

TB - 6/27/60

Seconded by Mr. Frohling.

On roll call the vote was as follows:

AYES: Messrs. Mundt, Northrup, Frohling, Welchman.

NAYES: None.

Mr. Welchman moved the following resolution:

RESOLVED, that application of J. HERBERT DAHM and EDNA DAHM for a change of zoning from an RA-1 Dist. to an R-22 Dist., on property located on the w/side of Strawtown Rd., West Nyack, N. Y., be denied.

Seconded by Mr. Frohling.

On roll call the vote was as follows:

AYES: Messrs. Mundt, Northrup, Frohling, Welchman.

NAYES: None.

Mr. Northrup moved the following resolution:

RESOLVED, that zoning change application of David J. Flitt, Karl F. Kirchner, Julius F. Garrecht, and Michael J. Scales for a change of zoning from RA-1(X) & SC Dist. to an R-1 Dist. on property located on w/side of Rose Rd., Nanuet, N. Y., pursuant to provisions of Secs. 8.51, 8.52 and 8.522 of the Clarkstown Building Zone Ordinance, be approved.

Seconded by Mr. Welchman.

On roll call the vote was as follows:

AYES: Messrs. Mundt, Northrup, Frohling, Welchman.

NAYES: None.

Mr. Frohling moved the following resolution:

RESOLVED, that application of Hillcrest Village for a change of zoning from an RA-1(X) & SC Dist. to an R-22 Dist., on property located on the s/side of West Clarkstown Road in the Town of Clarkstown pursuant to provisions of 8.51, 8.52 and 8.522 of the Clarkstown Building Zone Ordinance be approved.

Seconded by Mr. Welchman.

On roll call the vote was as follows:

AYES: Messrs. Mundt, Northrup, Frohling, Welchman.

NAYES: None.

On resolution by Mr. Frohling, seconded by Mr. Northrup and unanimously adopted, meeting was adjourned at 10:45 P.M.


Charles J. Blauvelt,
Town Clerk

PUBLIC HEARING

SEPTIC TANK ORDINANCE

Town Hall

July 11th, 1960

8:30 P.M. EDST

Present: Messrs. Mundt, Frohling, Danko, Northrup, Welchman.

Town Attorney Mr. Freund,

Town Clerk Mr. Blauvelt.

Mr. Mundt called Public Hearing at 8:30 P.M., E.D.S.T.

BBD875

FH - 7/11/60

Town Clerk read legal advertisement of Public Hearing.

Mr. Richard A. Koch of 9 Fanley Ave., New City, explained that he was in favor of strengthening septic ordinances. He thought that proposed ordinance could be more strict.

Mr. J. L. Honin, West Nyack, N. Y., stated under ordinance, would be dual control by Clarkstown Bldg. Insp.'s Office and County Health Dept.

Mr. K. Schumacher stated he was in favor of the control remaining with the Town of Clarkstown.

Mr. Mundt explained percolation test of every lot, instead of the present method of every fourth lot.

Mr. Northrup explained a conversation he had with Mr. O'Keefe of County Health Dept., who thought the proposed ordinance was very good.

Mr. Brooks, 17 Central Drive, Nanuet, N. Y., questioned method of percolation tests. It was explained to Mr. Brooks how these tests would be made by the Bldg. Insp.'s Dept.

On resolution by Mr. Northrup, seconded by Mr. Frohling, and unanimously adopted, Public Hearing was closed at 8:40 P.M., E.D.S.T.

Charles J. Blauvelt
Charles J. Blauvelt,
Town Clerk

PUBLIC HEARING

Town Hall

July 11th, 1960

8:45 P.M.

Present: Messrs. Mundt, Frohling, Danko, Northrup, Welchman.
Town Attorney Mr. Freund,
Town Clerk Mr. Blauvelt. (REISS BEER SALES-RO & R-1 to C-2 Dist.)

Mr. Mundt called Public Hearing at 8:45 P.M.

Town Clerk read legal advertisement of Public Hearing.

