

## PUBLIC HEARING

Town Hall

8/17/64

8:15 P.M.

Present: Councilmen Frohling, Danko, Holbrook, Welchman  
 Supervisor Mundt  
 Town Attorney J Martin Cornell  
 Deputy Town Attorney Murray W Jacobson  
 Town Clerk Anne E O'Connor

RE: ZONE CHANGE APPLICATION - M.A.K. DEVELOPMENT CORP. (R-1 & R-22 to C-1)  
PROPERTY LOCATED ON E/SIDE OF NEW YORK STATE HIGHWAY ROUTE 304

Supervisor Mundt called public hearing to order at 8:15 P.M. Town Clerk Anne E. O'Connor read notice of public hearing.

Jesse Kaplan Esq. appeared as attorney for petitioner and explained petition to Board as follows:

Property located in the center of Town. Formerly Squadron A property. Change from 15,000 and 22,000 to C-1, shopping center, commercial zone. (Food Chain, Variety Store, satellite stores). Town growth north and west. Bound on one side by existing 304, and other, new 304.

20 plus acres involved.

Proposed development: 25,000 square feet food chain  
 40,000 square feet variety stores.  
 10,000 satellite stores.

Stage: Will be stage construction

Parking: Three to One (225,000 square feet of parking)

Access: Traffic pattern planned will relieve traffic off New Hempstead Road.

25,000 square feet - six acres under R-1  
 14 plus acres under R-22

Councilman Holbrook: Subject design to Arch. Rev. Board? Yes.

No access on New 304

Expect to have access on Cavalry Drive - West

Addition to Tax Rolls - Will add three to four hundred thousand dollars.  
 (1 1/2 million dollar Shopping Center contemplated.)

Cavalry Drive will become commercial area shopping facility.

No questions. No witnesses.

IN FAVOR:

1. Mrs. Howard Nehl, 181 N Main St., New City: Presented figures assessment-wise. Shopping center vs. homes - shopping center construction being higher. Cited loss to taxpayers if not granted.

OPPOSED:

1. Thomas Brennan, 329 North Main Street., New City:

Property adjacent turned down. Will be shopping center there.

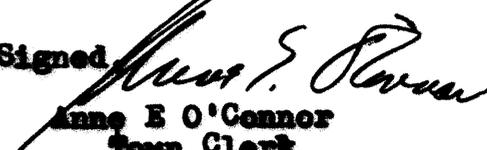
Re: need: We have food stores in C-1 on Maple Avenue. Wait for Master Plan.

REBUTTAL: None

CORRESPONDENCE: County Planning Board: Deny

Clarkstown Planning Board: Deny 1. Proposed change would substantially alter the present zoning pattern and the comprehensive plans which it represents; and 2. Major changes of this nature should involve studies of a comprehensive planning nature and should wait the comprehensive plan now being prepared by planning board.

On motion made by Councilman Danko, seconded by Councilman Frohling and unanimously adopted public hearing was adjourned.

Signed   
 Anne E O'Connor  
 Town Clerk

CCC264

## PUBLIC HEARING

Town Hall

8/17/64

8:30 P.M.

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

RE: ZONE CHANGE APPLICATION - M.A.K. DEVELOPMENT CORP. ( R-1 and R-22 to R-2  
 PROPERTY LOCATED ON E/SIDE OF NEW YORK STATE THRUWAY 304)

Supervisor Mundt declared public hearing in session. Town Clerk read notice of public hearing.

Jesse Kaplan, Esq. appeared as attorney for petitioner and explained petition to Board as follows:

Property located on east side of Route 304, New City.

Stage type construction. So many units a year. Garden type with facilities.

Number of units: 500 unites - 100-110 children  
 Stage construction: 5-6-7- years.  
 Size: 3½ and 4 room apartments.

There will be two one bedroom units to one (1) two bedroom units.

4. Increase in ratables: 5-6-7- years assessed valuation would run one million and a quarter to one million and one half dollars; as opposed to 50-60 homes, which would probably be about \$ 400,000 at tops.

5. Area involved: 32 plus acres.

6. Depth: 200' R-1

Rear 20 acres  
 Front 10 acres

7. Architectural Review Board to approve.

IN FAVOR: None

OPPOSED: None

NO REBUTTAL FROM ATTY J. KAPLAN

CORRESPONDENCE:

Rockland County Planning Board: Denial

Clarkstown Planning Board: Denial

On motion made by Councilman Holbrook, seconded by Councilman Welchman and unanimously adopted, public hearing was adjourned.

Signed,

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

## PUBLIC HEARING

Town Hall

8/17/64

8:45 P.M.

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

RE: ZONE CHANGE APPLICATION - SEYMOUR & HARRY KOPFLER ( RA-1 to R-1)  
PROPERTY LOCATED ON WEST SIDE OF WEST BURDA PLACE, NEW CITY, N Y

Supervisor declared public hearing in session at 8:45 PM. Town Clerk read notice of public hearing.

Milton B Shapiro, Esq., appeared before Board as attorney for petitioner and explained petition to Board as follows:

1. Parcel under four acres in size. Located on West side of Burda Place.
2. R-1 on 2½ sides. Tucked into corner of Wood Knolls and Wood Knolls East.
3. Property now spot zoned in the opposite direction; is part of an island of R-1 property;
  - a. Bound on north by large piece of summer colony property;
  - b. South - R-1
  - c. West - R-1
  - d. North - RA-1 (X) and on road to south, also RA-1 (X).

Parcel practically bordered by R-1 property - 3½ acres piece of property involved. ( in the midst of R-1 and SC)

4. 8-10 homes involved.
5. If built on present zone -3 or 4.
6. This piece of property similarly zoned RA-1 (X) which would permit this under special permit. Adjoining property change by special permit.

NO QUESTIONS FROM BOARD.

NO WITNESSES

IN FAVOR: No one appeared.

OPPOSED:

1. Eugene Le Boise, 14 W Burda Ave., New City, N Y: Almost one acre lot. Would like rest to remain one acre. 36 acres have been down zoned and they have trespassed. Also questioned as to type of sewerage and questioned roads.
2. Resident, W Burda Place, New City; Sewerage and roads.
3. Barbara Gorgi, 20 W Burda Place, New City; Dead end street now, road would have to go through.
4. Are they figuring on hooking into Wood Knolls Sewerage? Answer: No.

