

PUBLIC HEARING

Pascack Motel
Route 59
Spring Valley, N. Y.

Apr. 10th, 1961

11:30 A.M.

RE: PROPOSED ANNEXATION TO VILLAGE OF SPRING VALLEY (PASCACK MOTEL, INC.)

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

Supervisor Mundt called the Hearing to order at 11:55 A.M.

The Town Clerk read the Notice of Hearing to consider proposition to annex territory to the Village of Spring Valley.

The Town Attorney filed with the Town Clerk exhibits marked as follows:

EXHIBIT "A" - Copy of Notice of Hearing

EXHIBIT "B" - Petition and Survey

EXHIBIT "C" - Certification of Assessor

EXHIBIT "D" - Notice of Posting

Everett J. Johns, Esq., appeared on behalf of the petitioners, Pascack Motel, Inc., and outlined the proposed annexation.

Supervisor Mundt stated that all objections must be made in writing.

There were no objections filed.

Supervisor asked if anyone was present who favored the annexation besides the petitioner.

None.

On motion of Mr. Northrup, seconded by Mr. Frohling, and unanimously carried, the hearing was closed.

Signed,



Charles J. Blauvelt,
Town Clerk

PUBLIC HEARING

Town Hall

Apr. 10, 1961

8:30 P.M.

Present: Messrs. Danko, Frohling, Northrup, Mundt.
Town Clerk Mr. Blauvelt,
Asst. Town Attorney Mr. Walber

RE: NEW CITY SEWER DISTRICT

Mr. Mundt called Public Hearing at 8:30 P.M.

Mr. Blauvelt read legal advertisement of Public Hearing.

Mr. Edw. Roepe appeared as attorney for petitioners. He explained petition to Town Board. Mr. Roepe stated that proposed district had received a Federal Grant of \$6500.00 for engineering services; about \$5000.00 has been spent on engineering services for Trunk & Lateral lines for the proposed district.

Mr. Jack Boswell was sworn in by Mr. Mundt. Mr. Boswell stated the firm of Scorelli & Boswell had prepared a survey and plan which was approved by New York State Department of Health and Federal Commission.

Mr. Frohling - Are the names on this petition all the people in this district?

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Mr. Roepe stated signatures on petition cover over 51% of assessed valuation of proposed district.

Mr. Mundt asked what the per capita cost would be?

Mr. Roepe answered that capital costs on easements and land for a disposal plant are unknown at this time.

Mr. Northrup asked if the growth factor had been provided for in these plans.

Mr. Boswell stated plans approved for a 50% increase for growth; he also stated plans have been drawn to tie in with a Town or County Sewer System. Mr. Boswell stated if a treatment plant was built, at a cost of about \$250,000.00, part of cost could be salvaged if a Town Sewer System was built.

Mr. Frohling asked if Mr. Larkin, Town Sewer Engineer had approved this plan. Mr. Boswell answered Yes.

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

Mr. Bert Herdman of New City, N. Y. stated he was in favor of petition.

Mr. Ralph Limbardi of New City, N.Y. in favor of petition.

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

Mr. Metlitz of Nanuet, N. Y. stated he cannot see the rush on this matter. Why not wait 3 months?

Mr. Alan N. Molof of New City stated he thought it would be better to wait until the referendum was held in July 1961 as creation of this district might take away 1000 votes for County Sewer System. A three months delay would not be unreasonable on this matter.

On resolution by Mr. Northrup, seconded by Mr. Frohling and unanimously adopted, Public Hearing was adjourned at 9:15 P.M. and Town Board reserved decision.

Signed,



Charles J. Blauvelt,
Town Clerk

PUBLIC HEARING

Town Hall

Apr. 10, 1961

9:15 P.M.

Present: Messrs. Danko, Frohling, Northrup, Mundt.
Asst. Town Attorney Mr. Walber
Town Clerk Mr. Blauvelt.

