkstown

EVERETT J. JOHNS
 Town Attorney
 Town of Clarkstown
 61 Maple Avenue
 New City, New York

Seconded by Mr. Danko.

On roll call, the vote was as follows:

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

NAYES: None.

Mr. Welchman moved the following resolution:

RESOLVED, that upon recommendation of the Highway Superintendent, deed from Jutland Construction Corp. to the Town of Clarkstown bearing date July 9th, 1959, conveying a portion of Wind Mill Lane extending from Primrose Lane to the New City-Congers Road as shown on plans entitled "Rose Estates in New City, Town of Clarkstown, Rockland County, New York" dated March 1, 1957, and August 20, 1958, and plans entitled "REDIVISION OF LOTS - Rose Estates in New City, Town of Clarkstown, Rockland County, New York" dated May 20, 1958, together with easements contained therein, be accepted, and be it

FURTHER RESOLVED, that the road be included in the Town Highway System and

Town Attorney be directed to record the deed.

Seconded by Mr. Danko.

On roll call, the vote was as follows:

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

NAYES: None

Howard Pound of Stratford Road, Whitewood Estates, New City, appeared before the Board and complained about a water condition and drainage problem he stated was caused by Sunny Ridge Estates and damaging several properties. The matter was referred to the Town Attorney and Town Engineer.

On motion made by Mr. Welchman, seconded by Mr. Danko and unanimously carried, the Board opened hearing on application of John & Aino Lanto Lazaration for a Zoning Change from SC & RO to R-2 on property located at Old Nyack Turnpike and South Central Avenue, Clarkstown.

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

Mr. Renken moved the following resolution:

RESOLVED, that decision on application of John & Aino Lanto Lazaration for a Zoning Change from an SC & RO to an R-2 district on property located at Old Nyack Turnpike and South Central Ave., Clarkstown, 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:

RESOLVED, that application of Garden Valley Homes, Inc. for a Zoning Change from an RA-1(X) to C-2 and R-2 districts on property located at the southwest corner of the intersection of Christian Herald Road and Route 9-W, 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. Welchman.

On roll call, the vote was as follows:

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

NAYES: None.

On motion by Mr. Jeffrey, seconded by Mr. Danko and unanimously carried, the Board opened hearing on the application of Abraham Metlitz for a Zoning Change from an RA-1(X) to an R-1 zone on property located on the north side of Townline Road, Nanuet.

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

Mr. Renken moved the following resolution:

RESOLVED, that decision on application of Abraham Metlitz for a Zoning Change from an RA-1(X) to an R-1 zone on property located on the north side of Townline Rd., Nanuet, be reserved.

Seconded by Mr. Danko.

On roll call, the vote was as follows:

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

NAYES: None.

10/13/59

Mr. Renken moved the following resolution:

RESOLVED, that the Town Attorney be authorized to work in cooperation with Rockland County officials and County Attorney in connection with any special legislation concerning State Lands Assessments that might be introduced or prepared by the County of Rockland.

Seconded by Mr. Welchman.

On roll call, the vote was as follows:

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

NAYES: None.

Mr. Danko moved the following resolution:

RESOLVED, that the present street lights on Poles No. 119, 115, 113, and 111, on the New City-Congers Road, Congers, be replaced with 7,000 lu. Mercury Vapor lights, and be it

FURTHER RESOLVED, that the Orange & Rockland Utilities, Inc., be authorized to make the installation.

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. Renken, seconded by Mr. Danko and unanimously carried, the meeting was adjourned.

Signed,

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

PUBLIC HEARING

Town Clerk's Office

Oct. 26, 1959

9:30 P.M.

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

Supervisor Coyle called the hearing to order.

The Clerk read notice of hearing to consider petition of Travel Motel, Inc. for the establishment of a Sewer District at or near Nanuet.

Jacob Pesner, Esc. appeared as Attorney for the petitioner and introduced George Rothman, President of Travel Motel, Inc., for the purpose of giving testimony.

After being sworn by Supervisor Coyle, Mr. George Rothman upon being questioned by Attorney Pesner testified as follows:

Q: Will you state your name?

A: George Rothman.

Q: I show you a petition for the creation of a Sewer District at or near Nanuet, which petition is made by Travel Motel, Inc. Is this your signature, Mr. Rothman?

A: It is.

Q: What is your capacity with Travel Motel, Inc.?

A: I am President.