REBUTTAL ( MR. SHAPIRO)

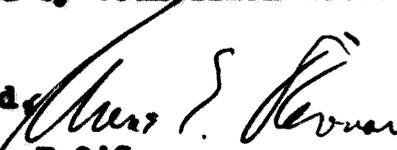
1. This is contingent to public sewerage being provided. We would voluntarily bind this property not to use this zoning unless public sewers are provided.
  2. Houses in area, developed as R-1, 120 or more houses in this area.
- Re: Drainage: Will do whatever the Board of Health requires.

CORRESPONDENCE :

Rockland County Planning Board - Approval. They stated that the Town might wish to consider rezoning the property indicated on the plot plan as belonging to Eugene O. Lavoie, Jr., in the interest of filling out the R-1. Lavoie property is apparently now zoned RA-1).

Clarkstown Planning Board: Recommend approval because property is surrounded by R-1 - no substantial reason for its continuance as an RA-1 district.

On motion made by Councilman Danko, seconded by Councilman Holbrook, and unanimously adopted, public hearing was adjourned.

Signed   
 Anne E O'Connor  
 Town Clerk

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## PUBLIC HEARING

Town Hall

8/17/64

9:00 P.M.

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

RE: MODIFICATION OF PROPOSED SEWER SYSTEM (SEWER DISTRICT NO. 10) PURSUANT TO SECTION 196 OF THE TOWN LAW:

Supervisor Mundt called public hearing to order at 9:00 P.M. Town Clerk read notice of public hearing.

Edward G. Roepe, Esq., appeared as attorney for petitioner and stated the following:

Purpose of Public Hearing: Original plans and specifications of the sewer district contemplated construction and erection of independent treatment plant together with the acquisition of necessary rights of way and the trunk line running from the district as it was created up to the site of the proposed plant.

That was the objective when the Sewer District was first established two years ago.

We have today come into a different area, with the proposal for sewer trunk lines coming through and we should not now spend the money to bring a treatment plant and acquire the necessary rights of way up to a treatment plant.

This hearing is required by provisions of Sec. 196 of the Town Law.

We are cutting off the Treatment Plant from the original plant.  
We are cutting off the monies for acquired rights of way.  
We are cutting off trunk line from that area north where the proposed trunk line comes through.

Presented resolution to Board modifying the plan of sewerage heretofore adopted in connection with the established New City sewer Dist. (Sewer Dist. NO. 10)

Mr. Boswell stated that there will be no additional fee.

NO QUESTIONS FROM BOARD.

IN FAVOR: None

OPPOSED: None

On motion made by Councilman Holbrook, seconded by Councilman Danko, and unanimously adopted, public hearing was adjourned.

Signed

*Anne E O'Connor*  
Anne E O'Connor  
Town Clerk

## PUBLIC HEARING

Town Hall

8/17/64

9:15 P.M.

Present: Councilmen Frohling, Danko, Holbrook, Welchman, Supervisor Mundt.  
 Town Attorney J Martin Cornell  
 Deputy Town Attorney Murrey N Jacobson  
 Town Clerk Anne E O'Connor

RE: ZONE CHANGE APPLICATION: BARDONIA ACRES, INC. ( RA-1 to R-22):

Supervisor Mundt declared Public Hearing in session. Town Clerk read notice of public hearing.

Everett J. Johns Esq., appeared as attorney for petitioner and explained request as follows:

1. 1500' east of Route 304, Bardonia. Area consists of 25 acres of land currently zoned RA-1. Petitioner seeks to change to R-22, 22,500 square feet.
2. West: Immediately adjoining property on the west is subdivision (Bardonia Park). Consists of 15,000 square foot lots granted by special permit in 1946.
3. East: Being developed by Grove Estates Subdivision on one acre zoning. Approximately 200' frontage on Bardonia Road. Suitable road coming off piece approved by Planning Board, which lends access to premises immediately adjoining on the westerly line.
- South: RA-1: North, Bardonia Road - one acre on other side.

Area comprises 25 acres and can at present have built on it, 23 homes. They seek to develop 33 homes, 10 more homes than is granted as matter of right.

4. 2.7 acres on land will be contributed by developer to Town.
5. Lots approximately better than 25,000 square feet per plot for each one of the 23 plots proposed. They are not asking for the density.
6. Stage Construction: Yes - 2 years.
7. South: RA-1

NO WITNESSES:

IN FAVOR: No one appeared

OPPOSED:

1. Jos. Doyle, 46 Inwood Drive, Bardonia (Grove City Estates):

Question: How many times are you allowed to submit a petition for downzoning?

Supervisor: Indefinitely.

2. Ed Moore, 22 Inwood Drive, Bardonia: Retain one acre, Dead End Street now. Do not want through traffic. (Lives east of proposed building site.)

Drainage: A. Do not want drainage in block. B. 1946 Bardonia Park Homes passed. People are still digging because the drainage is so poor. C. School Taxes.

3. Joseph Santos, Bardonia Park Homes: Septic Tank trouble - drainage. Problem will increase if downzoned.

4. Mr. Goldschmidt, 27 Joseph Lane, Bardonia:

- A. If we all live on one acre, no need for Park.
- B. Retain one acre zoning.

5. Mr. Gudahy, 35 Joseph Lane, Bardonia: Drainage. We have septic tank problems at present on one acre. Odor.

6. Mr. Pandolfo, 59 Elaine Terrace, Bardonia: Drainage

7. B. Workman, Bardonia Road: Steady stream running down for one acre developments.

8. George Hall, 250 Bardonia Road; 1000' east of subject property. Objects to same petition prior to this.

9. Mr. Morton Epstein, 99 Bardonia Road: People in adjacent area should be notified by mail of public hearing. (It was explained that property is posted)

10. Mr. Triss, 201 Bardonia Road, Objects

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11. Frank Schwartz, Bardonia Store, Retain one acre.
12. Mrs. Josephine Gafney, 130 Bardonia Road: Just west of property in conflict now. We own place 50 years. Would like to see it remain as it is. One house to one acre.

REBUTTAL: (Everett J. Johns, Esq.)

1. Problem of drainage and septic problems - we have nothing to do with them.
2. Petitioner is a corporation, Mr. Aranow does have interest in it.

Councilman Frohling: Does petitioner intend to develop property?

Mr. Johns: There is no specific intent to sell this property to anyone but the developer.

CORRESPONDENCE: Rockland County Planning Board: Deny

Clarkstown Planning Board: Deny

On motion made by Councilman Welchman, seconded by Councilman Frohling and unanimously adopted, public hearing was adjourned.

Signed,

  
Anne E. O'Connor  
Town Clerk

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PUBLIC HEARING

Town Hall

8/17/64

9:30 PM

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

RE: ZONE CHANGE APPLICATION - BENJAMIN CASTRO (BO to C-1) (239M) - PROPERTY LOCATED ON WEST SIDE OF ROUTE #304, BARDONIA

Supervisor Mundt declared Public Hearing in session at 9:15 PM. Town Clerk read notice of Public Hearing.

