

PUBLIC HEARING

Town Hall

Aug. 8th, 1960

8:30 P.M.

RE: SPECIAL PERMIT - GUSTAV SVAHN

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

Mr. Mundt called hearing at 8:30 P.M. Town Clerk read legal advertisement of Special Hearing.

Mr. Mundt read a letter from Spring Valley Water Works & Supply Co. re Surface Drainage from this property into Lake DeForest.

Mr. Mundt read a letter from Mr. Everett Johns requesting an adjournment of this Public Hearing due to Mr. Brucker being out of town.

Resolution by Mr. Frohling, seconded by Mr. Welchman.

RESOLVED, that the Public Hearing be adjourned at 8:40 P.M. until Sept. 26th, 1960 at 8:30 P.M.

Vote unanimous.

Signed,



Charles J. Blauvelt,
Town Clerk

TOWN BOARD MEETING

Aug. 8th, 1960

Town Hall

8:10 P.M.

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

Mr. Mundt called meeting to order at 8:10 P.M., E.D.T.

Mr. Danko moved the following resolution:

RESOLVED that the minutes of Town Board meeting of July 11th, 1960 be accepted and approved.

Seconded by Mr. Frohling.

On roll call the vote was as follows:

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

NOES: None.

Mr. David Moses, Esq. appeared as attorney on behalf of St. Regis Paper Co. re Performance Standard on the proposed construction of their Laboratory Office Building in West Nyack, Mr. Moses assured the Town Board that all performance standards of the Town of Clarkstown would be met by St. Regis Paper Co.

Mr. Ben Belkin of Welton Abbott Corp. appeared. He submitted a drawing of the proposed building and the grounds. Mr. Belkin stated that with the landscaping and walls, the proposed plant will not be visible from the New York State Thruway or Palisades Interstate Pkway.

Mr. Guy W. Gilliland, Jr. of the St. Regis Paper Co. appeared, and stated that St. Regis Paper Co. and its staff were very happy to locate in West Nyack and that he thought that the Town of Clarkstown and St. Regis Paper Co. would be mutually happy with the construction of this plant.

BBD875

TB - 8/8/60

Based on the application of St. Regis Paper Co. and the report of Clarkstown Building Inspector, the following resolution was offered:

Resolution by Mr. Northrup; seconded by Mr. Welchman:

RESOLVED that the Town Board of the Town of Clarkstown finds and reports that the application for a Building Permit or Certificate of Occupancy, submitted by St. Regis Paper Co. conforms to the applicable Performance Standards, and it is further

RESOLVED, that the Building Inspector be authorized to issue a Building Permit or Certificate of Occupancy based upon the said application conditioned, if deemed necessary, upon the following:

The applicant's completed buildings and installations in operation conforming to the applicable Performance Standards.

On roll call the vote was as follows:

AYES: Messrs. Mundt, Frohling, Danko, Northrup, Welchman.
NOES: None

Mr. C. Freund, Town Attorney, reported on deed, Peter Kinsella property on Christian Herald Road, stating this matter had been resolved and that property will be on next year's Tax Roll.

Mr. Welchman moved the following resolution:

RESOLVED that the first regular meeting of the Town Board in September be changed from Sept. 12th, 1960 to Sept. 19th, 1960 at 8:00 P.M.

Seconded by Mr. Danko.

On roll call the vote was as follows:

AYES: Messrs. Mundt, Frohling, Danko, Northrup, Welchman.
NOES: None.

Mr. Northrup moved the following resolution:

RESOLVED, that Justice William Vines is hereby granted permission to attend State Magistrate's Convention, and that all necessary expenses be paid by the Town.

Seconded by Mr. Welchman.

On roll call the vote was as follows:

AYES: Messrs. Mundt., Frohling, Danko, Northrup, Welchman.
NOES: None.

Mr. Danko moved the following resolution:

RESOLVED, that Public Hearings on the following Zoning Applications be set for August 29th, 1960 as follows:

- (a) Rober and Alta Doscher - RA-1 to R-22 - 8:00 P.M., E.D.T.
- (b) Dante Alexander - RA-1 to R-22 - 8:15 P.M., E.D.T.
- (c) Lenor Land Corp. & Norman Rauch - R-1 to C-1 - 8:30 P.M., E.D.T.
- (d) Clarence Aull - RA-1 to R-22 at 8:45 P.M., E. D. T.
- (e) Nanuet Park Cor. - RA-1(X) to R-1, at 9:00 P.M., E. D. T.

Seconded by Mr. Welchman.

Resolution by Mr. Danko; seconded by Mr. Frohling:

RESOLVED that streets shown on Map of Nanuet Construction Corp. as "Birch Drive" be changed To "North Birch Drive"; and "Stuart Road" as "Cedar Road" and be it

FURTHER RESOLVED, that street signs show the above changes.