Mr. Samuel Gunn, Attorney for petitioners, explained petition to Board. Mr. Gunn explained property on north side of Route 59, Nanuet, N. Y. One half of rear property now zoned RO, and one half east portion in R-1 Dist.; each half about one-half acre. If zoning application is granted, all of Reiss Property would conform in a C-2 Dist.

Mr. Gunn stated most surrounding properties are zoned C-1 Dist. If zoning change is granted, it will increase Tax Rateables on this property,

Mr. Welchman suggested a 50' buffer zone in rear of property.

Mr. Frohling asked questions of Mr. Gunn about Mr. Fox's residence and the Rocco property. He was advised 250' front of Fox property in C-2 zone; also front of Rocco property in C-2 zone.

Mr. Mundt asked if anyone present wished to speak for or against this application. No one appeared.

Planning Board's letter of approval of this application was read by Mr. Mundt.

On resolution by Mr. Welchman, seconded by Mr. Danko and unanimously adopted, Public Hearing was closed at 9:05 P.M., E.D.S.T. and Board re-

served decision.

Charles J. Blauvelt,
Town Clerk

PUBLIC HEARING

July 11th, 1960

Town Hall

9:05 P.M.

Present: Messrs. Mundt, Frohling, Danko, Welchman, Northrup,
Town Attorney, Mr. Freund,
Town Clerk, Mr. Blauvelt. RE: GOLDSTEIN & HENDERSON (OAKBROOK ESTATES)
R-1 to R-2 District.

Mr. Mundt called Public Hearing at 9:05 P.M.

Town Clerk read legal advertisement of Public Hearing.

Mr. Seymour Henderson, petitioner, explained petition covers a proposed change which calls for increasing lot sizes in the existing R-2 Section and reducing lot sizes in the existing R-1 Section, providing no increase in the number of lots.

Mr. Ed. Barbour of New City, N. Y. testified he laid out the lot plans for this property. Change was from lots of about 7500 sq. ft. and 15,000 sq. ft. to lots of equal size of about 8500 sq. ft.; but the change would result in 20 lots of 8500 sq. ft., same number of lots under present zoning. Mr. Barbour stated that the change would result in better drainage & sewerage disposal.

Mr. Mundt asked if anyone wished to speak for change. No one appeared.

Mr. Mundt asked if anyone wished to speak against change.

Mr. William Glover, 9 Hackle Pl., Nanuet, N.Y., and Mr. George M. Coleman, Central Drive, Nanuet, N.Y., spoke of their fear of sewerage disposal. They also requested that petitioner be limited to 20 one-family homes by covenant.

Mr. Mundt read letter of approval by Planning Board.

On resolution by Mr. Frohling, seconded by Mr. Northrup, and unanimously adopted, Public Hearing was closed at 9:35 P.M., E.D.S.T. Decision reserved.

Charles J. Blauvelt
Charles J. Blauvelt,
Town Clerk

PUBLIC HEARING

Town Hall

July 11, 1960

Present: Messrs. Mundt, Frohling, Danko, Northrup, Welchman.
Town Attorney Mr. Freund,
Town Clerk Mr. Blauvelt

RE: GUSTAV WALLY - (Ra-1 Dist. to SC or C-1 Dist.)

Mr. Mundt called Public Hearing at 9:40 P.M., E.D.T.

Town Clerk read legal advertisement of Public Hearing.

Mr. George S. Writer, Jr., attorney for petitioner, explained the petition stating that one-third of property lies in Village of Upper Nyack, who have approved this property, and two-thirds lies in Town of Clarkstown.

He stated if application is granted, the owners propose to build a 75 unit Motel and a Dining Area, which, when completed, would add considerable Tax Rateables to the Town of Clarkstown.

BBD875

PH - 7/11/60

Mr. Writer stated that petitioner was in favor of a restrictive covenant for a motel and restaurant only.

Mr. Mundt asked if anyone wished to speak for or against application - no one appeared.

Mr. Mundt read a letter from Planning Board approving this application.

