

PUBLIC HEARING

Town Hall

2/24/64

8:15 P.M.

Present: Messrs. Holbrook, Danko, Frohling, Mundt
Town Attorney J. Martin Cornell
Deputy Town Attorney Murray N. Jacobson
Town Clerk Anne E. O'Connor

RE: ZONE CHANGE APPLICATION - PASCACK DEV. CORP. (RA-1(X) & RA-1 to R-2)

Supervisor Mundt called Public Hearing to order at 8:15 P.M. Town Clerk read Notice of Public Hearing.

Robert R. Granik appeared as attorney for petitioner and described petition as follows:

Property located on w/side of Pascack Road, south of the New York State Thruway property. Lies within a distance of 500' from the boundary of New York State Thruway. Owner changed since time of petition. Property conveyed to Yeshiva CH'san Sofer, Inc. & Orphan Children's Memorial Home. Completely blocked in. Across Pascack Road to the east, property re-zoned R-2.

Area consists of 14 $\frac{1}{2}$ acres; proposed development of 228 units: 178 1-bedroom units; 50 two-bedroom units - in 11 bldgs.

Petitioner maintaining Orphan Bldg. If application is granted, Home will combine forces with builders, who will participate in the construction of Garden Apartments for rental purposes; income derived to be used for benefit of Home.

On questioning from the Board, Mr. Granik made the following statements:

Petitioner would agree to restrictive covenant - no orphanage. Garden Apartments would provide better income.

Petitioner would not be willing to be bound too specifically on architectural design. However, they would be willing to submit plans to Town Board for their approval.

Swimming Pool to be installed. 1-bedroom area could be maintained for senior citizens, but petitioner would not like to covenant this. Restricting entire unit to 1-bedroom units would endanger entire project.

Stage construction - petitioner would build as they rent. Two to three year construction period.

There were no further questions from Board. No witnesses were called:

For - no one appeared.

Opposed: No one appeared.

Mr. Granik stated at this point that project can easily be connected to the Spring Valley Sewer System.

Letter from County Planning Board - denial.

Letter from Clarkstown Planning Board - Denial. Also stated that they do not feel, however, that the one-acre zoning is appropriate in this area.

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

Signed,


Anne E. O'Connor,
Town Clerk

CCC264

TOWN BOARD MEETING

Town Hall

Feb. 24th, 1964

8:00 P.M.

Present: Messrs. Holbrook, Danko, Frohling, Mundt.
Town Attorney J. Martin Cornell
Deputy Town Attorney Murray N. Jacobson
Town Clerk Anne E. O'Connor

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

(1) On resolution by Mr. Frohling, seconded by Mr. Holbrook and unanimously adopted, minutes of four public hearings and regular Town Board Meeting held on 1/27/64; and two Public Hearings and Special Town Board meeting held on 1/29/64 were unanimously adopted as submitted by Town Clerk.

(2) Mr. Danko moved the following resolution:

RESOLVED, that Frank Steffens, 9 Oak Street, New City, New York, is hereby appointed to serve on the Shade Tree Commission effective 2/24/64.

Seconded by Mr. Frohling.

All voted yes.

Copies of proposed Swimming Pool Ordinance distributed to Town Board. When Board has had time to consider this ordinance, meeting will be called to discuss.

(3) Mr. Frohling moved the following resolution:

RESOLVED, that the Town Clerk be authorized to advertise for bids for three new voting machines, said bids to be opened for 3/23/64 at 8:05 P.M.

Seconded by Mr. Danko.

All voted yes.

(4) Mr. Holbrook moved the following resolution:

WHEREAS, the Town of Clarkstown as a suburban town is permitted to establish its own speed limits pursuant to section 1662-a of the Vehicle and Traffic Law, and

WHEREAS, the growth of the Town of Clarkstown has created traffic hazards in various parts of the Town, and

WHEREAS, it is the desire of the Town Board to review the traffic rules and regulations of the Town of Clarkstown to eliminate traffic hazards and protect citizens of the Town.

NOW, THEREFORE, BE IT

RESOLVED, that an advisory traffic safety committee is hereby created pursuant to the powers granted to the Town Board as a suburban town in section 51(5) of the Town Law, said committee to consist of five members to be appointed by the Town Board to serve without compensation and the following three ex-officio members: Town Attorney, Supt. of Highways and Chief of Clarkstown Police, be it

FURTHER RESOLVED, that the purpose and function of the said committee shall be to review and propose comprehensive rules, regulations, ordinances or local laws to be adopted by the Town of Clarkstown regulating and controlling traffic in the Town including but not being limited to speed limits, parking, traffic signals, and in general the elimination of traffic hazards in the Town of Clarkstown, and be it

FURTHER RESOLVED, that said Committee shall make a report containing recommendations for the adoption of such rules, regulations, ordinances or local laws to be submitted to the Town Board as soon as possible.

Seconded by Mr. Frohling.

All voted yes.

