

Seconded by Mr. Danko.

All voted yes.

Mr. Welchman moved the following resolution:

RESOLVED, that the Town Clerk be authorized to sign order for installation of 14 1000 lu and removal of 14 600 lu. street lights on Lawrence and Second Streets, Spring Valley.

Seconded by Mr. Northrup.

All voted yes.

Mr. Welchman moved the following resolution:

RESOLVED, that the Town Clerk be authorized to sign order for installation of 16 street lights on No. Pascack Road, Lawrence Street, and Clark Drive, Spring Valley, N.Y.

Seconded by Mr. Northrup.

All voted yes.

On motion made by Mr. Frohling, seconded by Mr. Welchman and unanimously approved, Town Board meeting was adjourned.

Signed,

Anne E. O'Connor
Town Clerk

PUBLIC HEARING

7/8/63

Town Hall

8:30 PM, E.D.S.T.

present: Messrs. Frohling, Danko, Welchman, Mundt.
Town Attorney Clifford J. Freund
Deputy Town Attorney John Walber
Town Clerk Anne E. O'Connor

RE: ZONE CHANGE APPLICATION (R-2 to C-1) - FRANK S. LANCE

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

Town Clerk read Notice of Public Hearing.

Martin J. Cornell appeared as Attorney for Petitioner and described petition as follows: Petitioner desires zone change from R-2 to C-1 for property located on the north side of Tremont and West side of Medway Avenue in Congers, N.Y.

Frank S. Lance was sworn in as witness by Mr. Mundt and testified as follows:

Signed petition as owner of premises. Property located on Route 303 runs 100' north from Tremont, 200' on Tremont and back 100' on Medway. "L" shaped piece of property. 1000' from Lake Road in southerly direction - east side of 303.

Area approximately 25,000 square feet. Petitioner operates business in Congers, La Casa La Manna. Has been in Congers 2½ years. No violations - hours 11:30 to 1:30.....5:00 to 10:30-11:00 P.M.

Intended use of property: small restaurant which will be set back off Rte 303. Parking facilities from 303 starting 100' and going south from Tremont. Entrance off 303. Parking facilities will be off 303. Present improvements: House.

100' frontage on 303. Dwelling located on premises now. Between Medway and Tremont, facing Medway.

Intended capacity for restaurant less than 50 people.

Will be willing to submit to Board sketch showing how large structure will

be, etc. Sign will be erected 100' north of Tremont on 303. No neon.

Restaurant similar to one in Congers. Large garage that he would like to change into restaurant. Public water facilities - yes. Gas - yes. Believes there is adequate area for septic system, though he has not investigated it yet.

Property to north - Boat yard, Heating Company, Hanks Body. To south, gas stations and restaurants between 59 and 9W..

Villa Recla and La Provence about 100 yards away from this property on same side.

Across the street commercial use. Chick's Boat Yard - commercial use. Will not sell property to anyone. Will sign restrictive covenant as to use of this property. Stated that he had approval of adjoining property owners who are in favor of proposed restaurant being built. Submitted list of names and addresses to Board showing those in favor who could not be present.

Client willing to sign restrictive covenant limiting him to access from 303 only; and restaurant only.

Commercial area to north comprises Chick's Boat Yard and Mid-East Heat; on same side and north 300 years.

Five lots on 303, so there is 100' frontage- lots being 20x100. Entrance would be 100' from Tremont.

Mr. Cornell stated that when restaurant is constructed, back side of restaurant will be about 80' from Medway. Entrance will be from 303. No access from Medway.

Present 4-car garage will be used. Liquor, beer, wine, etc. will be sold. There are several little out-buildings. They would remain.

There were no further questions from Board.

Supervisor Mundt inquired if anyone wished to appear as being in favor. 16-17 people appeared, among them being:

James Nipe, 138 River Rd., Grandview
 Kenneth MacGregor, 141 River Road, Grandview
 John L. Sullivan, Route 9W, Grandview
 Luke Malone, Upper Grandview
 Gary Woodward, Congers

Supervisor Mundt inquired if anyone present wished to appear as being opposed.

Among those opposing were the following:

Henry Smith, 48 Medway Ave., Congers. Too many restaurants. Should remain R-2;
 Luke McEvoy, 41 Medway Ave., Congers. Danger to children.
 John Campanaro, 59 Medway Ave., Congers. Home 50' away. Traffic, noise.
 Mr. Spozzo, 57 Medway Ave., Congers. Already 2 restaurants in area. Sufficient.
 Gunnar Jacobsen, 78 Medway Ave., Congers.
 Mrs. L. Harris, Lenox Ave., Congers. Mr. Cornell stated to her objection that zone presently on 303 would not permit restaurant. Present restaurants are there by non-conforming use. Therebefore zoning.