On roll call the vote was as follows:

AYES: Messrs. Mundt, Frohling, Danko, Northrup, Welchman.
NOES: None

TB - 7/3/60

Mr. Frohling moved the following resolution:

RESOLVED, that regular Town Board Meeting adjourn at 8:30 P.M. for a Public Hearing.

Seconded by Mr. Welchman.

On roll call the vote was as follows:

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

NOES: None.

Mr. Frohling moved the following resolution:

RESOLVED that regular Town Board Meeting reconvene at 8:35 P.M.

Seconded by Mr. Welchman.

On roll call the vote was as follows:

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

NOES: None.

Mr. Welchman moved the following resolution:

RESOLVED, that on recommendation of Town Engineer, that Town Clerk issue a permit to New York Trap Rock Corp. to divert a water course on property of New York Trap Rock Corp.

Seconded by Mr. Northrup.

On roll call the vote was as follows:

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

NOES: None.

Mr. Bottger and several neighbors appeared complaining about a drainage problem on Hobe St., West Nyack, N. Y. Mr. Bottger made remarks about liability of Town of Clarkstown in this matter. Mr. Klein stated that the Builder of this property installed 12" pipe through an easement over these properties, when in his opinion an 18" pipe would do the job. Mr. Klein will contact Mr. Clark, the builder in this matter. Mr. Freund, Town Attorney, will check legality of easements on these properties.

Mr. Welchman moved the following resolution:

RESOLVED that Town Clerk is authorized to accept and file Town Department Reports.

Seconded by Mr. Northrup.

On roll call the vote was as follows:

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

NOES: None.

Mr. Welchman moved the following resolution:

RESOLVED that the application of James Fava Jr. and Rose Fava for a change of zoning from an R-1 and RO Dist. to a C-2 Dist. respectively on property located on College Ave. and First St., Nanuet, N. Y., be referred to the Planning Board for report pursuant to the provisions of Secs. 8.51, 8.52 and 8.522 of the Clarkstown Building Zone Ordinance.

Seconded by Mr. Northrup.

On roll call the vote was as follows:

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

NOES: None.

Mr. Welchman moved the following resolution:

WHEREAS, the Town Board of the Town of Clarkstown, by resolution duly adopted on the 27th day of June 1960, provided for a public hearing on the 11th day of July, 1960

BB8875

TB - 8/8/60

at 8:45 P.M., E.D.S.T., to consider the application of R-100 BEER SALES to amend the Building Zone Ordinance of the Town of Clarkstown by redistricting the property of the said petitioner from an RO and R-1 district to a C-2 district; and

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

NOW THEREFORE, be it

RESOLVED, that the Building Zone Ordinance of the Town of Clarkstown be and it hereby is amended by redistricting from an RO and R-1 district to a C-2 district, the following described property in the Hamlet of Nanuet, New York in said Town and is described as follows:

"ALL that certain plot, piece or parcel of land, situate, lying and being in Nanuet, Town of Clarkstown, Rockland County, New York, more particularly bounded and described as follows:

BEGINNING at a point marking the southeast corner of the within described premises, which point is distant 268.5 feet northerly from the northerly side of Route 59, at a point on the northerly side of Route 59 which is distant 103.5 feet west of Hutton Avenue, and said starting point is measured on a course of North 15° East from said point on Route 59, and running thence North 53° 22' West 252.0 feet, parallel with said northerly side of Route 59, to a point marking the Southwest corner of the within described premises; and running thence North 11° 32' East 185.9 feet more or less to a point marking the northwest corner of the within described premises; and thence South 75° 24' East 143.91 feet and further along the northerly line of the within described premises South 87° 10' East 102 feet, more or less to a point marking the northeast corner of the within described premises; and thence South 15° West 277.35 feet to the point or place of beginning."

Seconded by Mr. Northrup.

On roll call the vote was as follows:

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

NOES: None.

Mr. Frohling moved the following resolution:

WHEREAS, the Town Board of the Town of Clarkstown by resolution duly adopted on the 27th day of June, 1960, provided for a public hearing on the 11th day of July 1960 at 9:00 P.M. E.D.S.T., to consider the application of ARTHUR GOLDSTEIN & SEYMOUR HENDERSON to amend the Building Zone Ordinance of the said Town by redistricting the property of the said petitioner from an R-1 Dist. to an R-2 Dist; 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 at Nanuet, New York in said Town from an R-1 district to an R-2 district.