Richard E. Sterns, Esq. appeared as attorney for petitioner and stated the following:

1. Property is located on west side of Route 304 in Bardonia. Only front portion of property is included in application. Remaining property to the west is not subject of this application.

Petitioner desires to erect addition to existing residence and 4-5 retail stores with facilities on second floor.

To the north of New York State Thruway, on the west side of 304, is large industrial tract. There is need for additional retail property there. Will add to assessment roll and should lower taxes. (Copies of petition will be relayed to Board Members by Town Clerk as requested.)

No garden apartments.

No additional residential except for his own personal use.

Purpose of construction would be stores.

Would submit plans to Architectural Review Board.

NO FURTHER QUESTIONS:

IN FAVOR: Mr. Warner, 22 Inwood Drive

1. All property on Route 304 north of this property in question. Would like to see

this change granted because it is unfit for residential; more suitable to business.  
 OPPOSED: No one appeared.

CORRESPONDENCE:

Rockland County Planning Board: (In letter to Chairman of Town Planning Board): Do not believe more C-1 is needed in this area considering the wide range of possible uses in a C-1 district, and the present LS property in the rear neighborhood as yet undeveloped for LS uses; therefore they may recommend disapproval of this petition. (Rockland County Planning Board: In letter addressed to Supervisor Mundt): So far as the New York State Thruway is concerned, they believe that the proposed change of zone would have no adverse effect on the Thruway in terms of compatibility of land use, traffic generation or hazard (there is no access) and therefore recommend approval.

Clarkstown Planning Board: Recommend denial because of very strategically located area in which these properties lie. They strongly believe that possibly there will be a change in the zoning recommendation of the Master Plan for this general area when it is developed.

On motion made by Councilman Frohling, seconded by Councilman Danko, and unanimously adopted, public hearing was adjourned.

Signed,

  
 Anne E. O'Connor  
 Town Clerk

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 PUBLIC HEARING

Town Hall

8/17/64

10:00 PM

Present: Councilmen Frohling, Danko, Holdbrook, Welchman, Supervisor Mundt.  
 Town Attorney J. Martin Cornell  
 Deputy Town Clerk Murray Jacobson  
 Town Clerk Anne E. O'Connor

RE: ZONE CHANGE APPLICATION - JOHN W., MARY A. AND HELEN C. ORANGE - R0 to C-2 (239N) PROPERTY LOCATED ON ROUTE 304, BARDONIA

Supervisor Mundt declared Public Hearing in session. Town Clerk read Notice of Public Hearing.

Jesse T. Etelson, Esq. appeared as attorney for petitioner.

1. Property located on east side of Route 304, Bardonia, and is part of crescent-shaped tract which is formed by part of the P.I.P. Cloverleaf, and Route 304.
2. All of land in the crescent is now zoned C-2. This C-2 area takes up 1/2 of area of crescent. Vacant and wooded lot presently R0 to the south.
3. John Orange is auto mechanic. He ran Capitol Garage, where office is going up next to P.O.
4. Auto mechanic work is his livelihood.
5. He does not want to put a gas station on this property. He wants to put up an auto repair shop, without filling station.
6. Building about 70' back from road frontage.
7. He will grant restrictive covenant insuring that if the zone change is granted, it will only be used for auto repair shop.
8. Planning Board states that they do not want to open up to multitude of uses permitted under C-2. We did not tell Planning Bd. that only auto mechanic shop is contemplated.

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Supervisor Mundt: Question:

Restrictive covenant limiting him to an auto repair shop will be accepted?

Ans: Yes, with exception that any restrictive covenant would say "any other C-2 uses".

9. Property is two separate parcels; one owned by Mr. Orange's wife, and one by his mother who is a party to the petition.

10. Property is 220' in frontage; 314' in depth.

NO WITNESSES

IN FAVOR: Mr. Theodore Warner, 22 Inwood Drive, Bardonia.

Mr. Paul Orange, New City

OPPOSED: None

CORRESPONDENCE:

Rockland County Planning Board (a) Denial (In letter to Chairman of Clarkstown Planning Board they stated that there has been no demonstrated need for more C-2 land in the area.)

(b) Rockland County Planning Board (in letter addressed to Supervisor) stated that so far as NYS Thruway is concerned, they believe that the proposed change would have no adverse effect on the Thruway in terms of compatibility, traffic generation or hazard (there is no access) and therefore recommend approval. They also stated, however, that this review cannot consider local effects which are covered under letter to Chairman of Clarkstown Planning Board, which recommends denial.

On motion made by Councilman Holbrook, seconded by Councilman Welchman and unanimously adopted, Public Hearing was adjourned.

Signed,

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

## TOWN BOARD MEETING

Town Hall

August 17, 1964

8:00 P.M.

Present: Councilman Holbrook, Frohling, Danko, Welchman, Supervisor Mundt  
Town Attorney J. Martin Cornell  
Town Clerk Anne E. O'Connor

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

(374) Councilman Welchman moved the following resolution:

RESOLVED, that minutes of regular Town Board meeting held on 7/13/64 are hereby approved and accepted as submitted by the Town Clerk.

Seconded by Councilman Frohling.

All voted yes.

(375) Councilman Danko moved the following resolution:

RESOLVED, that minutes of Special Town Board meeting held on August 10, 1964 are hereby approved and accepted as submitted by the Deputy Town Clerk.

Seconded by Councilman Welchman.

On roll call the vote was as follows:

AYES: Councilmen Frohling, Danko, Welchman, Supervisor Mundt

ABSTENTION: Councilman Holbrook

(376) Councilman Danko moved the following resolution:

RESOLVED, that time for receiving bids for Asphaltic Concrete Sidewalk Program, 1964, is hereby closed, and be it

FURTHER RESOLVED, that bids received are hereby ordered opened.

Seconded by Councilman Holbrook.

All voted yes.