(5) Mr. Frohling moved the following resolution:

WHEREAS, the Town Board of the Town of Clarkstown adopted a uniform procedure in relation to an application referred to it by the Building Inspector under Section 280-A of the Town Law of the State of New York for Building Permits on October 23, 1958; and

WHEREAS, the Town Board of the Town of Clarkstown has found in the face of conditions which have developed since the adoption of such procedure that it becomes necessary to amend the procedure;

NOW, THEREFORE, be it

RESOLVED, that for the purpose of promoting the public health, safety and general welfare, the Town Board shall authorize the issuance of a Building Permit under Section 280-a of the Town Law only upon the applicant's filed consent to the following conditions, and subject to any other condition imposed by the Town Board:

A. Submission of a plot plan by a licensed surveyor, scaled not less than one (1) inch to fifty (5) feet showing the dimensions of the lot and its relationship to the street and any accepted Town, State or County Highway. It shall also show the location of all available utilities and improvements including driveways and shall have the approval of the Town Engineer.

B. The plan must indicate the filed map reference to the access street involved in the application, being a map described in Section 280-A (1) (c) of the Town Law.

C. If the premises of the applicant are capable of division into two or more lots the applicant shall secure the approval of the Planning Board for roads and drainage and the approval of the Board of Health for sewage disposal prior to the issuance of a permit, such approval shall be in accordance with the land subdivision rules and regulations of the Planning Board.

D. The applicant shall complete storm and surface drainage facilities, roads and improvements as required by the Town Engineer.

E. The applicant shall deliver a performance bond to the Town for said improvements if required by the Town Board.

F. The applicant shall file a covenant in recordable form agreeing to participate in a Road Improvement District when required by the Town Board. Such Covenant shall run with the land and shall be binding on all future owners of said premises.

G. The applicant shall submit a vicinity map showing ownership of adjacent properties as indicated on the Tax Map of the Town of Clarkstown covering an area as determined by the Building Inspector.

H. The applicant shall file a statement acknowledging the fact that he, or a successor in title, is not entitled to the Town services of road maintenance and repairs, snow removal, lighting or any other Town service, since his structure will not be on a dedicated Town road.

I. Prior to the issuance of a Certificate of Occupancy the applicant shall complete all of the improvements required by the Town Board and the Town Engineer and deliver to the Building Inspector a written approval by the Town Engineer.

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Seconded by Mr. Holbrook.

All voted yes.

(6) Mr. Holbrook moved the following resolution:

RESOLVED, that Building Permit under Sec. 280-A of Town Law be granted to Cory Kilvert for property situate on the south side of Glen Road, distant 1826 feet from the intersection of Van Houten Drive and Sickletown Road in West Nyack, N.Y. and be it

FURTHER RESOLVED, that upon recommendation of the Town Engineer, stipulation be made that the road is not under the jurisdiction of the Town of Clarkstown and that applicant agrees to participate in the formation of a road improvement district when so requested.

Seconded by Mr. Danko.

All voted yes.

(7) Mr. Frohling moved the following resolution:

RESOLVED, that Building Permit under Sec. 280-A of Town Law be granted to Joseph and Margaret Maurer for property situate on the west side of proposed Grant Avenue, distant 333 feet north of Third Street and located in Congers, New York as per recommendation of Oscar P. Lutz, Building Inspector.

Seconded by Mr. Holbrook.

All voted yes.

Mr. Albert Wein, Bardonia: appeared before Board with petition requesting sidewalk and crossing guard on Bardonia Road. Police Chief to investigate need and report to Board. Mr. Wein was requested to bring in short description of area in which sidewalk is requested.

Mr. William Carroll also appeared requesting emergency sidewalks on Red Hill Road in connection with new Link School. Supervisor Mandt informed Messrs. Carroll and Sager that Town Board is aware. School Crossing Guards can be placed immediately, but construction of sidewalks cannot be promised immediately because of future priorities.

(8) On resolution by Mr. Danko, seconded by Mr. Frohling and unanimously adopted, regular Town Board meeting was adjourned for regularly scheduled Public Hearing.

(9) On resolution by Mr. Holbrook, seconded by Mr. Danko and unanimously adopted, regular Town Board meeting was resumed.

(10) Mr. Holbrook moved the following resolution:

RESOLVED, that decision on zone change application of Pascack Dev. Corp. (RA-1(K) & RA-1 to R-2) be reserved.

Seconded by Mr. Danko.

All voted yes.

(11) Mr. Holbrook moved the following resolution:

RESOLVED, that the petition of Elkin Homes, Inc. for reduction of a performance bond in connection with the subdivision referred to in the petition is hereby referred to the Planning Board of the Town of Clarkstown for the purpose of conducting a public hearing pursuant to Section 277 of the Town Law.

Seconded by Mr. Danko.

All voted yes.

Letter from the League of Women Voters read informing Board of meeting to be held on Wednesday, March 4th, 1964 at 8:30 P.M.