RE: ZONING APPLIC. EIDELBERG (R-1 to C-1 Dist.)

Mr. Mundt called Public Hearing at 9:15 P.M.

Mr. Blauvelt read legal advertisement of Public Hearing.

Mr. Everett Johns appeared as attorney for petitioners. Mr. Johns stated property is on the west side of Route 304 about 1000 feet south of Collyer Ave., New City, N. Y. Route 304 realignment will just miss this plot. Mr. Johns stated plot is bounded on south and west sides by Spring Valley Water Co. access road and land and would not be of use as residential property.

Mr. Eidelberg was sworn in by Mr. Mundt. He stated if change is granted

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he will demolish present buildings and will build 4 or 5 modern stores on this plot.

Mr. Ralph Butler of New City, N. Y. questioned parking space Mr. Eidelberg stated parking space for 50 or 60 cars at rear of property.

Mr. Fred Roland of New City, N. Y. was sworn in by Mr. Mundt. Mr. Roldand testified he is a licensed Real Estate Broker and that he has no interest in this property. Mr. Roland stated he knew this property and in his opinion, best use of property would be commercial use mostly retail stores due to Spring Valley Water Co. adjoining this plot on the south and west sides.

Mr. Mundt asked if anyone wished to speak for this petition - None. Anyone wished to speak against this petition - None.

Mr. Mundt read letter of Planning Board stating their disapproval.

Mr. Danko moved the following resolution:

RESOLVED that Public Hearing be adjourned at 9:30 P.M. and that Town Board reserve decision.

Seconded by Mr. Frohling.

On roll call the vote was as follows:

AYES: Messrs. Danko, Frohling, Mundt.

Mr. Northrup disqualified himself.

Signed,

Charles J. Blauvelt
Charles J. Blauvelt,
Town Clerk

PUBLIC HEARING

Town Hall

April 10th, 1961

9:30 P.M.

Present: Messrs. Danko, Frohling, Northrup, Mundt.
Assistant Town Attorney Mr. Walber
Town Clerk Mr. Blauvelt.

RE: M.A.K. DEVELOPMENT CORP. ZONING APP. (R-1 & R-22 to R-2 Dist.)

Mr. Mundt called Public Hearing at 9:30 P.M.

Mr. Blauvelt read legal advertisement of Public Hearing.

Mr. Jess Kaplan sworn in by Mr. Mundt.

Mr. Kaplan testified that he believes Garden Apartments would provide considerable ratables to Town of Clarkstown without a number of children of school age. Mr. Kaplan stated property is on the east side of Route 304 New City, N. Y. consists of about 10+ acres and is suitable for Garden Apartments.

Mr. Mundt read letter from Planning Board approving Zoning Change.

Mr. Mundt asked if anyone wished to speak for this petition - None.

Mr. Mundt asked if anyone wished to speak against petition - None.

On resolution by Mr. Danko, seconded by Mr. Frohling and unanimously adopted, Public Hearing was adjourned at 9:35 P.M.

Signed,

Charles J. Blauvelt
Charles J. Blauvelt,
Town Clerk

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PUBLIC HEARING

Town Hall

Apr. 10th, 1961

9:35 P.M.

Present: Messrs. Danko, Frohling, Northrup, Mundt.
Asst. Town Attorney Mr. Walber
Town Clerk Mr. Blauvelt.

RE: ZONING APPLICATION TOMBA CORP. (RA-1(X) to R-22 Dist.

Mr. Mundt called Public Hearing at 9:35 P.M.

Mr. Blauvelt read legal advertisement of Public Hearing.

Mr. Everett Johns appeared as attorney for petitioner. Property located at the northeast corner of Kings Highway & Morris Road, Valley Cottage, N. Y. Plot consists of 5.43 acres. Mr. Johns explained petition to Town Board.

Mr. Charles Stowell, Route 306, Monsey, N. Y. sworn in by Mr. Mundt.