In rebuttal, Mr. Cornell stated that integrity and character of Mr. Lance is well established. He has contributed to community. Not a speculator. Has lived here for years. Board should, on such information, consider him as a member of community and permit him to expand and establish his business.

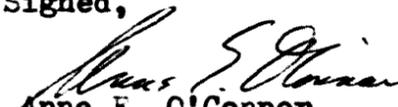
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Mr. Lance is willing to sign any restrictive covenant that may be required to insure that this street will remain a residential street. (Medway) Traffic will come from Route 303.

Letters from County and Town Planning Boards read disapproving requested change.

On resolution by Mr. Welchman, seconded by Mr. Danko and unanimously adopted, Public Hearing was adjourned.

Signed,


Anne E. O'Connor
Town Clerk

PUBLIC HEARING

Town Hall

7/8/63

8:45 P.M. E.D.S.T.

Present: Messrs. Frohling, Danko, Danko, Welchman, Mundt.
Town Attorney Clifford J. Freund
Deputy Town Attorney Mr. John Walber
Town Clerk Anne E. O'Connor

RE: ZONE CHANGE AFFLICATION - STONY PCINT REALTY CORP. (RA-1 to R-2)

Supervisor Mundt called Public Hearing to order. Town Clerk read Notice of Public Hearing.

Edward G. Roepe appeared as attorney for petitioner. Mr. Alphonse DeVaca was sworn in by Mr. Mundt and testified as follows:

Is registered architect since 1922. Was retained by applicant to prepare plans in connection with 13 acres on Buena Vista Road, New City. Presented plan prepared by above to Board as exhibit.

Arrangement of buildings is such that anyone getting out of car can get into back of building without recourse to street.

Eleven(11) buildings. 152 families.

Housing units vary in type and size. Highest number of rooms in 59 units - 3 bedrooms. 4 units are 3 bedroom units. 76 2-bedroom units.

Re Parking: Space marked off. One car for each family, also 40 additional cars. Blacktop. Space for extra cars if necessary.

Playground: Two separate playground areas for separate groups of buildings accommodating 40-60 children.

Adults: Each bldg. will have a recreation room, etc.

Swimming pool on area.

Mr. Meyer Manfield, 4 Adrian Drive, New City, sworn in by Mr. Mundt. Real estate sales duly licensed by State of New York. (Markhill Realty Corp.) Approx. 13 years in real estate business in New York. Stated that site is adequately located for purposes of transportation, water supply, water. Waste Disposal - will comply with the rules of Rockland County Board of Health.

Scavengers will be obtained for waste. Fire - New City Fire District - Police - Clarkstown Police protection.

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Character of area would be improved. Property values would improve in the area. Units in area will get benefit of road which is going to be dedicated. 1000' will be built on Balter Road.

North of McLeod's Cider Mill. 1750' from New Hempstead Road, about a mile from Fire House. School Dist. #2. Fire Hydrants - between New Hempstead and property there are fire hydrants.

Stage construction. Initial construction would be about 60 first year, 50 second year, remainder third year.

Mr. Anideo Romano, 7 Franklin Lane, New City, appeared as witness and was sworn in by Mr. Mundt. Is officer of Stony Point Realty Corp. Vice-President. Acreage within Ramapo 2 School Dist.

Re sewage - corporation prepared to comply with all rules and regulations with respect to the disposal of sanitary waste of the Rockland County Board of Health.

Monthly rental - 1 bedroom @ \$135.00 per month.

Projected cost (including land of improvements and buildings approximately 2½ million dollars.

Overall program of this is approximately three years. Balter Road would be improved as entrance and exit to these apartments.

Anyone in favor?

Mr. McQuade, Buena Vista Road, appeared and stated that this would not take away from property values.

Anyone opposed?

Mr. Wm. Zabriskie, 460 Phillips Hill Road, New City - not in agreement with comprehensive plan for Town of Clarkstown.

Mr. James Moody, 3 Old Phillips Hill Road, New City, owns 10 acres which is zoned for two-acres. Intends to develop it on two-acre basis. Sewers - critical. Wishes Board not to consider zoning changes till sewers are determined.

Mr. Lee Berlin, Nob Hill Road, New City. Drainage and waste problem. Re traffic - no busses - would have to drive their own cars. No shopping, no schools.

Mr. Jack Stern, Nob Hill Road, New City, N.Y. Opposed to Garden Apartments. Terrain not suitable (list of 30 additional names submitted as also being opposed).