The following bids were received:

**WARD PAVEMENTS, INC.**

Riverside Avenue, Haverstraw, N.Y

Item 1, Sickletown Road, West Nyack.....	\$4,700.00
Alternate A - Clearing & Grading.....	1,000.00
Item 2, Route 59A (West Nyack).....	7,400.00
Item 3, Red Hill Road (New City).....	7,700.00
Alternate B, Excavating.....	5,000.00
Item 4, W. Clarkstown Rd., New City.....	11,500.00

**COUNTY ASPHALT, INC.**

129 Main Street, Tarrytown, NY

Item 1, Sickletown Rd., West Nyack.....	\$4,000.00
Alternate A - Clearing and grading.....	900.00
Item 2, Route 59A, West Nyack.....	6,600.00
Item 4, W. Clarkstown Rd., New City .....	12,400.00

**Victor Smith**

New City, NY

Item 1, Sickletown Rd., West Nyack .....	\$4,250.00
Item 2, Route 59A, West Nyack.....	6,100.00

**Hudson Fence Company**

226 Rte 59, Nanuet, NY

Chestnut split rail fencing (Item 3, Alt. C-post & rail fence)  
1400 ft. - 80¢ per ft.

**A.M. Fence Co.**

56 S. Conger Ave., Congers, NY

Item 3, Alternate C - Post & rail fence:

Full round post & rail (cedar).....	\$1.00 per linear ft.
Half round post & rail (cedar).....	.97 per linear ft.

Bids turned over to Town Engineer and Highway Superintendent for their recommendations.

(377) Councilman Danko moved the following resolution:

RESOLVED, that the regular Town Board meeting be adjourned at this time for regularly scheduled public hearings.

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Seconded by Councilman Holbrook.

All voted yes.

(378) Councilman Frohling moved the following resolution:

RESOLVED, that regular Town Board meeting is hereby resumed, regularly scheduled public hearings having been held.

Seconded by Councilman Welchman.

All voted yes.

(378-a) Councilman Welchman moved the following resolution:

RESOLVED, that upon recommendation of the Town Engineer and the Highway Supt. bid for furnishing of blacktop on Route 59A, West Nyack, for Item 2 (S-64-25) at a total cost of \$6100 be awarded to Victor Smith, Third Street, New York.

Seconded by Councilman Frohling.

All voted yes.

(378-b) Councilman Frohling moved the following resolution:

RESOLVED, that Ward Pavements, Inc., Riverside Avenue, Haverstraw, N.Y., be awarded the bid for furnishing sidewalks, Item II (Red Hill Road) at cost of \$7700 and grading at cost of \$5,000; total \$12,700; and also

Seconded by Councilman Welchman.

All voted yes.

(378-c) Councilman Holbrook moved the following resolution:

RESOLVED, that County Asphalt, Inc., 129 Main Street, Tarrytown, N.Y. is hereby awarded the bid for the Sickletown Road, (West Nyack) blacktop project (Item I) to clear and grade at a cost of \$4900.00.

Seconded by Councilman Danko.

All voted yes.

(378-d) Councilman Danko moved the following resolution:

RESOLVED, that Hudson Fence Company, 226 Route 59, Hammet, N.Y. is hereby awarded the bid for providing fencing for Red Hill Road at a cost of \$.80 per linear foot.

Seconded by Councilman Welchman.

All voted yes.

(378-e) Councilman Danko moved the following resolution.

RESOLVED, that Ward Pavements, Inc., Riverside Avenue, Haverstraw, N.Y. be awarded the bid for furnishing sidewalks, Item IV, West Clarkstown Road, at a cost not to exceed \$11,500/

(379) Councilman Holbrook moved the following resolution:

RESOLVED, that decision on zone change petition made by M.A.K. Development Corp.

(R-1 & R-22 to C-1) be reserved.

Seconded by Councilman Frohling.

All voted yes.

(380) Councilman Frohling moved the following resolution:

RESOLVED, that decision on zone change application made by M.A.K. Development Corp. (R-1 & R-22 to R-2) be reserved.

Seconded by Councilman Holbrook.

All voted yes.

(381) RESOLUTION moved by Councilman Danko:

RESOLVED, that zone change application made by Seymour & Harry Koffler for RA-1 to R-1 be reserved.

Seconded by Councilman Holbrook.

All voted yes.

(382) Councilman Frohling moved the following resolution:

RESOLVED, that decision on zone change application made by Bardonia Acres, Inc.

(RA-1 to R-22) be reserved.

Seconded by Councilman Welchman.

All voted yes.

(383) Councilman Welchman moved the following resolution:

RESOLVED, that decision on zone change application of John W. Orange, Mary A. Orange, and Helen C. Orange (RO to C-2) be reserved.

Seconded by Councilman Frohling.

All voted yes.

(384) Councilman Holbrook moved the following resolution:

RESOLVED, that decision on zone change application made by Benjamin Castro RO to C-1) be reserved.

Seconded by Councilman Welchman.

All voted yes.

(385) Councilman Frohling moved the following resolution:

WHEREAS, heretofore and by an order of the Town Board, Town of Clarkstown, made July 13, 1964, the said Town Board determined it to be in the public interest that the general plan of New City Sewer District be modified as in said resolution set forth, and

WHEREAS, notice of intention to modify was given by publication thereof as provided by law, said notice of intention providing for a public hearing at 9:00 PM Eastern Daylight Saving Time, August 17, 1964, and

WHEREAS, said public hearing was had at the place and time aforesaid with respect to such modification,

NOW, THEREFORE, BE IT

RESOLVED, pursuant to Section 196 of the Town Law that such general plan be modified by eliminating from such plan the provision for the construction of a sewerage treatment plant, and the acquisition of the necessary lands therefor, and by eliminating a portion of the trunk line sewer lying north of the existing location of the County of Rockland and/or Town of Clarkstown trunk line sewer to be constructed by and under the direction of the Rockland County Sewer Agency and/or the Town of Clarkstown and be it further

RESOLVED, that Scovill & Boswell, Engineers for New City Sewer District (Sewer District #10) be and they hereby are directed pursuant to Section 196 of the Town Law to make and prepare and file in the office of the Town Clerk, Town of Clarkstown a revised or additional map and profile showing the said changes.

Seconded by Councilman Holbrook.

All voted yes.

