

TOWN BOARD MEETING

Town Hall

12/9/63

8:00 P.M.

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

Supervisor Mundt called Town Board meeting to order at 8:00 P.M.

Mr. Northrup moved the following resolution:

RESOLVED, that time for receiving bids for purchase of Three (3) new one-way snow plows be closed, and that bids received be opened.

Seconded by Mr. Welchman.

All voted yes.

The following bids were received:

TRIOUS INC. Hicksville, N.Y.....	\$ 4,158.00
KEN SMITH MACHINERY CO., INC. 1024 Broadway Albany, N.Y.	\$ 1,277.00 each

Mr. Welchman moved the following resolution:

RESOLVED, that upon recommendation of the Highway Supt., bid from Ken Smith Machinery Co. for the purchase of Three (3) New One Way Snow Flows at a cost of \$1,277.00 each be accepted.

Seconded by Mr. Frohling.

All voted yes.

Mr. Danko moved the following resolution:

WHEREAS, the Town Board of the Town of Clarkstown, by resolution duly adopted on the 14th day of October, 1963, provided for a Public Hearing on the 28th day of October, 1963, at 8:45 P.M., Eastern Standard Time, to consider the application of Benjamin Castro to amend the Building Zone Ordinance of the Town of Clarkstown by redistricting the property of said petitioner from an RO 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 application be DENIED.

Mr. Welchman moved the following resolution:

RESOLVED, that resolution adopted 12/2/63 re Louis Silver Zone Change be amended, deleting that portion stating the inclusion of a covenant, and be it

FURTHER RESOLVED, that attornies for petitioner present new description covering portion of land granted a zone change.

Seconded by Mr. Danko.

All voted yes.

Application for Bldg Permit under Sec. 280-A made by J. & M. Maurer tabled for future meeting.

Mr. Danko moved the following resolution:

WHEREAS, Richard J. and Edith J. Foley 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

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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, N.Y. in the said Town of Clarkstown, on the 27th day of January 1964, at 8:15 P.M. E.S.T., relative to such proposed amendment, and be it

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. Northrup.

All voted yes.

Mr. Frohling moved the following resolution:

WHEREAS, Harry A. Peterson 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 petitioned described, from RA-1(X), now RA-1 district to a C-2 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 Ave., New City, N.Y. in the said Town of Clarkstown on the 27th day of January 1964, at 8:30 P.M. E.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 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. Welchman.

All voted yes.

Matter of offer from George P. Guelich to purchase West Nyack Station property tabled. (Letter in Supervisor's Office, check in Town Clerk's Office.)

Town Board signed the following Perf. Bonds, approving as to form and sufficiency:

Cont. Cas. Co. Bond #2223187 w/rider
Grove City, Inc. \$45,000.00
Period: 2 yrs - 12/9/63-12/9/65

Aetna Cas. & Ins. Co. Bond #74 S 626 BC
Pineview Estates - Sec. 2 & 1-B (\$25,000)
Period: 2 yrs. 12/9/63-12/9/65

Cont. Cas. Co. Bond #2222900 w/rider
Tamarac Knolls - Sec. #1 (\$40,000)
Period: 2 yrs - 12/9/63-12/9/65

Re letter from Henry J. Schriever in connection with sidewalks; matter tabled for January 1964 meeting.

Mr. Danko moved the following resolution:

RESOLVED, that Orange & Rockland Utilities, Inc. be authorized to install 1-1000 lu. street light on Pole #115, N. Middletown Road, Nanuet, removing 1 defective light on same pole, and be it

FURTHER RESOLVED, that same installation be charged against the Nanuet Lighting District.

Seconded by Mr. Welchman

All voted yes.

Mr. Maurice Phillips appeared before Board re Sewer District #7. Presented check in the amount of \$600 to accompany agreement given to Town Attorney. Agreement states that check is to cover inspection services to be made by Town in Sewer

District #7. Check forwarded to Supervisor's Office.

Letter received from Marshall Rooney re release of Guterl Constr. Corp. Maint. Bond (Bonniwell Homes). Hway Supt. and Town Engineer will check and present report to Board at 12/23/63 meeting.

Mr. Frohling moved the following resolution:

RESOLVED, that the Town Engineer and Hway Supt. be instructed to work with the Town Attorney in implementing the arrangement indicated in Town Attorney's memo of Dec. 6th re matter of Town of Clarkstown vs. Maplewood Heights Subdiv.