On resolution by Mr. Danko, seconded by Mr. Northrup, and unanimously carried, hearing was closed at 9:40 P.M., E.D.T.

Decision reserved.


Charles J. Blauvelt,
Town Clerk

PUBLIC HEARING

EDWARD FRIEDMAN - SC & RA-1 DISTRICT
to an R-22 Dist.

Town Hall

July 11th, 1960

Present: Messrs. Mundt, Frohling, Danko, Northrup, Welchman.
Town Attorney Mr. Freund,
Town Clerk Mr. Blauvelt

Mr. Mundt called Public Hearing at 9:50 P.M., E.D.S.T.

Town Clerk read legal advertisement of Public Hearing.

Mr. Edward G. Roepe appeared for petitioner. Mr. Roepe explained petition to the Board.

Under present zoning, 52 homes could be built. If petition is granted, 42 homes could be built.

Mr. Mundt stated that Planning Board stated that numerous rock outcropping and that 12% grades on roads on this property would result.

Mr. Zaharacus was sworn in by Mr. Mundt.

Stipulation that report and testimony of Mr. Zaharacus on previous petition on April 18th, 1960 be included as part of this hearing.

Mr. Zaharacus would be willing to have Town Board members inspect this property with him. Mr. Zaharacus stated that about 36 acres extending 800' deep on this property is suitable for sound bilding of homes. He also stated that grades for streets would be less than 12%

Petitioner stated he would have an engineer make a survey of rock outcroppings and grades and furnish same to this Board.

Mr. Mundt asked if anyone wished to speak for or against this petition. No one appeared.

Mr. Mundt read letter from Planning Board recommending disapproval of this petition.

On resolution by Mr. Welchman, seconded by Mr. Frohling, and unanimously carried, hearing was closed at 10:15 P.M.

Board reserved decision.


Charles J. Blauvelt,
Town Clerk

PUBLIC HEARING

INFANTE & CAPETTA (RA-1(X) to R-22 & SC Dist.

Town Hall

July 11th, 1960

Present: Messrs. Mundt, Frohling, Danko, Northrup, Welchman.
Town Attorney Mr. Freund,
Town Clerk, Mr. Blauvelt.

Hearing reconvened at 10:15 P.M., July 11th, 1960.

Mr. Writer made remarks about previous zoning request and Supreme Court decision on same.

Mr. Writer stated petitioner had no objection to a restrictive covenant for motel only.

Mr. Writer stated a 4.3 acre buffer zone to the north if granted, and 7.4 acres for motel.

Mr. Mundt read letter from Palisades Interstate Park Commission objecting to building a motel, and also to this property connecting to Parkway Drainage System. Letter objected to any zoning change on this property!

Mr. Stephen Doig, Attorney for Mrs. Sophia Katt of Nanuet, N. Y., requests a stipulation on uses for this property.

Mr. Gene Ostertag, 304 No. Middletown Rd requests disapproval of this petition for a motel.

Mr. Walter Katt, Nanuet, N. Y. objects to amount of buffer zone, and also to number of tenants using a motel.

Ruth Simon, Nanuet, N. Y. objects to traffic problem this change would create.

Mr. Danko requested the distance from Parkway to motel.

Mr. Writer stated the distance to be about 1000'.

On motion by Mr. Northrup, seconded by Mr. Frohling, and unanimously carried, hearing was closed at 10:45 P.M.

Decision was reserved.



Charles J. Blauvelt,
Town Clerk

PUBLIC HEARING

MAK DEV. CORP.

Town Hall

July 11th, 1960

Present: Messrs. Mundt, Frohling, Danko, Northrup, Welchman.
Town Attorney Mr. Freund,
Town Clerk Mr. Blauvelt.

Mr. Mundt called hearing at 10:45 P.M., E.D.T.

Town Clerk read legal advertisement of Public Hearing.

Mr. J. Kaplan explained petition to Town Board.

Mr. Kaplan explained that the Planning Board suggested that this plot be zoned for Garden Apts. as a buffer zone between the Bowling Alleys and the private homes to be built. Mr. Kaplan stated that an 80' right-of-way was being reserved next to this plot. Plot consists of 10.4 acres of land.