In rebuttal, Mr. Roepe stated that parking area 152 plus 40 spaces available. Blacktop will handle additional 100 cars.

Children: does not think that there is going to be a great number of children going to Ramapo 2 development is built.

Letters from County and Town Planning Boards read, both disapproving proposed zone change.

On resolution by Mr. Welchman, seconded by Mr. Danko and unanimously adopted, Public Hearing was adjourned.

Signed,

Anne E. O'Connor
Anne E. O'Connor, Town Clerk

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PUBLIC HEARING

7/3/63

Town Hall

9:00 PM, EDST

Present: Messrs. Frohling, Danko, Welchman, Mundt
Town Attorney Clifford J. Freund
Deputy Town Attorney John Walber
Town Clerk Anne E. C' Connor

RE: ZONE CHANGE APPLICATION - JAMES J. & JANE E. GRAHAM (R-1 & RO TO C-2)
PROP. LOCATED ON N/W CORNER ROSE ROAD, NANUET, N.Y.

Supervisor Mundt called Public Hearing to order. Town Clerk read Notice of Public Hearing.

Everett Johns appeared as attorney for petitioner and explained petition to Board as follows:

Property fronts on Rose Road, 99'. Total frontage on Route 59 of 445'. Property is divided into two zoning classifications. Approximately 1/2 of this two-acre parcel of land is zoned R-0. Other half is zoned R-1 to entire depth of property.

There is an existing 2 1/2 story frame dwelling in which petitioner is presently residing. The balance of property could be used for R-1 zone classification. Change requested here is to C-2. Presented copy of tax map to Board members. Running from Rose Road and Smith Street to Route 59.

Entire area on both sides of Route 59 zoned C-2 from Rose Road to Smith St., with exception of petitioner's property and small piece on east side of Rose Road and Smith Street.

Building immediately to west Prudential Bldg, to the east Tappan Zee Bank, across road Triple S Blue Stamp Bldg.

Clover leaf intersection on south side of Route 59 which was known as Hub was taken by State.

Considerable portion of 59 frontage has now been lost forever for any other commercial development.

Petitioner would be willing to restrict to no gas station, no contract for sale of property. Of similar nature as businesses to west. Rose Road is now in a circular design. 440' fronts on Route 59. Request change from RO & R-1 to C-2. Would increase ratables in Town.

There were not any witnesses.

Questions from Board were answered as follows: No actual plans for this property at this moment. Would develop in consistency with present development. No gas stations. Would sign restrictive covenant to that effect. Re developing it himself, petitioner replied that this would depend, of course, on what came out of negotiations he would have with interested parties.

There were no further questions.

Supervisor Mundt inquired if anyone wished to appear as being in favor.

The following appeared:

Mr. Francis H. Ruhe, 62 Rose Road, Nanuet. Tax ratable.

Mr. Mundt inquired if anyone wished to appear as being opposed. The following appeared:

Mr. Robert Boreman, 11 Debra Lee Court, Nanuet. No control of what he will put up.

(Board replied that they could control restrictive covenant.)

Mr. Richard Berolla, 9 Debra Lee Court, Nanuet. Not Route 59 frontage. Rose Road frontage.

Mr. Timston, Debra Lee Court - Traffic. Nothing is to go on Route 59; this petition is trying to change the zoning on Rose Road.

Mr. Robert Krisher, Cor. Rose Rd. & Debra Lee Court - This is a curved section of Rose Road which is blacktopped. Purely residential area. Only access to Debra Lee is off Rose Rd. Danger to children traffic-wise.

Mr. Boreman - faces on Route 59, but does not front on 59 - strictly residential. Not opposed to bank, office bldg., etc.

In rebuttal, Mr. Johns stated that Blue Stamp Bldg. is located at intersection of Rose Road and 59. In connection with Debra Lee Court: premises we are concerned with is 500' from their property. We do not intend to cause traffic problem or parking problem. Restrictive covenant - they will conform with other structures in this area. Would they agree to restrictive covenant only as office building or building of that nature? Petitioner replied that he has something in mind similar to Triple S Blue Stamp Building.

Not in favor of restricting to professional or office building only.

There were no further questions.

Letter from County Planning Board addressed to Town Planning Board stated that in terms of Section 8.521 of the Zoning Ordinance R-1 zone should be maintained - that C-2 is reasonable only if access is strictly limited and controlled to prevent the problems and hazards that have developed in other area.

Mr. Ward of the Rockland County Planning Board also stated that under the provisions of the General Municipal Law, Art 12B, Section 239 (1) and (m), he recommends disapproval of the petition.

