

Special Meeting will be held on Wednesday, 3/18/64, at 8:00 P.M. to discuss zone change decisions and road dedications. Town Clerk will contact Mr. Lewis Morris to be present at said meeting.

On resolution made by Councilman Holbrook, seconded by Councilman Frohling and unanimously adopted, Town Board meeting was adjourned.

Signed

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

SPECIAL TOWN BOARD MEETING

Town Hall

Wednesday, March 18th, 1964

Supervisor's Office

Present: Messrs. Holbrook, Danko, Frohling, Welchman, Mundt.
Town Attorney J. Martin Cornell

Supervisor called Special Town Board Meeting to order at 8:00 PM, E.S.T.

(59) Councilman Frohling moved the following resolution:

RESOLVED, that the Town Attorney be authorized to draw up a one-year lease with New City Properties for 1479' of office space at 151 South Main Street, New City, N.Y. with one-year option at same rental of \$490. per month commencing May 1, 1964, and be it

FURTHER RESOLVED, that \$3920.00 be transferred from CURRENT SURPLUS-GENERAL to TOWN OFFICE RENT ACCOUNT.

Seconded by Councilman Welchman.

All voted yes.

(60) Councilman Holbrook moved the following resolution:

RESOLVED, that upon recommendation of the Highway Superintendent and the Town Engineer deed from Continental Homes Subdivision to the Town of Clarkstown conveying 576.24 l.f. of Muller Drive and 150.0 l.f. of Ardmore Drive be accepted, and be it

FURTHER RESOLVED, that said roads be included in the Town Highway System and that the Town Attorney be directed to record said deed.

Seconded by Councilman Danko.

All voted yes.

(61) Councilman Frohling moved the following resolution:

RESOLVED, that upon recommendation of the Highway Superintendent and the Town Engineer deed from Manuet Farms Subdivision, Sec. I, Manuet, N.Y. conveying 264.87 LF of Argow Place, be accepted and be it

FURTHER RESOLVED, that said roads be included in the Town Highway System and that the Town Attorney be directed to record said deed.

Seconded by Councilman Welchman.

All voted yes.

(62) Councilman Danko moved the following resolution:

RESOLVED, that the Supervisor be authorized to execute the necessary Civil Service form for the temporary appointment until March 27, 1964, of Josephine Robinson of 231 Van Houten Fields, West Nyack, NY, to the position of clerk-typist at a salary of \$1.80 per hour effective March 19, 1964.

Seconded by Councilman Holbrook.

All voted yes.

(63) Councilman Frohling moved the following resolution:

RESOLVED, that the position of Account Clerk-Typist in the office of the Supervisor be and hereby is abolished.

STBM - 3/18/64

Seconded by Councilman Welchman.

All voted yes.

(64) Councilman Holbrook moved the following resolution:

WHEREAS, the starting salary for Senior Stenographers in the Town of Clarkstown has been set at \$4,218.00 and

WHEREAS, the present salary of the Senior Stenographer in the Office of the Supervisor is \$4200.00 now, therefore, be it

RESOLVED, that the salary of the Senior Stenographer in the Office of the Supervisor be and is hereby set at \$4,464.00 effective March 21, 1964.

Seconded by Councilman Danko.

All voted yes.

(65) Councilman Welchman moved the following resolution:

RESOLVED, that the application of S. B. Development Corp. for a change of zoning from a R-1 district to a proposed R-6 district on property located on easterly side of Eberling Drive, New City, N.Y. be re-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 Councilman Holbrook.

All voted yes

(65a) Councilman Welchman moved the following resolution:

RESOLVED, that upon recommendation of the Building Inspector, Chief of Police and Richard Wanamaker, Chief of West Nyack Fire Department, the Town Board is hereby authorized to sign Order for removal of building and structure on premises owned by Dinah Pershin situate in West Nyack, N.Y. due to their unsafe and dangerous condition.

ORDER - March 18, 1964.

WHEREAS, a report on the condition of the premises owned by Dinah Pershin in West Nyack, N.Y. made by the Building Inspector of the Town of Clarkstown, the Chief of Police of the Town of Clarkstown, and the Fire Chief of the West Nyack Fire Dept. has been read and discussed by the Town Board of the Town of Clarkstown, and

WHEREAS, it appears from said report that the buildings and structures on the premises owned by the said Dinah Pershin in West Nyack, N.Y. which premises are described on the Tax Map of the Town of Clarkstown as Map 71, Block A, Lot 3, are in an unsafe and dangerous condition, and a danger to life and limb,

NOW, therefore, be it

ORDERED, that the said building and structures presently existing upon said premises be removed by the owner within fifteen (15) days from the date hereof, commencing removal and completing said removal within 60 days from the date hereof, and be it

FURTHER ORDERED that this order be served upon said Dinah Pershin as provided in the ordinance of the Town of Clarkstown.