Mr. George Johns, engineer and architect, testified that this realignment of MAK Dev. properties was in the interest of good planning.

BBD875

Mr. Mundt asked if anyone wished to speak for or against this petition.

Mrs. C. Menaker, 302 No. Main St., New City, N. Y., stated she was opposed to the petition.

Mr. Mundt read letter of Planning Board approving this petition.

On resolution by Mr. Danko, seconded by Mr. Welchman and unanimously carried, hearing was closed at 10:55 P.M., E.D.T.

The Board reserved decision.



Charles J. Blauvelt,
Town Clerk

TOWN BOARD MEETING

Town Hall

July 11, 1960

8:00 P.M.

Present: Messrs. Mundt, Frohling, Danko, Northrup, Welchman
Town Attorney Mr. Freund,
Town Clerk Mr. Blauvelt.

Mr. Mundt called meeting at 7:45 P.M.

Mr. Danko moved the following resolution:

RESOLVED, that the minutes of Town Board meeting of June 27th, 1960, and Public Hearing re Circuses & Carnivals be accepted and approved.

Seconded by Mr. Welchman.

On roll call the vote was as follows:

AYES: Messrs. Mundt, Frohling, Danko, Northrup, Welchman.

NAYES: None.

Mr. Danko moved the following resolution.

RESOLVED, that Rockland Tree Experts of New City, N. Y. be employed to cut three acres of trees and brush at the Town Dump for a total sum of \$720.00.

Seconded by Mr. Frohling.

On roll call the vote was as follows:

AYES: Messrs. Mundt, Frohling, Danko, Northrup, Welchman.

NAYES: None.

The Town Clerk was authorized to accept and file Town Department Reports.

Mr. Northrup moved the following resolution:

RESOLVED, that the unnamed street running north from West Clarkstown Road, parallel with Palisades Interstate Parkway, be named "Addison-Boyce Drive", and be it

FURTHER RESOLVED, that the Town Clerk so advise the U. S. Post Office at Spring Valley, the Assessor, the Clarkstown Planning Board, the County Clerk, the County Planning Board, the County Engineer, Town Engineer, and the Town Highway Superintendent.

Seconded by Mr. Frohling.

On roll call the vote was as follows:

AYES: Messrs. Mundt, Frohling, Danko, Northrup, Welchman.

NAYES: None.

Town Board approved and signed the bill of Beckerle & Brown, Inc. re Silver Birch Sewer Dist. #3.

Town Clerk was authorized to sign Hydrant Orders covering Park Ave. & Lexow Ave., Nanuet, N. Y., and Lombardi Drive, New City, N. Y.

Mr. Welchman moved the following resolution:

WHEREAS, GUSTAV SVAHN has petitioned the Town Board of the Town of Clarkstown for a SPECIAL PERMIT pur. to Sec. 3.11 Table of General Use Reg., and Secs 4.31 and 4.32F to permit the erection of residences in an RA-1(X) Dist. under the requirements of an R-22 Dist.,

BE IT RESOLVED, that a public hearing, pursuant to Secs. 264 and 265 of the Town Law be had at the Board Room of the Town Hall of the Town of Clarkstown, at 10 Maple Ave., New City, Rockland Co., New York, in the said Town of Clarkstown, on the 8th day of August, 1960, at 8:30 P.M., E.D.S.T., relative to such proposed SPECIAL PERMIT, 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 in The Journal News, a paper of general circulation in the Town of Clarkstown, as aforesaid.

Seconded by Mr. Frohling.

On roll call the vote was as follows:

AYES: Messrs. Mundt, Frohling, Danko, Northrup, Welchman.

NAYES: None.

Upon motion by Mr. Welchman, seconded by Mr. Frohling, and unanimously adopted, bids for the construction of Sidewalks in Clarkstown were opened by the Supervisor at 8:15 P.M.