Letter from Town Planning Board differed with County Planning Board's opinion in stating that entire parcel, 99.4 ft. which fronts on Rose Rd., the balance on Route 59, should be zoned in keeping with the applicant's request as C-2.

On resolution by Mr. Danko, seconded by Mr. Frohling and unanimously adopted, public hearing was adjourned.

Signed,


Anne E. O'Connor
Town Clerk

PUBLIC HEARING

Town Hall

7/8/63

9:15 PM EDST

Present: Messrs. Frohling, Danko, Welchman, Mundt.
Town Attorney Clifford J. Freund
Deputy Town Attorney John Walber
Town Clerk Anne E. O'Connor

RE: EXTENSION OF SEWER DISTRICT #8 TO INCLUDE PROPERTY OF GUTERL CONSTRUCTION CORP.

Supervisor Mundt called Public Hearing to order. Town Clerk read Notice of Public Hearing.

Mr. J. Paul Gerardi appeared for petitioner and explained petition to Board.

Approved by Spring Valley Water Works & Supply and the New York State Department of Health. No cost to Town. Any added cost to its owner in district. \$25,000

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bond posted. Individual users cost cannot be fixed until assessor determines. Mr. Welchman asked if people in old district would have their rate increased. Mr. Gerardi replied that this cannot be determined.

Town Board will have to get figures on what this will cost residents in existing district.

Supervisor Mundt inquired if anyone present wished to appear as being in favor. No one appeared.

Opposed? The following appeared:

Mr. Donald Partridge appearing for Robert Maier as owner of property on south side of Ludvigh Road. He stated that about three years ago he appeared before Board with reference to ditch which runs south from Ludvigh Road into which effluent from this sewer system runs. Artificial ditch to take this effluent. When they found out it was not big enough to take effluent, put in a massive pipe embedded into the ground into this ditch. Pipe has now filled up. No water in pipe. It is all full of mud, silt and effluent.

Should not be permitted or condition will be worsened.

Also opposed: Mr. Paul Dempsey, 5 Victoria Drive, Nanuet. Danger to children.

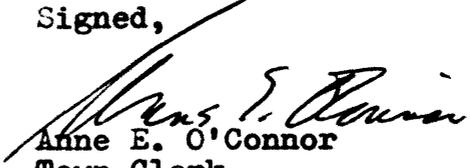
Mr. Chas. O'Brien, 6 Windsor Ct., Nanuet.

In rebuttal, Mr. Gerardi stated that bond already posted in amount of \$25,000.00. Reconstruction cost will still have to be done and cost shared by all. They wish to expand and pay their portion of expansion. Board of Health, Town Engineer approved expansion.

It was decided that Mr. Gerardi be requested to make available to Board figures as to cost by next day.

On resolution by Mr. Frohling, seconded by Mr. Welchman and unanimously adopted, Public Hearing was adjourned.

Signed,


Anne E. O'Connor
Town Clerk

TOWN BOARD MEETING

Town Hall

July 8, 1963

8:00 P.M.

Present: Messrs. Frohling, Danko, Welchman, Mundt.
Town Attorney Clifford J. Freund
Deputy Town Attorney John Walber
Town Clerk Anne E. C'Connor

Supervisor Mundt called Town Board meeting to order at 8:00 P.M. E.D.S.T.

On resolution by Mr. Danko, seconded by Mr. Welchman and unanimously adopted, minutes of three (3) public hearings and regular Town Board meeting held on 6/10/63; and minutes of regular Town Board meeting held on 6/17/63 were accepted as submitted by Town Clerk.

Mr. Welchman moved the following resolution:

WHEREAS, the Zoning Ordinance of the Town of Clarkstown when amended during the year 1955 incorporated provisions concerning RA-1(X) districts and such districts were also shown on the accompanying zoning map; and

WHEREAS, the Town Board of the Town of Clarkstown has found in the face of conditions which have developed since the amendment that it becomes necessary to amend the zoning ordinance of the Town of Clarkstown with respect to the RA-1(X) districts and the accompanying zoning map;

NOW THEREFORE BE IT

RESOLVED, that a public hearing pursuant to Sections 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 Avenue, New City, Rockland County, New York, in the said Town of Clarkstown, on the 26th day of August, 1963, at 8:45 P.M. E.D.S.T. to consider a change of the Building Zone ordinance of the Town of Clarkstown and the accompanying zoning map by deleting from the Building Zone Ordinance of the Town of Clarkstown all reference to RA-1(X) districts and designating the remaining RA-1(X) districts as appear on the accompanying zoning map as RA-1 districts; 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 and file proof thereof in the office of the said Clerk.