Dated: March 18, 1964

TOWN BOARD OF THE TOWN OF CLARKSTOWN

S) PAUL F. MUNDT
Supervisor

S) MARTIN E. HOLBROOK
Councilman

S) STEPHEN DANKO
Councilman

000264

Seconded by Councilman Holbrook

All voted yes.

On resolution made by Councilman Danko, seconded by Councilman Frohling and unanimously adopted, Special Town Board Meeting was adjourned.

Signed,

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

PUBLIC HEARING

Town Hall

3/23/64

8:15 PM - E.S.T.

Present: Messrs. Frohling, Danko, Holbrook, Welchman, Mundt.
Town Attorney J. Martin Cornell
Dep. Town Attorney Murray Jacobsen
Town Clerk Anne E. O'Connor

RE: ZONE CHANGE PETITION - CONGERS LAKE HOMES, INC. (SUTTER & TUCCILLO) SC to R-2

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

Robert R. Granik appeared as attorney for petitioner and explained petition to Board as follows:

Proposed change of zone is first of its type in the Hamlet of Congers. Industrial development on move; apartment type facilities will be needed. Property located between Gilcrest Road and Route 303, separated from 303 by 40-60' which will be taken by the State of New York. When taken, this property will closely abut Route 303. Drop in grade from Route 303 to property. This would make it unfeasible for commercial construction.

156 apartment units proposed; 76 one bedroom; 60 two bedroom. Will be constructed in three stages over a period of three years. Re children: statistics have proved that apartments have produced far less children for our school systems than the number of single family dwellings that could be erected on the same site.

Letter from George O'Keefe presented by Mr. Granik stating that sewage disposal is not objectionable on health basis.

QUESTIONS FROM BOARD:

1. Sewer Disposal System: Petitioner has not as yet determined what type of sewers for area. Will go along with Mr. O'Keefe.
2. Fifteen single home units could be built.
3. 6.8 acres involved.

Petitioner would be willing to have architectural review of projected site.

Fire hydrants - yes. Ultimate value would be between 1½ to 2 million dollars.

Formerly Liebman property. Property abutting to south, east and west zoned R-1. To the north zoned SC. If any change, would build more one bedroom units than two bedroom units.

There were no witnesses.

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

Appearing as being opposed: Mr. John Tomicki. Referred to Ramapo School District report stating that one apartment equals one child. Suggested waiting for Master Plan.

PH - 3/23/64.

Letters from both County and Town Planning Board read. Both opposed granted proposed zone change.

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

Signed,

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

PUBLIC HEARING

Town Hall

3/23/64

8:30 PM

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

RE: ZONE CHANGE APPLICATION - AHAVA CONSTRUCTION CORP. (RA-1 to R-1)

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

Arthur Moskoff appeared as attorney for petitioner and explained petition to Board as follows:

Property is in a very small triangle of land separated on one side by Town of Ramapo on west; on east by Palisades Interstate Parkway which is buffer zone; on south by SC zone. Property which petitioner is asking to be changed is approximately 7 acres in two small parcels. Change being requested because this area, having been spared by P.I.P. is very much off by itself. Change will conform with the existing character of the area. All facilities, police and fire protection are available. Water is available nearby. Client proposes to bring water in and will create fire district.

Serviced by Addison Boyce Road. Would not create traffic hazard. First parcel located entirely on W. Clarkstown Road, which is a double-access road. Maximum: 16 in both parcels.

QUESTIONS FROM BOARD:

1. Client could construct, under present zoning, five homes.
2. 5½ (5.44) acres in two parcels.

PARCEL A: Proposed development has even less than minimum. Planning Board thinks it is advisable for a secondary access road. We claim that secondary access is not necessary.

12-13 people could have homes which are near school. School in Ramapo II. Dead-end road. Will not create traffic hazard. Client would consider a 700' road.

Mr. Murray Friedman, 695 Union Road, Spring Valley, appeared as witness and sworn in by Supervisor Mundt. He testified as follows:

Vice-President in charge of construction. Designed number of developments in Clarkstown and Ramapo. No water on property now, planning to bring in water and fire hydrants as required. Fire and Police services under jurisdiction of Clarkstown Police Dept. and New City Fire Dept. Would build in stage construction

CCC264