Bids were as follows:

Cyler & Schuck, Inc.,	in the amount of.....	\$16,500.00
County Asphalt, Inc.,	" " " "	16,850.00
Ward Pavements, Inc.,	" " " "	23,944.00

Mr. Welchman moved the following resolution:

RESOLVED, that upon the recommendation of the Town Engineer, bid in the amount of \$16,500.00 for the construction of sidewalks, pursuant to specification of the Town Engineer, be awarded to Cyler & Schuck, Inc. of New City, N. Y, and be it

FURTHER RESOLVED, that said sidewalk construction be completed prior to school opening in September of 1960.

Sidewalk Program, Route 304, Bardonia, New York, was ordered held for future.

Mr. Welchman moved the following resolution:

RESOLVED, that the application of Stanley & Barbara Thomas, Fairview Ave., Nanuet, New York, under Section 280-A of the Town Law of the State of New York for a building permit be, and the same is, hereby approved, and be it

FURTHER RESOLVED, that the Building Inspector is directed to issue said Building Permit.

Seconded by Mr. Frohling.

On roll call the vote was as follows:

AYES: Messrs. Mundt, Frohling, Danko, Northrup, Welchman.

NAYES: None.

BBD875

The Town Board approved and signed the Performance Bonds of Maplewood Heights, Clearwater Estates, Marjeff Acres, and Greenridge Estates, Inc., as to form and sufficiency.

Town Board referred to Town Attorney for his opinion re deed to property on Christian Herald Road. (Peter Kinsella).

Mr. Danko moved the following resolution:

RESOLVED, that regular meeting be adjourned at 8:15 P.M. for Public Hearings.

Seconded by Mr. Frohling.

On roll call the vote was as follows:

AYES: Messrs. Mundt, Frohling, Danko, Northrup, Welchman.

NAYES: None.

Mr. Frohling moved the following resolution:

RESOLVED, that regular Town Board Meeting be resumed at 11:00 P.M.

Seconded by Mr. Danko.

On roll call the vote was as follows:

AYES: Messrs. Mundt, Frohling, Danko, Northrup, Welchman.

NAYES: None.

Mr. Northrup moved the following resolution:

RESOLVED that Section 2 of Article XX entitled "Application" of an Ordinance of the Town of Clarkstown adopted December 18th, 1945 be amended to read as follows:

"ARTICLE XX - Sewage Disposal

SECTION 2 - Application - No installation of any septic tank, leaching pit, pipe or other means for the disposal or discharge of trade wastes, industrial wastes, sewage, excreta, kitchen wastes, sink wastes or laundry wastes shall be begun nor shall the construction or erection of any structure intended for human occupancy be commenced, until an application duly filled out in duplicate, on forms supplied by the Building Inspector and drawings showing the intended location of the sewage disposal system proposed to be used in connection with such structure, shall have been filed with the Building Inspector and approved by the Building Inspector. A fee of \$10.00 shall be paid to the Building Inspector at the time of filing the application which fee shall be paid over to the Supervisor of the Town,"

and the same to become effective upon posting and publishing as required by law.

Seconded by Mr. Frohling.

On roll call the vote was as follows:

AYES: Messrs. Mundt, Frohling, Danko, Northrup, Welchman.

NAYES: None.

Mr. Welchman moved the following resolution:

RESOLVED, that Henry J. Schriever be appointed as Chairman of the Clarkstown Planning Board for a period of one year from July 12th, 1960 to July 12th, 1961.

Seconded by Mr. Danko.

On roll call the vote was as follows:

AYES: Messrs. Mundt, Frohling, Danko, Northrup, Welchman.

NAYES: None.

Mr. Danko moved the following resolution:

RESOLVED, that John A. Behensky of Rockland Lake, N. Y. be appointed as a member of the Clarkstown Planning Board for a period of five (5) years from July 12th, 1960 to July 12th, 1965.

Seconded by Mr. Welchman.

On roll call the vote was as follows:

AYES: Messrs. Danko, Northrup and Welchman.

NAYES: Messrs. Frohling and Mundt.