Seconded by Mr. Frohling.

All voted yes.

Mr. Frohling moved the following resolution:

WHEREAS, the Zoning Ordinance of the Town of Clarkstown was amended as to RO districts during the year 1962; and

WHEREAS, such amendment failed to consider the RO districts as presently developed; and

WHEREAS, the Town Board of the Town of Clarkstown feels it is necessary to amend the zoning ordinance of the Town of Clarkstown with respect to RO districts;

NOW, THEREFORE, BE IT

RESOLVED, that a public hearing pursuant to Sections 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 Avenue, New City, Rockland County, New York, in the said Town of Clarkstown, on the 26th day of August, 1963, at 9:00 P.M., E.D.S.T., to consider a change to the Building Zone Ordinance of the Town of Clarkstown by providing that all subdivisions

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approved prior to May 14, 1962, and located in zones designated as RC districts shall for the purposes of the zoning ordinance of the Town of Clarkstown be deemed to have all uses permitted in an R-1 zone and R-1 use bulk regulations which apply thereto; and

THAT, the building zone ordinance of the Town of Clarkstown be further amended by the addition of Subdivision (e) to Section 5.21 as follows: For lots subject to regulations in bulk table group U all the regulations applicable to bulk table Group I shall be in effect.

Seconded by Mr. Danko.

All voted yes.

Mr. Welchman moved the following resolution:

WHEREAS, the Town Board of the Town of Clarkstown considers that it is in the public interest that sections be added to the Town Ordinances of the Town of Clarkstown relating to penalties, Repeal of inconsistent ordinances, and Separability to each of the following Articles, II, III, IV, VI, VIII, IX, X, XI, XII, XIII, XIV, XV, XVI, XVII, XVIII, XX, XXI, XXVI, to be worded as follows:

Penalties.

(1) Each and every violation of any of the provisions of this ordinance shall be punishable by a fine not to exceed One Hundred Dollars (\$100.00) or by imprisonment for not more than six (6) months, or by both, unless a lesser penalty is provided by statute.

(2) In the case of continuing violation of this ordinance of the Town of Clarkstown, each day that such violation exists, shall constitute a separate and distinct violation.

Repeal of inconsistent ordinances.

All ordinances or parts of ordinances inconsistent herewith are hereby repealed except that such repeal shall not affect the validity of any criminal prosecution or civil action commenced or pending.

Separability.

If any section, paragraph, sub-division or provision of this ordinance shall be invalied, such invalidity shall apply only to the section, paragraph, sub-division or provisions adjudged invalid and the rest of this ordinance shall remain valid and effective.

BE IT RESOLVED, that a public hearing pursuant to Section 130 of the Town Law be had at the Board Room in the Town Hall, 10 Maple Avenue, New City, N.Y., on the 26th day of August, 1963, at 9:15 P.M. in the evening, E.D.S.T., relative to such proposed amendment; and it is

FURTHER RESOLVED, that notice of the time, place and purpose of such hearing shall be published in the Journal News at Nyack, 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.

All voted yes.

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Mr. Frohling moved the following resolution:

WHEREAS, the Town Board of the Town of Clarkstown considers that it is in the public interest to renumber some of the ordinances of the Town of Clarkstown adopted December 14, 1945, and as amended, without any change in the text or context, wording or meaning of the present ordinances, as follows:

The proposed amendment consists of renumbering some of the ordinances without any change in the text or context, wording or meaning of the present ordinances.

The numbering of the ordinances to effect a systematized arrangement will consist of an Article, Chapter and Section arrangement whereby the present

Article II will become Chapter 35 "Sidewalks"

Article III will become Chapter 15 "Fire Prevention"

Article IV will become Chapter 25 "Nuisances"

Article VI will become Chapter 27 "Parking"

Article VII will become Chapter 4 "Bicycles"

Article VIII will become Chapter 2 "Animals"

Article IX will become Chapter 29 "Peace, Good Order and Safety".