(386) Councilman Danko moved the following resolution:

WHEREAS, the Town Board of the Town of Clarkstown, by resolution of 7/13/64 adopted plans, specifications and proposed contract with respect to the construction of sewers in New Hempstead Road, New City for New City Sewer District (Sewer District No. 10) and

WHEREAS, the said resolution directed the Town Clerk to advertise for sealed proposals, and

WHEREAS, the notice to bidders was published as required by law, and the said sealed proposals were received and publicly opened and read aloud by the Town Board on August 10, 1964, at 5:30 P.M., E.D.S.T., and

WHEREAS, three (3) proposals were received as follows:

Bibeau Construction Co., Inc. - \$30,875.00; John Arberio, Inc. - \$36,400.00;

Ward Pavements, Inc. - \$38,918.05, and

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WHEREAS, Scovill and Boswell, Engineers for the said sewer district filed their report reviewing said proposals and recommended that the contract be awarded to the low bidder, Bibeau Construction Co., Inc., and the said proposal of said Bibeau Construction Co., Inc. having been accompanied by a certified check to the order of the Town of Clarkstown in the sum of \$1,550.00,

NOW, THEREFORE, BE IT

RESOLVED, that this Board does hereby find and determine that the proposal of Bibeau Construction Co., Inc. is the lowest responsible proposal for the construction of the said improvements, and be it

FURTHER RESOLVED, that the said proposal of Bibeau Construction Co., Inc. be and the same is hereby accepted, and be it

FURTHER RESOLVED, pursuant to Section 197 of the Town Law, that the Town of Clarkstown enter into a contract with Bibeau Construction Co., Inc. for the construction of sewers in New Hempstead Road in accordance with the plans and specifications and at the price mentioned in said proposal, which said contract shall be in form satisfactory to the attorney for the sewer district and shall require the said Bibeau Construction Co., Inc. to furnish security for the faithful performance of said contract.

Seconded by Councilman Frohling.

All voted yes.

Mr. H. Waitzman presented progress report - Sewer District #19 to Town Board. Town Board signed Order establishing Sewer District #19.

(387) Councilman Frohling moved the following resolution:

WHEREAS, following preparation of a general map, plan and report relating to Sewer District # 19, proposed to be established in the Town of Clarkstown, in the County of Rockland, New York, and for the construction of a lateral sewer system therein, consisting of lateral sewers, submains and sub-trunks tributary to the trunk sewer designating as the "New City Trunk Sewer" and proposed sewer mains in existing Sewer District #10, including equipment and appurtenances, and after a public hearing duly called and held, the Town Board of said Town of Clarkstown determined, pursuant to resolution duly adopted on April 13, 1964, subject to permissive referendum, that the notice of such hearing was published and posted as required by law and is otherwise sufficient; that all the property and property owners within said sewer district proposed to be established are benefited thereby that all the property and property owners benefited are included within the limits of said sewer district, and that the establishment of said sewer district is in the public interest and approved the establishment of said sewer district and the construction of such lateral sewer system, including equipment and appurtenances, therein; and

WHEREAS, no petition signed and acknowledged by the owners of taxable real property situate in the proposed Sewer District No. 19 in said Town, as prescribed by 209-e of the Town Law protesting against such resolution and requesting that said resolution be submitted to the owners of such taxable real property for their approval or disapproval has been filed with the Town Clerk within (30) thirty days after the date of adoption thereof, or at any other time since said adoption, and

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WHEREAS, following due submission of an application by said Town Board, the State Comptroller granted permission to establish said sewer district by Order dated July 20, 1964, which order was duly filed with and presented to said Town Board, at its first meeting held after said Order was so filed; and

WHEREAS, said Town Board duly adopted an order on August 17, 1964, establishing such sewer district, therein designated Sewer District No. 19, in the Town of Clarkstown, and ordering construction of said lateral sewer system, including equipment and appurtenances therein, at a cost not to exceed \$1,450,000; now therefore be it

RESOLVED, by the Town Board of the Town of Clarkstown in the County of Rockland, New York, by the favorable vote of not less than 2/3 of all the members of said Board, as follows:

Section 1. The Town of Clarkstown, in the County of Rockland, New York, hereby appropriates the amount of \$1,450,000 for construction of a lateral sewer system, including land or rights in land, buildings and original furnishings, equipment, machinery and apparatus required, in Sewer District No. 19, in the Town of Clarkstown, all as hereinabove referred to in the recitals of this resolution, and in accordance with the map, plan and estimates prepared by Husebaumer, Clarke & Velsy, P.E., Consulting Engineers, duly licensed by the State of New York, on file in the office of the Town Clerk and heretofore approved by the Town Board of said Town. The estimated maximum cost of said specific object or purpose, including preliminary costs and costs incidental thereto and the financing thereof is \$1,450,000 and the plan of financing includes the issuance of serial bonds of the Town of Clarkstown in the principal amount of \$1,450,000 and the assessment, levy and collection of assessments on the several lots and parcels of land within the said Sewer District No. 19 to pay the principal of said bonds and the interest thereon so much upon and from each as shall be in just proportion to the amount of benefit which the improvement shall confer upon the same.

Section 2. To finance the said appropriation, serial bonds of the Town of Clarkstown are hereby authorized to be issued in the principal amount of \$1,450,000 pursuant to the provisions of the Local Finance Law, constituting Chapter 33-a of the Consolidated Laws of the State of New York.

Section 3. The following additional matters are hereby determined and stated:

- (a) The period of probable usefulness of the specific object or purpose for which the bonds authorized by this resolution are to be issued, within the limitations of #11.00 a.4 of said Local Finance Law, is thirty (3) years.
- (b) Current funds are not required by said Law to be provided prior to the issuance of the bonds authorized by this resolution or any bond anticipation notes in anticipation thereof, pursuant to Section 107.00 d.3 (i) of said Local Finance Law.
- (c) The proposed maturity of the bonds authorized by this resolution may exceed five (5) years.

Section 4. Each of the bonds authorized by this resolution and any bond anticipation notes issued in anticipation thereof shall contain the recital of validity prescribed by #52.00 of said Local Finance Law and said bonds and notes shall be

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general obligations of the Town of Clarkstown, payable as to both principal and interest by general tax upon all the taxable real property within the Town without limitation of rate or amount. The faith and credit of the Town of Clarkstown are hereby irrevocably pledged to the punctual payment of the principal of and interest on said bonds and notes and provision shall be made annually in the budgets of the Town by appropriation for (a) the amortization and redemption of the bonds and notes to mature in such year and (b) the payment of interest to be due and payable in such year.

Section 5. Subject to the provisions of this resolution of said Local Finance Law, and pursuant to the provisions of §30.00 relative to the authorization of the issuance of bond anticipation notes and of §50.00 and §§56.00 to 60.00 of said law, the powers and duties of the Town Board relative to prescribing the terms, form and content and as to the sale and issuance of the bonds hereby authorized and any notes issued in anticipation thereof are hereby delegated to the Supervisor, the chief fiscal officer of the Town.

Section 6. The validity of the bonds authorized by this resolution and of any bond anticipation notes issued in anticipation of said bonds, may be contested only if

- (a) Such obligations are authorized for an object or purpose for which the Town is not authorized to expend any money, or
- (b) the provisions of law which should be complied with at the date of the publication of such resolution, are not substantially complied with and an action, suit or proceeding contesting such validity, is commenced within twenty days after the date of such publication or
- (c) such obligations are authorized in violation of the provisions of the constitution.