Mr. Stowell testified he is president of Tomba Corp. He stated that water will be provided by Spring Valley Water Co. Plot will be divided into 8 or 10 plots under zoning change about 3 to 5 more homes than present zoning. Mr. Stowell stated plots will contain from 22 to 28 square feet each. Homes will sell for \$22,000.00 each.

Mr. Mundt requested a plot plan layout of this plot.

Mr. Mundt asked if anyone wished to speak for this petition. None.

Mr. Mundt asked if anyone wished to speak against petition - None.

Mr. Mundt read a letter from Planning Board recommending zoning change.

On resolution by Mr. Frohling, seconded by Mr. Danko, and unanimously adopted, Public Hearing was adjourned at 9:55 P.M. Town Board reserved decision.

Signed,



Charles J. Blauvelt,
Town Clerk

TOWN BOARD MEETING

Town Hall

April 10th, 1961

8:05 P.M.

Present: Messrs. Danko, Frohling, Northrup, Mundt.
Asst. Town Attorney Mr. Walber
Town Clerk Mr. Blauvelt.

Mr. Mundt called Town Board Meeting to order at 8:05 P.M.

Mr. Northrup moved the following resolution:

RESOLVED, that Town Board accept and approve minutes of Town Board Meeting of March 27, 1961; 7 Public Hearings of March 27, 1961; and Special Meeting of April 3rd, 1961.

Seconded by mr. Frohling.

On roll call the vote was as follows:

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

NOES: None.

Mr. Danko moved the following resolution:

RESOLVED, that a Public Hearing be held on May 8, 1961 at 8:15 P.M. re Top Soil Ordinance.

Seconded by Mr. Northrup.

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On roll call the vote was as follows:

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

NOES: None.

Mr. Northrup moved the following resolution:

RESOLVED that Town Clerk be authorized to advertise for bids on a Cash Register for Town Clerk's Office.

Seconded by Mr. Danko.

On roll call the vote was as follows:

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

NOES: None.

Mr. Northrup moved the following resolution:

RESOLVED that Town Clerk be authorized to advertise for bids, returnable May 8, 1961 at 8:30 P.M. in a lump sum, also separate bids; on sidewalks in various sections of Clarkstown near Public School Buildings.

Seconded by Mr. Frohling.

On roll call the vote was as follows:

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

NOES: None.

Mr. Danko moved the following resolution:

RESOLVED, that the application of MILTON KAREL for a change of zoning from a C-2 and R-0 district to a C-1 district, on property located on Route 59-A and Sickletown Road, West Nyack, New York, be referred to the Planning Board for report pursuant to the provisions of 8.51, 8.52 and 8.522 of the Clarkstown Building Zone Ordinance, and also to the Rockland County Planning Board pursuant to Sections 239L and 239M of the General Municipal Law.

Seconded by Mr. Northrup.

On roll call the vote was as follows:

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

NOES: None.

Mr. Frohling moved the following resolution:

RESOLVED, that Superintendent of Highways be authorized to advertise for bids returnable May 8th, 1961 at 8:35 P.M. for a 5 ton to 8 ton Tandem Roller for Highway Department.

Seconded by Mr. Danko.

On roll call the vote was as follows:

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

NOES: None.

Town Clerk was instructed to write a letter to Rockland County Council, Veterans of Foreign Wars, granting permission to hold Loyalty Day Parade, April 30th, 1961 at Congers, New York.

Mr. Northrup moved the following resolution:

RESOLVED that Town of Clarkstown accept and approve the Financial Report and the proposed distribution of the remaining balance of the Rockland County Anniversary Celebration Corp.

Seconded by Mr. Frohling.

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On roll call the vote was as follows:

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

NOES: None.

Mr. Danko moved the following resolution:

RESOLVED that Town Board Meeting adjourn for Public Hearings at 8:30 P.M.