Following reports were received by Town Board and ordered filed in Town Clerk's Office:

Annual Report - Wm. E. Vines, Justice of the Peace (1963)

TBM - 2/24/64

Monthly report - Jan. 1964 - Frank W. Kemmer, Welfare Officer
 " " " Motor Equipment Operator
 " " " Town Clerk's Office

Letter from State Traffic Commission re-establishing parking prohibition, etc.
 (Repeal of Item IB 7 of 5/11/63 Traffic Commission Order) referred to Chief of Police.

Letter and petition with regard to parking area, Nanuet Railroad Station,
 referred to the Town Attorney.

(12) Mr. Frohling moved the following resolution:

RESOLVED, that the Town Board hereby authorize the payment to Nussbaumer,
 Clarke & Velzy for the following sanitary sewer design reviews which were ordered
 through the Town Engineer's office:

Great Oaks - W. Clarkstown Rd.-S. Goldstein	\$100.00
Grove City, Bardonia, M. Apfelbaum (J. Boswell, Engr.)	25.00
West Nyack Elementary School	25.00
Truck Terminal, Route 59A, Nanuet - R. Prager, Archt.	25.00
Pine View Estates - Blasenheim - E.P. Arbogast, Engr.	77.50
Laird Acres - Congers (J. Boswell, Engr.)	75.00
Valley Cottage Hts. - Marvroy Realty - Blasenheim - Arbogast	55.00

and be it

FURTHER RESOLVED, that the above be charged to Town Engineer-Sanitary Sewer
 Account.

Seconded by Mr. Danko.

All voted yes.

(13) Mr. Danko moved the following resolution:

RESOLVED, that the Highway Superintendent be authorized to advertise for
 bids for purchase of one (1) Tandem Roller; and one (1) Dump Truck for use of
 Clarkstown Highway Department; and be it

RESOLVED, that all bids be opened at 8:00 P.M. at regular Town Board Meeting
 to be held on 3/9/64.

Seconded by Mr. Frohling.

All voted yes.

(14) Mr. Holbrook moved the following resolution:

WHEREAS, a condition exists in Bender Road located in Sewer District No. 9
 requiring the expenditure of funds to examine and repair a sewer line, be it

RESOLVED, that the Town Engineer be authorized to contract such labor, machines
 and material for a sum not to exceed \$1,000 to examine and correct such defect, and
 be it

FURTHER RESOLVED, that the charges for such labor, machines and material be
 charged against the operating budget for Sewer District No. 9.

Seconded by Mr. Frohling.

All voted yes.

(15) Mr. Frohling moved the following resolution:

RESOLVED, that the Town Clerk is hereby authorized to advertise for bids
 for seven (7) New Patrol Cars for use of Police Department; Six (6) Patrol cars
 to be traded in, and be it

FURTHER RESOLVED, that said bids are returnable on March 23, 1964, at 8:10 PM.

Seconded by Mr. Danko.

All voted yes.

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(16) Mr. Frohling moved the following resolution:

RESOLVED, that Sergeant John Courtney be authorized to attend one week Traffic Records Training Program at the Westchester County Community College at Valhalla, New York, on March 9th to 13th inclusive, and be it

FURTHER RESOLVED, that all expenses incurred be made a Town Charge.

Seconded by Mr. Danko.

All voted yes

(17) On resolution by Mr. Holbrook, seconded by Mr. Danko and unanimously adopted, Regular Town Board Meeting was adjourned.

Signed,

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

PUBLIC HEARING

Town Hall

3/9/64

8:15 PM E.S.T.

Present: Messrs. Holbrook, Danko, Frohling, Mundt.
Town Attorney J. Martin Cornell
Deputy Town Attorney Murray N. Jacobson
Town Clerk Anne E. O'Connor

RE: ESTABLISHMENT OF SEWER DISTRICT #18, NEW CITY, TOWN OF CLARKSTONE

Supervisor Mundt called Public Hearing to order at 8:15 P.M. E.S.T.

Town Clerk read Notice of Public Hearing.

Minutes of proceedings were taken by Arthur Massie, Court Reporter. (Page 60-a)

On resolution made by Councilman Frohling, seconded by Councilman Holbrook and unanimously adopted, Public Hearing was adjourned.

Signed,

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

PUBLIC HEARING

Town Hall

3/9/64

8:30 PM E.S.T.

Present: Messrs. Holbrook, Danko, Frohling, Mundt.
Town Attorney J. Martin Cornell
Deputy Town Attorney Murray N. Jacobson
Town Clerk Anne E. O'Connor

RE: EXTENSION OF THE NEW CITY-WEST NYACK WATER SUPPLY DISTRICT TO INCLUDE "THE DELLS" SUBDIVISION

Supervisor Mundt called Public Hearing to order at 8:30 P.M. E.S.T. Town Clerk read Notice of Public Hearing.

David Coral appeared as Attorney for petitioner. Nicholas Guttman appeared before Board as witness, was sworn in by Supervisor and testified as follows:

He is President of "The Dells". Signed petition requesting proposed extension. Extension would benefit all property owners within the proposed district; and all property owners who will benefit from this proposed extension are included within the limits of the proposed extension.

Would be in the public interest to grant because will provide fire protection for the safety and well-being of property and lives and a reduction in fire