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

(INSERT IN 8/8/60)

RESOLUTION ADOPTED BY THE TOWN BOARD OF THE TOWN OF CLARKSTOWN:
Mr. Danko moved the following resolution:

WHEREAS, the Town Board of the Town of Clarkstown, by resolution duly adopted on the 13th day of June, 1960, provided for a public hearing on the 11th day of July, 1960 at 9:15 P.M., E.D.S.T., to consider the application of GUSTAV WALLY to amend the Building Zone Ordinance of the Town of Clarkstown by redistricting the property of the said petitioner from an RA district to a C-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 from an RA district to a C-1 district, the following described property in the Hamlet of Upper Nyack, New York, in said Town and is described as follows:

BEGINNING at a monument set in the east line of State Highway Route 9-W, which monument is also the northwest corner of the Village of Upper Nyack boundary and the southwest corner of the premises about to be described, running thence in a northerly direction along the easterly line of the highway taking for the said Route 9-W the following courses and distances: (1) North 29 degrees 25' 25" East 396.964 feet to a monument; (2) North 55 degrees 02' 50" East 87.00 feet to a point; (3) North 50 degrees 8' 50" East 103.697 feet to a point; (4) North 24 degrees 31' 50" East 94.304 feet to a point and (5) North 03 degrees 13' 35" East 274.940 feet to a cross on a rock and land now or formerly of Anita B. White; thence turning and running in an easterly direction and alongland now or formerly of said White on a course of North 52 degrees 11' 45" East 94.209 feet to a monument on a wall; thence still in an easterly direction and along said White's lands on a course of North 51 degrees 01' 40" East 441.0 feet to a monument on a wall; thence turning and running in a southerly direction along other lands now or formerly of said Anita B. White on a course of South 05 degrees 52' 08" West 1.445.48 feet to the north line of the incorporated Village of Upper Nyack; thence turning and running in a westerly direction and along the north line of the incorporated village of Upper Nyack 730 feet more or less to the pointor place of beginning.

Seconded by Mr. Frohling.

On roll call the vote was as follows:

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

NOES: None.

BBD875

BEGINNING at a point in the westerly line of North Middletown Road where the same is intersected by the northerly line of lands now of Arthur Goldstein and Seymour Henderson described in deed dated July 22, 1959 from Oakbrook Realty Corporation to Arthur Goldstein and Seymour Henderson, recorded in the Rockland County Clerk's office on July 24, 1959 in liber 699 of deeds at page 421, shown on a certain map entitled "TOWN OF CLARK TOWN, COUNTY OF ROCKLAND, OAKBROOK AT NANUET, NEW YORK, PROPERTY OF ATHENA REALTY CORPORATION, 50 East 42nd Street, NEW YORK CITY", made by Calvin T. Allison, C. E. dated April 14, 1929, filed in the Rockland County Clerk's office on May 2, 1929 and running thence (1) North $81^{\circ} 19'$ West, a distance of 777 feet, more or less, to the point where the said lands of Goldstein and Henderson turn and run in a southerly direction; thence (2) South $16^{\circ} 30'$ West along the westerly line of Lot 1 in Block 4 as shown on the filed map aforesaid, a distance of 100 feet, more or less, to a point in the existing zoning boundary line between lands zoned "R-1" and lands zoned "R-2" as shown on the Zoning Map of the Town of Clarkstown, Rockland Co., New York; thence (3) in an easterly direction along said zoning boundary line between lands zoned "R-1" and lands zoned "R-2", a distance of 777 feet more or less to a point in the westerly line of North Middletown Road; thence (4) North $34^{\circ} 05'$ East, along the westerly line of North Middletown Road a distance of 100 feet, more or less, to the point or place of beginning.

Seconded by Mr. Welchman.

On roll call the vote was as follows:

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

NOES: None.

Re zoning application of Infante & Capetta - tabled for future decision.

MAK Developement Garden Apt. - reserve decision.

Mr. Northrup moved the following resolution:

WHEREAS, MAK DEVELOPMENT CORPORATION has petitioned the Town Board of the Town of Clarkstown for a Special Permit pursuant to Section 3.11 Table of General Use Regulations and Section 4.31 and 4.32F of the Building Zone Ordinance of the Town of Clarkstown to permit the erection of residences in an RA-1(X) district under the requirements of an R-22 district in relation to 29 acres more or less of its property situate on the East side of Route 304, New City, N. Y., and

WHEREAS, a public hearing was duly held on the 11th day of July, 1960 at 10:15 P.M. at the Board Room of the Town Hall, New City, N. Y. on said application, and

WHEREAS, MAK DEVELOPMENT CORPORATION did petition the Town Board of the Town of Clarkstown for a similar special permit relating to approximately 31 acres more or less of its real property situated on the East side of the proposed new alignment of Route 304, New City, N. Y., and

WHEREAS, a public hearing was duly held on the 13th day of June, 1960 at 9:15 P.M. at the Board Room of the Town Hall, New City, N. Y. on the said application relating to the 31 acres of land more or less and

WHEREAS, the Town Board of the Town of Clarkstown has duly made the aforesaid findings of fact pursuant to said Ordinance, and

WHEREAS, petitioner has agreed to build not more than 20 homes per calendar year, commencing in the year 1961 on the property hereinafter described in the first

mentioned petition and also on the property in the second mentioned petition, and

WHEREAS, the Town Board of the Town of Clarkstown is agreeable to the approval of the within mentioned application and also the second application provided the petitioner executes and delivers to the Town of Clarkstown an appropriate declaration containing appropriate restrictions as to the real property described in both petitions.