Mr. A. D'Antoni of Cherry Hill Estates, W. Nyack, re conflict of interest, Karl Schumacher, Bldg. Inspector, Town of Clarkstown. Mr. D'Antoni made a number of remarks relative to letter by Town Attorney to Dept. of Audit & Control and reply received from same. Mr. Welchman, Mr. Mundt, and Mr. Freund answered Mr. D'Antoni that they support the opinion rendered by Town Attorney and Dept. of Audit & Control.

Mr. C. Freund, Town Attorney, advised the Board that the Gessel application is a proper function of the Clarkstown Board of Appeals, and that the Town resubmit the application to Board of Appeals.

Mr. Northrup moved the following resolution:

RESOLVED, that the Town Attorney of the Town of Clarkstown to direct that Bond #185342 of Continental casualty Co. re Harry L. Halberg Principal (Adler Estates) to be in default pursuant to Sec. 227 of Town Law of New York.

Seconded by Mr. Frohling.

On roll call the vote was as follows:

AYES: Messrs. Mundt, Frohling, Danko, Northrup, Welchman.

NAYES: None.

Mr. Danko moved the following resolution:

RESOLVED, that Mr. Herbert Frey, 116 Highview Ave., Nanuet, N. Y.; Mr. Howard Molatch 16 Hillside Dr., New City, N. Y.; Mr. Arvon M. Griffith, Valley Cottage, New York, and Mr. Bert Lamborn, Congers Farm, Congers, New York, be appointed members of the Industrial Commission of the Town of Clarkstown, effective as of July 11th, 1960.

Seconded by Mr. Welchman.

On roll call the vote was as follows:

AYES: Messrs. Mundt, Frohling, Danko, Northrup, Welchman.

NAYES: None.

Mr. Northrup moved the following resolution:

WHEREAS, William J. Richard Co., Inc. has presented a bill for work done for the Assessor's Office as per contract for measuring, pricing and reviewing all structures not heretofore assessed and review of other parcels as requested for \$5,430.00 and the contract price was \$3,000.00, now therefore be it

7/11/60

Mr. Northrup moved the following resolution:

WHEREAS, William J. Richard Co., Inc. has presented a bill for work done for the Assessor's Office as per contract for measuring, pricing and reviewing all structures not heretofore assessed and review of other parcels as requested for \$3,430.00 and the contract price was \$3,000.00, now therefore be it

RESOLVED, that the Supervisor be authorized to transfer from CURRENT SURPLUS ACCOUNT to ASSESSOR - RICHARD'S CONTRACT ACCOUNT, the amount of \$430.00.

Seconded by Mr. Welchman.

On roll call the vote was as follows:

AYES: Messrs. Mundt, Frohling, Danko, Northru , Welchman.

NAYES: None.

Mr. Welchman moved the following resolution:

RESOLVED, that the "No Parking" sign across from Becker's Store, Rt. 59-A, West Nyack, and along the entire length of this section of Rt. 59-A, be removed, and be it

FURTHER RESOLVED, that authorization for the Highway Dept. to remove said signs is hereby granted.

Seconded by Mr. Northrup.

On roll call the vote was as follows:

AYES: Messrs. Mundt, Frohling, Danko, Northrup, Welchman.

NAYES: None.

Mr. Welchman moved the following resolution:

WHEREAS, there have been numerous complaints from residents and taxpayers of the Town of Clarkstown that a great number of dogs are running at large which is a violation of Section 119 of the Agriculture & Market Law, and

WHEREAS, it is deemed advisable for the good and welfare of the general public that it is necessary for the Dog Warden to spend more time seizing and confining dogs running at large, be it

RESOLVED, that the salary of the Dog Warden be set at \$1,000.00 per year, effective July 15th, 1960, and be it

FURTHER RESOLVED, that the Supervisor be and is hereby authorized to transfer \$271.00 from Current Surplus Account to Dog Warden-Employees' Salary Account.

On resolution by Mr. Danko, seconded by Mr. Northrup and unanimously carried, meeting was adjourned at 11:45 P.M.

Signed,



Charles J. Blauvelt,
Town Clerk