Article X will become Chapter 43 "Unsafe Buildings and Collapsed Structures"

Article XI will become Chapter 42 "Trespass"

Article XII will become Chapter 20 "Junk Dealers"

Article XIII will become Chapter 30 "Peddlers"

Article XIV will become Chapter 17 "Handbills and Posters"

Article XV will become Chapter 19 "House Trailers and Tourist Camps"

Article XVI will become Chapter 40 "Taxicabs and Taxicab Drivers"

Article XVII will become Chapter 26 "Nursing Homes, Convalescent Homes, Rest Homes, Sanitoriums and Private Hospitals"

Article XVIII will become Chapter 38 "Sunday Performance"

Article XX will become Chapter 33 "Sewage Disposal"

Article XXI will become Chapter 39 "Swine"

Article XXVI will become Chapter 5 "Bingo"

BE IT RESOLVED, that a public hearing pursuant to Section 130 of the Town Law be had at the Board Room in the Town Hall, 10 Maple Avenue, New City, New York, on the 26th day of August, 1963, at 9:20 O'clock in the evening, E.D.S.T., relative to such proposed amendment; and it is

FURTHER RESOLVED, that notice of the time, place and purpose of such hearing shall be published in the Journal News at Nyack, N.Y., 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. Welchman.

All voted yes.

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Mr. Danko moved the following resolution:

WHEREAS, the Town Board of the Town of Clarkstown considers that it is in the public interest that an ordinance for the Code of the Town of Clarkstown be adopted as follows:

1 - 1. Adoption of Code.

That this ordinance, consisting of Chapter I to 46, each inclusive, is hereby adopted and enacted as the "CODE OF THE TOWN OF CLARKSTOWN" and shall be treated and considered as a new and original comprehensive ordinance which shall supersede all other general and permanent ordinances passed by the Town Board prior to the enactment of this CODE, except the zoning ordinance of the Town of Clarkstown of April 4, 1939, as amended, which is specifically excepted from the repeal therefrom and such others as be references thereto are expressly saved from repeal and/or continued in force and effect for any purpose.

1 - 2. Repeal of other enactments.

That all provisions of such Code shall be in full force and effect on the date this ordinance becomes law, and all ordinances of a general and permanent nature of the Town of Clarkstown, and not in such Code or recognized and continued in force by reference therein, are hereby repealed from and after the effective date of this ordinance. That no resolution of the Town, not specifically mentioned, is hereby repealed.

1 - 3. Additions and amendments to code.

Any and all additions or amendments to such code, when passed in such form as to indicate the intention of the Town Board to make the same a part thereof, shall be deemed to be incorporated in such Code so that reference to the "Code of the Town of Clarkstown" shall be understood and intended to include such additions and amendments.

1 - 4. Town Clerk to maintain office copy.

A copy of such Code shall be kept on file in the office of the Town Clerk, preserved in looseleaf form, or in such form as the Town Clerk may consider most expedient. It shall be the express duty of the Town Clerk, or someone authorized by him, to insert in their designated places all amendments or ordinances which indicate the intention of the Town Board to make the same a part of such Code when the same have been printed or reprinted in page form, and to extract from such Code all provisions which may be from time to time repealed by the Town Board. This copy of such Code shall be available for all persons desiring to examine the same and shall be considered the official Code of the Town of Clarkstown.

1 - 5. Unauthorized insertion or deletion of pages.

It shall be unlawful for any person, firm or corporation to change or amend by additions or deletions, any part or portion of such Code, or to insert or delete pages or portions thereof, or to alter or tamper with such Code in any manner whatsoever which will cause the law of the Town of Clarkstown to be misrepresented thereby.

BE IT RESOLVED, that a public hearing pursuant to Section 130 of the Town Law be had at the Board Room in the Town Hall, 10 Maple Avenue, New City, New York, on the 26th day August, 1963 at 9:25 o'clock in the evening, E.D.S.T., relative to such proposed amendment; and it is

FURTHER RESOLVED, that notice of the time, place and purpose of such hearing shall be published in the Journal News at Nyack, 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. Welchman.

All voted yes.

Letter addressed to John Walber from New York State Department of Audit and Control re Code of Ethics read to Board. Copies were distributed to each member and, after study, will be discussed.

Mr. Danko moved the following resolution:

RESOLVED, that the application of Clarkstone Homes, for a change of zoning from a RA-1 district to a R-22 district on property located on south side of New Hempstead Road, New City, N.Y., 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.

Seconded by Mr. Welchman.

All voted yes.

Mr. Frohling moved the following resolution:

WHEREAS, Louis Silver 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 described, from R-1 district to a C-1 district;

BE IT RESOLVED, that a public hearing pursuant to Sections 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 Avenue, New City, Rockland County, New York, in the said Town of Clarkstown, on the 26th day of August, 1963, at 8:15 P.M. E.D.S.T. 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 in the Town of Clarkstown, as aforesaid and file proof thereof in the office of the said Clerk.

Seconded by Mr. Welchman.

All voted yes.