Seconded by Councilman Holbrook.

All voted yes.

(388) Councilman Frohling moved the following resolution:

**RESOLVED**, by the Town Board of the Town of Clarkstown in the County of Rockland New York, as follows:

Section 1. The Town Clerk of the Town of Clarkstown, New York, is hereby directed to publish the foregoing bond resolution in full in "THE ROCKLAND COUNTY CITIZEN" a newspaper published in the Town of Clarkstown, New York, and having a general circulation, therein, which newspaper is hereby designated as the official newspaper of the Town for such publications, together with the Town Clerk's statutory Notice in substantially the form as prescribed by Section 81.00 of the Local Finance Law of the State of New York.

Section 2. This resolution shall take effect immediately.

Seconded by Councilman Holbrook.

All voted yes.

(389) Councilman Welchman moved the following resolution:

**RESOLVED**, that the Town Attorney's office be advised that they are to handle all legal work in connection with Sewer District No. 17, present sewer district, and all other sewer districts coming before this Board for legal attention.

Seconded by Councilman Danko.

On roll call the vote was as follows:

AYES: Councilman Danko, Welchman  
 NOES: Councilmen Holbrook, Frohling, Supervisor Mundt.

Motion not carried.

Councilman Welchman presented petition signed by residents within Sewer District No. 16 requesting Town Board to have Town Attorney's office handle all legal aspects in connection with creation of sewer districts on a trial basis to determine difference in costs.

Mr. R. Kahn, Nanuet, appeared before Board re roads in Nanuet Park Subdivision. Supervisor Mundt will contact Continental Casualty Company re obligation to the Town of Clarkstown.

(390) Councilman Welchman moved the following resolution:

RESOLVED, that the application of Gus Zacharakis and Edward Friedman for a change of zoning from a RA-1 district to a R-1 district on property located in Bardonia, 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 Councilman Danko.

All voted yes.

(391) Councilman Danko moved the following resolution:

RESOLVED, that the application of Frank Holmek and Rosaline Holmek for a change of zoning from an R0 district to a C-2 district on property located on west side of Route 303, Valley Cottage, 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 Councilman Frohling.

All voted yes.

(392) Councilman Frohling moved the following resolution:

RESOLVED, that the application of Dr. Thomas Sullivan, Dr. Louis Wagner, Dr. Robert Wagner, Dr. Josef Weiman for a change of zoning from a RA-1 district to a R0 district on property located on west side of Route 304, New City, 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 Councilman Holbrook.

All voted yes.

Mr. H. Colletti, Fulle Drive, Valley Cottage, appeared before Board re drainage problem. Town Engineer to check out on property and submit recommendations. Supervisor Mundt will call Michael Burke of the Environmental Sanitation Department to hold off on his deadline for correction of problem.

(393) Councilman Frohling moved the following resolution:

RESOLVED, that the Highway Superintendent is hereby authorized to place four (4) "STOP" signs on Irion Drive and Twin Elms Lane; and on Mueller Court and Twin Elms Lane.

Seconded by Councilman Holbrook.

AYES: Councilman Holbrook, Frohling, Welchman, Supv. Mundt.  
NOES: Councilman Danko

Letter read from Department of Public Works written in reply to Town Clerk's letter to State Traffic Commission re intersection of Route 59 at Grandview Avenue; and intersection of Route 59 at Route 304 (Smith Street). They stated that a final decision has not been made by the Commission as to the necessity of a left turn green arrow at the Route 59 at Grandview Avenue intersection. and that, re Route 304, their Resident Engineer has scheduled the construction of the deceleration or waiting lanes east and west of the intersection during the month of October, at which time the signal changes will be made.

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Letter read from Morton L. Isler, Chairman of the Clarkstown Planning Board, to Anthony Tuccillo, Congers, N.Y. re dedication of portion of land with which he is involved situate in Green Hill Estates.

(394) Councilman Frohling moved the following resolution:

WHEREAS, the Town of Clarkstown owns premises on the west side of New York State Highway Route 303 known as the Town Sanitary Fill project, and

WHEREAS, the Town of Clarkstown does not require the use of all of the said premises and is desirous of leasing a portion of said premises to Anchor Motor Freight, Inc. for a fair and reasonable rent of \$510.00 per month for a term to expire on December 31, 1964, and

WHEREAS, said premises are more particularly bounded and described as follows:

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

BEGINNING at a point located 610 ft. or more in a westerly direction along the northerly side of the entrance road now existing to the Sanitary Fill project of the Town of Clarkstown from the westerly side of State Highway Route 303; thence from said point of beginning in a southerly direction 280 ft. more or less to a point which is located 55 ft. more or less from a brook or stream; thence in a general westerly direction 400 ft. more or less; thence in a general northeasterly direction 320 ft. more or less; thence in a general easterly direction 375 ft. more or less; thence in a general southerly direction 40 ft. more or less to the point or place of BEGINNING;

NOW, THEREFORE, BE IT

RESOLVED, by the Town Board of the Town of Clarkstown as follows:

Section 1. The Town Board of the Town of Clarkstown, County of Rockland, State of New York, hereby authorizes and directs the Supervisor of the Town to execute in the name of the Town a lease of the premises heretofore described, being a portion of the premises known as the Sanitary Fill Project located on the west side of Route 303, West Nyack, New York.

Section 2. This resolution shall take effect thirty (30) days after its adoption there shall be filed with the Town Clerk, in accordance with Article 7 of the Town Law, petition signed and acknowledged by electors of the Town of the number required by law, qualified to vote upon a proposition to raise and expend money, protesting against this resolution and requesting that it be submitted to the electors of the Town voting on a proposition for its approval at a referendum or election held in accordance with said Town Law.

Section 3. The Town Clerk of the Town of Clarkstown and County of Rockland shall within ten (10) days after the adoption of this resolution cause to be published at least once in the County Citizen a newspaper published in the Town of Clarkstown New York, and hereby designated as the official newspaper of the Town for such publication and to be posted in at least five (5) public places in the Town, in addition the Town Clerk shall post or cause to be posted a notice which shall set forth an abstract of said foregoing resolution, concisely stating the purpose and effect thereof.

Seconded by Councilman Holbrook.

All voted yes.