NOW THEREFORE BE IT RESOLVED that the Town Board of the Town of Clarkstown does hereby approve the petition of MAK DEVELOPMENT CORPORATION dated the 27th day of June, 1960 for a special permit as to Section 3.11 Table of General Use Regulations and Sections 4.31 and 4.32F of the Building Zone Ordinance of the Town of Clarkstown, such approval to take effect upon the execution and delivery to the TownBoard of the Town of Clarkstown in proper form for recording the original of the Declaration, a copy of which is hereto annexed and made a part thereof.

Dated: August 8th, 1960.

THE TOWN BOARD OF THE TOWN OF CLARKSTOWN

S/ Paul F. Mundt, Supervisor

Seconded by Mr. Welchman.

On roll call the vote was as follows:

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

NOES: None.

Re Zoning Application of Edward Friedman - Decision reserved until after inspection by Town Board.

Re Zoning Application of Inante & Capetta - tabled for future decision.

MAK Dev. Garden Apt. - Reserve Decision.

Mr. Mundt read letter reoperation of scavengers operating in Town of Clarkstown. Mr. Mundt will call in collectors for a conference.

Mr. Northrup stated he had received several complaints from members of Police Department re closing of Town Offices at 4:00 P.M. during July and August. After considerable discussion by Mr. Northrup, Mr. Frohling, Mr. Welchman and Mr. Danko, this matter was tabled for a future date.

Mr. Welchman moved the following resolution:

RESOLVED that lights be installed on Poles #66, 63, 60, Terrace Ave., Nanuet, N. Y., and on Pole #102 on Pigeon Hill Road and Ludwig Road, Nanuet, N. Y.

Seconded by Mr. Frohling.

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 effective August 1st, 1960, the salary of Assessor be set at \$7,000.00 per annum.

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 the Supt. of Highways be authorized to close existing pipe across Ohio Ave. near Riley Residence, also clean out gutter south to end of Town

road.

Seconded by Mr. Northrup.

On roll call the vote was as follows:

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

NAYES: None.

Mr. Danko moved the following resolution:

WHEREAS, John J. Scattareggia, Anthony J. Perantoni and Frank J. Scattareggia have been issued building permits for premises on Scotty Lane, West Nyack, N. Y. on the basis of an approved road shown on a map and filed, and

WHEREAS, a \$3,000.00 bond was filed with the Town of Clarkstown to cover the expenses of paving of Scotty Lane a width of 24', and

WHEREAS, it was the intention to obtain building permits pursuant to Sec. 280-A of the Town Law, and

WHEREAS, the Supt. of Highways of the Town of Clarkstown has recommended that the Town not accept Scotty Lane but to retroactively approve the building permits pursuant to Sec. 280-A, release the bond and permit the width of Scotty Lane to be reduced to 20',

THEREFORE, on motion by Mr. Danko, and seconded by Mr. Welchman, be it

RESOLVED that building permits issued to John J. Scattareggia, Anthony J. Perantoni and Frank J. Scattareggia be considered as having been issued on proper application filed under section 280-A that the bond be released and the required pavement be reduced to 20'.

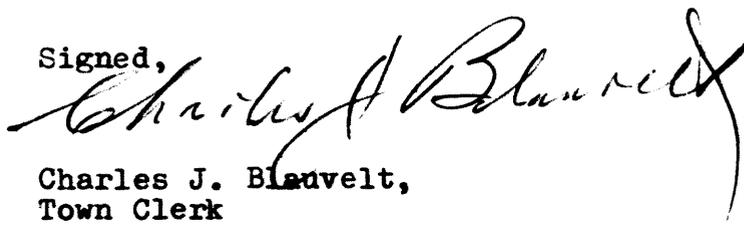
On roll call the vote was as follows:

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

NAYES: None.

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

Signed,



Charles J. Blauvelt,
Town Clerk

PUBLIC HEARING

Town Hall

August 29th, 1960

8:00 P.M., E.D.T.

RE: ROBERT ALTA DOSCHER - RA-1 to R-22

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

Town Clerk Mr. Blauvelt,

Town Attorney, Mr. Freund.

Mr. Mundt called Public Hearing to order at 8:00 P.M.

Mr. Blauvelt TownClerk, read legal advertisement of Public Hearing.

Mr. Jerome Trachtenberg appeared as attorney for petitioners.

Mr. Trachtenberg explained the petition to the Town Board. He explained that