Mr. Welchman moved the following resolution:

WHEREAS, John A. Johnson and Marcelle Cowan have 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 described, from RA-1(X) district to a R-1 district;

BE IT RESOLVED, that a public hearing pursuant to Sections 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 Avenue, New City, Rockland County, New York in the said Town of Clarkstown, on the 26th day of August, 1963 at 8:30 P.M. E.D.S.T. 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 this same to be published in the Journal News, a paper of general circulation in the Town of Clarkstown, as aforesaid and file proof thereof in the office of the said Clerk.

Seconded by Mr. Danko.

All voted yes.

On resolution by Mr. Danko, seconded by Mr. Frohling and unanimously adopted, regular Town Board meeting was adjourned at 8:30 P.M., E.D.S.T., for regularly scheduled public hearings.

On resolution by Mr. Welchman, seconded by Mr. Danko and unanimously adopted, regular Town Board meeting was resumed after regularly scheduled public hearings were held.

Mr. Welchman moved the following resolution:

RESOLVED, that decision be reserved on zone change application of Frank S. Lance (R-2 to C-1) for property located on n/side of Tremont and w/side of Medway Avenue, Congers.

Seconded by Mr. Frohling.

All voted yes.

Mr. Welchman moved the following resolution:

RESOLVED, that decision be reserved on zone change application (RA-1 to R-2) of Stony Point Realty Corporation for property located on e/side of Buena Vista Road, New City.

Seconded by Mr. Frohling.

All voted yes.

Mr. Welchman moved the following resolution:

RESOLVED, that decision be reserved on zone change application (R-1 & RO to C-2) of James J. and Jane E. Graham property located on N/W corner Rose Road, Nanuet, NY.

Seconded by Mr. Frohling

All voted yes.

RESOLVED, that decision on application for extension of Sewer District #8, Nanuet, made by Guterl Construction Corporation be reserved.

Seconded by Mr. Frohling.

All voted yes.

Letter from Mr. Walter Fleisher, Jr. read requesting amendment of Zoning Ordinance by restoring the original zoning status of approximately 120 acres between Little Tor Road and Crum Creek north of Phillips Hill Road, excluding that portion of 37 plots for which subdivision approval had been granted by the Planning Board. Copy of statement was provided to each Board Member for their study and consideration.

Letter received from Edward G. Roepe, attorney for Maisonnnette Dev. Corp. who are seeking zone change from LO to R-2 for property located on w/side of 304 and northerly of Phillips Hill Road, withdrawing petition because of insufficient information. Petition will be resubmitted when his client has obtained information needed so Planning Boards can make recommendation.

Re Milburn Ct. in Maplewood Heights in Valley Cottage, Town Attorney advised that we have action pending and he will get together with attorneys for Kramer. Matter was held.

Mr. Welchman moved the following resolution:

RESOLVED, that the Town Clerk be authorized to sign hydrant orders for installation of nine (9) hydrants on Deer Track Lane, Babbling Brook Lane, Svahn Drive, Etc. Valley Cottage); and two (2) hydrants on Snake Hill Road, West Nyack. Seconded by Mr. Frohling. All voted yes.

The Town Board signed the following performance bonds, approving them as to form and sufficiency:

Huston Acres
Continental Casualty Co. Bond #2220529 (\$32,000.00)
Period covered: 2 years - 7/8/63-7/8/65

Patricia Ann Homes
Continental Casualty Co. Bond #748926 - \$3,315.00)
Period covered: 2 years - 7/8/63-7/8/65

Re request from Highway Supt. for signal lights at Prospect St., Congers Rd., and Route 304, New City; and New Hempstead Road and Route 304, New City; Councilman Welchman stated that permission would have to be obtained from State Traffic Comm. prior to such installations. Necessary resolution will be prepared, and matter will be handled at future meeting.

Mr. Danko moved the following resolution:

RESOLVED, that Henry J. Schriever, Jr. be appointed Chairman of the Clarkstown Planning Board for a period of 1 year, 7/12/63 to 7/11/64.

Seconded by Mr. Frohling.

All voted yes.

Mr. McLeod appeared before Board re drainage on Stonewall Lane, Congers. Supervisor and Highway Supt. will indicate to Mr. Bergstol that since he is coming for dedication of road, several things will have to be done.

Mr. Frohling moved the following resolution.

RESOLVED, that upon recommendation of the Chief of Police, Highway Supt. be authorized to install overhead Blinker light showing a red flashing light for east, west and southbound traffic; and amber or yellow flashing light for northbound traffic at corner of Maple and Demarest Avenues, New City.

Seconded by Mr. Danko.

All voted yes.