(395) Councilman Welchman moved the following resolution:

## DEMOCRATIC INSPECTORS OF ELECTION

1964

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1. Eileen Person  
Matilda Carney  
72 Main St., New City  
118 Maple Ave., New City
  2. Victoria Svoboda  
Mary Gozza  
Collyer Ave., Rockland Lake  
Lake Rd., Rockland Lake
  3. Sheila Dunn  
Eileen Quinn  
4 Jeffrey Court, West Nyack  
18 Klein Ave., West Nyack
  4. Ada McGrath  
Mary Hallesy  
75 Birchwood Ave., Upper Nyack  
Daisy St., Upper Nyack
  5. Mary Sorrentino  
Alice Secora  
16 Jerry's Ave., Nanuet  
19 Jerry's Ave., Nanuet
  6. Dorothy Jones  
Gertrude Ennis  
West St., Central Nyack  
52 W. Broadway, Central Nyack
  7. James Shortel  
Edward Gleason  
138 New York Ave., Congers  
59 Lennox Ave., Congers
  8. Helen Raggi  
Catherine Heaslip  
Maple Ave., Valley Cottage  
Lake Rd., Valley Cottage
  9. Mabel Clochessy  
Barbara Robus  
314 Ete 304, Centenary, New City  
567 S. Mountain Rd., New City
  10. Stasia Crombie  
Janice Ormont  
Second Ave., Spring Valley  
11 Clark Drive, Spring Valley
  11. Mary Eule  
Helen Stevens  
Renee Lane, Bardonia  
197 Ete 304, Bardonia
  12. Kathryn Muller  
Helen Fee  
37 Kenner Lane, Nanuet  
212 S. Middletown Rd., Nanuet
  13. Iris Quinones  
Stella Nuniz  
123 W. Clarkstown Rd., New City  
115 W. Clarkstown Rd., New City
  14. Madeline Rose  
Marjorie Knapp  
46 S. Grant Ave., Congers  
40 S. Grant Ave., Congers
  15. Bernice Simon  
Irene Riffard  
67 Foxwood Road, West Nyack  
340 Ete 59A, West Nyack
  16. Joan Lia  
Janet Tresner  
15 John St., New City  
28 John St., New City
  17. Margaret Naslik  
Alice Jones  
Ridge Rd., Valley Cottage  
Lake Rd., Valley Cottage
  18. Alda Hastings  
Irene Wilcox  
30 Fremont Ave., Nanuet  
6 Park Ave., Nanuet
  19. Vilma Radlein  
Margaret White  
4 Ann St., New City  
40 Ralph Ave., New City
  20. Dorothy Jones  
Gertrude Ennis  
39 West St., Central Nyack  
52 W. Broadway, Central Nyack
  21. Marion Henn  
Helen Blauvelt  
18 Clinton St., Spring Valley  
Washington St., Spring Valley
  22. Katherine Piacitelli  
Rose Mushlin  
265 Congers Rd., New City  
31 Marcia Lane, New City
  23. Deborah Coplin  
Nadine Schild  
N. Midland Ave., Upper Nyack  
6 Oak Hill Drive, Upper Nyack
  24. Margaret Kakas  
Carol Gross  
4 W. Burda Place, Spring Valley  
2 Fawn Hollow Lane, New City
  25. Virginia Tonelli  
Dolores Avaras  
15 James St., New City  
32 Short Hill Rd., New City
  26. Ruth Englander  
Elizabeth May  
19 Whitewood Dr., New City  
17 Stratford Pl. New City
  27. Marcia Waitzman  
Dorothy Ladin  
18 Laurel Rd., New City  
14 Windmill Lane, New City
  28. Ann Kidd  
Patricia Schlemmer  
187 Sickletown Rd., West Nyack  
Wheeler Place, West Nyack
  - 29.

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| 29. Angelina Witt<br>Joanne Kessler        | 9 Bellows Lane, New City<br>1 Pine Tree Lane, New City     |
| 30. Priscilla Tucker<br>Ethel Bolz         | 13 Clearview Rd., New City<br>17 Simkin Drive, New City    |
| 31. Betty McNichols<br>Mary Goodyear       | 3 Dogwood Lane, West Nyack<br>19 Strawtown Rd., West Nyack |
| 32. Joann DiNapoli<br>Mae Tomei            | 15 James Dr., Nanuet<br>7 Wesel Rd., Nanuet                |
| 33. Mary Karatka<br>Al Williams            | 88 E. Allison Ave., Pearl River<br>19 Lexow Ave., Nanuet   |
| 34. Gloria Vallone<br>Diane Perkins        | 26 East Ave., West Nyack<br>349 Rte 59A, West Nyack        |
| 35. Mrs. Irving Gartenlaub<br>Elsie Rieber | 5 Beech St., Nanuet<br>157 N. Middletown Rd., Nanuet       |
| 36. Ruth Steinger<br>Rita Yonskie          | 1 Cavalry Dr., New City<br>19 Crestwood Dr., New City      |
| 37. Ella San Filippo<br>Geraldine Shapiro  | 339 Buena Vista Rd., New City<br>Little Tor Rd., New City  |

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**REPUBLICAN INSPECTORS OF ELECTION**

1964

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| 1. Marjorie R. Lanning<br>Jacqueline Mollica | 63 Third St., New City<br>13 Windmill Lane, New City                 |
| 2. Theresa Maier<br>Agnes Bishok             | Lake Rd., Rockland Lake<br>Lake Rd., Rockland Lake                   |
| 3. Chas. R. Sperry<br>Antoinette Johnson     | 156 Strawtown Rd., West Nyack<br>323 Strawtown Rd., West Nyack       |
| 4. Wm. J. Ahrens<br>Frances M. Ahrens        | 330 N. Midland Ave., Upper Nyack<br>330 N. Midland Ave., Upper Nyack |
| 5. Anna Smith<br>Martha Reichard             | 45 Fairview Ave., Nanuet<br>24 Nanuet Ave., Nanuet                   |
| 6. Adele Baderka<br>Leota Jansen             | 8 Willow St., Central Nyack<br>80 Waldron Ave., Central Nyack        |
| 7. Ethel Harbuck<br>Esther Eckhart           | Madway Ave., Congers<br>18 Highway Ave., Congers                     |
| 8. Helen Klag<br>Nabel Biards                | Stevens Rd., Valley Cottage<br>Forest Glen Rd., Valley Cottage       |
| 9. Helen Arbeider<br>Edna Albrecht           | 297 Little Tor Rd., New City<br>677 S. Mountain Rd., New City        |
| 10. Muriel Sherman<br>Mary Voss              | 29 Second Ave., Spring Valley<br>34 Second Ave., Spring Valley       |
| 11. Joyce Doersch<br>Josepha Fortmann        | Bardonia<br>Bardonia   |
| 12. Norma Hayes<br>Harold E. McLeod          | 13 Blauvelt St., Nanuet<br>18 Grace St., Nanuet                      |
| 13. Harriet Dusenenko<br>David C. Roope      | 5 Hickory Dr., New City<br>57 Second St., New City                   |
| 14. Muriel Kerlin<br>Betty E. Snyder         | 8. Harrison Ave., Congers<br>8. Harrison Ave., Congers               |
| 15. Ruth E. Gardiner<br>Jane Salvia          | 62 S. Sickletown Road, West Nyack<br>49 Foxwood Rd., West Nyack      |
| 16. Florence Loebig<br>Dorothy Vanderbeek    | 1 Capral Lane, New City<br>49 Little Tor Rd., New City               |
| 17. Dorothy Hansen<br>Adelaide Carlson       | Lake Rd., Valley Cottage<br>Charles Blvd., Valley Cottage            |
| 18. Rita Keahon<br>Geo. V. Rouse             | Darvey Lane, Valley Cottage<br>17 Henry Ct., Nanuet                  |
| 19. Rose M. Fleischer<br>Marie Hibbard       | 34 Kings Hwy., New City<br>3 Leona Ave., New City                    |