Seconded by Mr. Welchman.

All voted yes.

Re Continental Homes Bond: no action taken

Re Crown Estates: Town Engineer to give report 12/23/63.

Re Fairfield Estates; Highway Supt. and Town Engineer will have cost figure available on 12/23/63.

Re Frazier & Schriever - (Tucker Ave.,) Bond; Town Engineer, Hway Supt. and Supervisor & Mr. Rauch will have meeting to discuss. Hway Supt. stated that money has to be put in escrow for topping of road.

Mr. Frohling moved the following resolution:

RESOLVED, that specifications for 280-A permits be brought up to those of our normal road specifications, and be it

FURTHER RESOLVED, that any advertising pursuant thereto be processed.

Seconded by Mr. Welchman.

On roll call the vote was as follows:

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

Mr. Welchman moved the following resolution:

WHEREAS, the Village of Spring Valley, County of Rockland, State of New York, by resolution heretofore duly adopted on the 21st day of October, 1963, amended and modified the Zoning Ordinance in said Village, by deleting from Article IV, Sec. 401A, all reference to apartment building, and by deleting therefrom Sections 401-B and 407, and

WHEREAS, by inadvertence, notice of said proposed change or amendment, as required by Section 239M of the General Municipal Law, was not given by said Village of Spring Valley, and

WHEREAS, the Town of Clarkstown considers the said amendments to be in the interest of good zoning and is not aggrieved by virtue of the non-notice above referred to,

Now, therefore, the said Town of Clarkstown does hereby, by these present, waive any claim or prejudice or aggrievement because of, or by virtue of, the non-notice hereinabove referred to.

TOWN OF CLARKSTOWN

S/PAUL F. MUNDT

Contingent from Town Line Civic Assoc. appeared before Board; represented by Ronald Kahn, 15 Park Row, New York 38, N.Y. complaining about conditions in Nanuet Park subdivision (Ira Wallach, Builder). Engineer advised bond has not expired as yet so cannot be declared in default. Sewer system ready; electric boxes ready to

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connect to power lines. After Jan. 1st, Supervisor would like recommendations from home owners so Board can work on ordinances that will safeguard. Mr. Mundt will contact Rockland County Home Builders Assn. and Mr. Lipp of Spring Valley Water re matter.

Mr. Arthur Gelbman, 300 Frederick St., Nanuet, appeared before Board re drainage problem in Briar Estates; Edward Green - Builder. Meeting was set up for 2:00 P.M. on Thursday, 12/12/63, on property with Town Board and Town Engineer in attendance.

Mr. Welchman moved the following resolution:

RESOLVED, that the application of CONGERS LAKE HOMES, INC. for a change of zoning from a SC district to a R-2 district, on property located on Gilchrist Rd., 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. Northrup.

All voted yes.

Mr. Frohling moved the following resolution:

RESOLVED, that a Perf. Bond in the amount of \$4000 for a period of one year be supplied to the Town of Clarkstown by Landau Bldg. Corp. to cover cutting, excavating, sewer line installation, back filling and pavement restoration for approx. 870 l.f. of trunk sewer in the Pascack Road extension of Sewer Dist. #7.

Seconded by Mr. Frohling.

On roll call the vote was as follows:

AYES: Messrs. Frohling, Northrup, Mundt.

NOES: NONE

ABSENT: Messrs. Danko, Welchman.

Police Department Monthly report for Nov. 1963 noted by Town Board and ordered filed in Town Clerk's Office.

Special Meeting will be held for road dedications. Town Clerk will notify Board of date of said meeting when advised by Town Engineer and Highway Supt.

Town Board signed Decision of Town of Clarkstown Town Board consenting to extension of boundaries of Village of Spring Valley to include Pascack Development Corp. property.

Mr. Northrup moved the following resolution:

RESOLVED, that a Perf. Bond in the amount of \$4000 for a period of one year be supplied to the Town of Clarkstown by Landau Bldg. Corp. to cover cutting, excavating, sewer line installation, back filling and pavement restoration for approx. 870 l.f. of trunk sewer in the Pascack Road extension of Sewer Dist. #7.

Mr. Frohling moved the following resolution:

RESOLVED, that William Zabriskie, Jr., 460 Phillips Hill Rd., New City, is hereby appointed temporary chairman of the Clarkstown Planning Board, term to expire 12/31/63.

Seconded by Mr. Northrup.

All voted yes.