Seconded by Mr. Frohling.

On roll call the vote was as follows:

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

NOES: None.

Mr. Frohling moved the following resolution:

RESOLVED that Town Board meeting resume at 10:30 P.M.

Seconded by Mr. Danko.

On roll call the vote was as follows:

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

NOES: None.

Town Clerk was instructed to accept and file Town Department Monthly Reports.

Mr. Danko moved the following resolution:

WHEREAS, the Town Board of the Town of Clarkstown, by resolution duly adopted on the 28th day of November, 1960, provided for a public hearing on the 12th day of December, 1960 at 9:15 P.M., E.S. Time, to consider the application of GREEN VALLEY MANOR, INC. to amend the Building Zone Ordinance of the Town of Clarkstown by redistricting the property of the said petitioner from an RA-1(X) & RA-1 district to a R-22 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-1(X) and RA-1 district to an R-22 district, the following described property in the Hamlet of Valley Cottage, New York in said Town and is described as follows:

(See file).

Seconded by Mr. Frohling.

On roll call the vote was as follows:

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

NOES: None.

Town Board set Friday, April 21st, 1961 at 8:30 P.M. for a Special Town Board Meeting.

Mr. Danko moved the following resolution:

WHEREAS, the Town Board of the Town of Clarkstown, by resolution duly adopted on the 31st day of March, 1961, provided for a public hearing on the 10th day of April, 1961 at 9:15 P.M., E.S.T., to consider the application of M.A.K. DEVELOPMENT CORP. to amend the Building Zone Ordinance of the Town of Clarkstown by redistricting the property of the said petitioner from an R-1 and R-22 district to an R-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 R-1 and R-22 district to an R-2 district, the following described property in the Hamlet of New City, New York in said Town and is described as follows:

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

BEGINNING at a point in the easterly line of Main Street (also known as New York State Highway Route #304), where the same is intersected by the northerly line of lands rezoned by the Town of Clarkstown from "R-1" to "C-2", said point of beginning being situate 182.90 feet northerly, measured along said easterly line of Main Street on a course of North 14 degrees 01' 40" East, from the northwesterly corner of lands formerly of Popik, being also 1,675.00 feet northerly, measured along said easterly line of Main Street, from the northerly side of New City-Congers Road, and running thence (1) North 14 degrees 1' 40" East, along the easterly line of Main St., a distance of 88.33 feet to a point; thence (2) North 14 degrees 06' 20" East, still along the easterly line of Main Street, a distance of 546.67 feet to a point; thence (3) South 75 degrees 53' 40" East, a distance of 805.00 feet to a point in the westerly line of the proposed new New York State Highway Route 304; thence (4) South 35 degrees 00' West, along the westerly line of the proposed New York State Highway Route 304, a distance of 180.00 feet to a point; thence (5) South 26 degrees 45' 30" West, still along the same, a distance of 484.16 feet to a point in the northerly line of said lands rezoned by the Town of Clarkstown from "R-1" to "C-2"; thence (6) North 75 degrees 24' 00" West, along said northerly line of lands rezoned by the Town of Clarkstown from "R-1" to "C-2"; a distance of 635.00 feet to the point or place of beginning. Containing within the above described area 10.4 acres.

Seconded by Mr. Frohling.

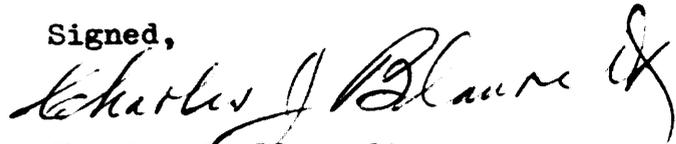
On roll call the vote was as follows:

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

NOES: None.

On resolution by Mr. Danko, seconded by Mr. Frohling, and unanimously adopted, Town Board meeting was adjourned at 10:55 P.M.

Signed,



Charles J. Blauvelt,
Town Clerk