Consolidated monthly reports from the Police Department for the months of February, March, April, May and June, 1963, received and noted by Town Board. Filed in Town Clerk's Office.

Councilman Welchman was instructed to inform Mr. Fred Roland, real estate agent, that Town Board would offer \$3,000 an acre for French Farms property and would go no higher.

Mr. Frohling moved the following resolution:

RESOLVED, that Supervisor be authorized to pay \$100.00 to Coyle & Coyle, Inc. for appraisal of French Farms, said amount to be transferred from CURRENT SURPLUS-GENERAL to TOWN HALL-OTHER EXPENSES.

Seconded by Mr. Danko.

All voted yes.

Mr. Frohling moved the following resolution:

BBJ988

WHEREAS, William E. Vines, Justice of the Peace, has requested the Town Board to authorize additional temporary help because of increased work load and vacation time for his present secretary,
now therefore be it

RESOLVED, that the Supervisor be authorized to execute the necessary Civil Service form for the temporary appointment until September 15, 1963, of Judith B. Johnson, 131 Van Houten Fields, West Nyack, N.Y., to the position of Clerk at a salary of \$1.50 per hour effective July 9, 1963.

Seconded by Mr. Danko.

All voted yes.

Mr. Danko moved the following resolution:

RESOLVED, that the application of Philip J. Kohler and Jessica Emma Kohler for a change of zoning from a RA-1 district to a R-1 district, on property located in Congers, N.Y., 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.

Seconded by Mr. Frohling.

All voted yes.

Mr. Welchman moved the following resolution:

WHEREAS, Laurence C. Segall resigned from the temporary position of Laborer to assist in the routing maintenance of the Sewer Districts, effective June 18, 1963,

now, therefore, be it

RESOLVED, that the Supervisor be authorized to execute the necessary Civil Service form for the temporary appointment until September 15, 1963, of Kenneth Ward, 16 Demarest Ave., New City, N.Y., to the position of laborer at a salary of \$1.35 per hour retroactive to and effective July 3, 1963.

Seconded by Mr. Frohling.

All voted yes.

Mr. Danko moved the following resolution:

RESOLVED, that upon recommendation of the Chief of Police, Highway Supt. be authorized to post "NO PARKING BETWEEN SIGNS" on east side of Main Street, Nanuet, directly in front of the Hebrew Center from driveway to driveway, prohibiting parking in this section at all times.

Seconded by Mr. Welchman.

All voted yes.

Monthly report from Welfare Officer for month of June 1963 received and noted by Town Board. Ordered filed in Town Clerk's office.

Board of Supervisors requested that Town Board meet with Rockland County Sewer Agency for purpose of finding out what course of action the Town of Clarkstown is contemplating now or in the future regarding sewer problems in Rockland County. Meeting date was set for Monday, July 22, 1963, at 8:00 P.M. Town Clerk will notify Board, Town Engineer, Dr. Molof and Nussbaumer, Clarke & Velzy, of time and date of such meeting and request them to attend.

Re bill from Ditmars & Carmichael for study of Clarkstown tie-in with Orangetown for Sewer System, Board would like to see written report before authorizing payment.

Street opening permit to open road for water service on Klein Ave., 30' north of West Street, West Nyack, N.Y., was signed by Board.

TBM - 7/3/63

Mr. Welchman moved the following resolution:

RESOLVED, that a 1000 Lu. street light be installed on Fole .6, Schuyler Rd., Central Nyack, and be it

FURTHER RESOLVED, that Orange & Rockland Utilities be directed to install said light and charge same to the Central Nyack Lighting District.

Seconded by Mr. Frohling.

All voted yes.

Mr. Welchman moved the following resolution:

RESOLVED, that Emily Gardineer, 77 Demarest Ave., West Nyack, N.Y., be and she is hereby provisionally appointed Senior Stenographer in the Office of the Supervisor pending Civil Service Examination, effective July 15, 1963, at an annual salary of \$4,000.00.

Seconded by Mr. Danko.

All voted yes.

Mr. Welchman moved the following resolution.

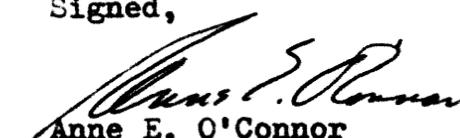
RESOLVED, that the annual salary of Edwin Scheick, Cleaner, be and is hereby set at \$4,500.00 per annum, effective July 1, 1963.

Seconded by Mr. Danko.

All voted yes.

On resolution by Mr. Frohling, seconded by Mr. Welchman and unanimously adopted, Town Board meeting was adjourned.

Signed,


Anne E. O'Connor
Town Clerk

BBJ988