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| 20. Adele Bederka<br>Leota Jansen              | Willow Ave., Central Nyack<br>80 Waldron Ave., Central Nyack           |
| 21. Marie Atkins<br>Mae Wilson                 | 2 Allison St., Spring Valley<br>Rte 59, Spring Valley                  |
| 22. Genevieve Young<br>Amelia Kleckner         | 20 Elmwood Dr., New City<br>68 Third St., New City                     |
| 23. Ralph Muller<br>Horace Wadsworth, Sr.      | 2 Hudson View Dr., Upper Nyack<br>165 Birchwood Ave., Upper Nyack      |
| 24. George R. Murdock<br>Geraldine Malmgren    | 245 W. Clarkstown Rd., Spring Valley<br>19 Red Hill Rd., Spring Valley |
| 25. Frances M. Bowman<br>Alice Klaiber         | 3 Murdock Rd., New City<br>167 Phillips Hill Rd., New City             |
| 26. Sheila Culhane<br>Frances Emery            | 3 Dalewood Ct., New City<br>7 Whitewood Dr., New City                  |
| 27. Mrs. Philip G. Ranno<br>Thais D. Capen     | 1 Wayne Ave., New City,<br>38 Deerfield Dr., New City                  |
| 28. Mrs. Florence Everett<br>Mrs. Thomas Urell | 61 Western Hwy, West Nyack<br>9 Hobe St., West Nyack                   |
| 29. Mrs. June Brown<br>Catherine Dapalito      | 8 Colonial Dr., New City<br>26 Badger St., New City                    |
| 30. Edith Colby<br>Carolyn Baumann             | 8. Main St., New City<br>27 Fanley Ave., New City                      |
| 31. Helen P. Scalici<br>Eleanor Goldsmith      | 6 Sable Ct., West Nyack<br>183 Strouttown Rd., West Nyack              |
| 32. Eleanor F. Lynch<br>Muriel Richards        | 21 Poplar St., Nanuet<br>7 Beech St., Nanuet                           |
| 33. Dennis Schaefer<br>Josephine Lehnar        | 24 St. Anthony Ave., Nanuet<br>Elks Drive, Nanuet                      |
| 34. Shirley Bowen<br>Mildred Grott             | 36 Rose Rd., West Nyack<br>5 East Ave., West Nyack                     |
| 35. Jane Graham<br>Dorothy Lepakas             | Wrights Lane, West Nyack<br>34 Edsall Ave., Nanuet                     |
| 36. Adelaide J. Rau<br>Trudy Roope             | 219 Strouttown Rd., New City<br>132 Strouttown Rd., New City           |
| 37. Betty McSweeney<br>Mary Robilini           | 10 Rockland Ave., Lake Lucille<br>24 Nilsen Dr., Lake Lucille          |

Seconded by Councilman Holbrook.

All voted yes.

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

The Aetna Casualty & Surety Co. Bond #74 s 1035 BC  
Patayne Estates, Inc. \$5,175.00  
Covers construction and dedication of Sanitary Sewers  
Period covered: 2 years - 8/17/64-8/17/66

The Aetna Casualty & Surety Company  
Patayne Estates, Inc. \$15,495.00  
Covers streets and drainage  
Period covered: 2 yrs. - 8/17/64-8/17/66

Continental Casualty Company Bond #2228097  
Congers Lake Homes, Inc.  
Covers sanitary sewers  
Period: 2 yrs. 8/17/64-8/17/66

Continental Casualty Co., Inc. Bond #2228096  
Congers Lake Homes, Inc.  
Covers road construction  
Period: 2 yrs. 8/17/64-8/17/66

(396) Councilman Welchman moved the following resolution:

WHEREAS, THE DELLS, INC. 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 an IO 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, 10 Maple Avenue, New City, Rockland County, New York, in the said Town of Clarkstown, on the 14th day of September, 1964, at 8:15 PM 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 Councilman Frohling.

All voted yes.

(397) Councilman Welchman moved the following resolution:

WHEREAS, Harry Shapiro 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 an RA-1 district to an 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, 10 Maple Avenue, New City, N.Y., in the said Town of Clarkstown, on the 14th day of September, 1964, at 8:30 PM, EST, 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 Councilman Frohling.

All voted yes.

(398) Councilman Welchman moved the following resolution:

WHEREAS, Alf C. and Jennie L. Clemensen 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 said petitioner described from RA-1 district to R-22 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 14th day of September, 1964, at 8:45 P.M. 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 Councilman Frohling.

All voted yes.

(399) Councilman Welchman moved the following resolution:

WHEREAS, UNGAVA FARMS, CORP. 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 RA-1 district to a R-22 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 14th day of September, 1964 at 9:00 P.M., 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.

Dated: August 17, 1964.

Seconded by Councilman Frohling.

On roll call the vote was as follows:

AYES: Councilmen Holbrook, Frohling Danko, Welchman, Supervisor Mundt.

NOES: None.

(400) Councilman Welchman moved the following resolution:

WHEREAS, JOEL E. MANDELL, MD. has petitioned the Town Board of 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 14th day of September, 1964, at 9:15 P.M., 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.

Dated: August 17, 1964.

Seconded by Councilman Frohling.

On roll call the vote was as follows:

AYES: Councilmen Holbrook, Frohling, Danko, Welchman, Supervisor Mundt.

NOES: None.

Robert Orth appeared before Board re Colonial Acres drainage problem, which has not been completed. He was advised to wait two weeks, and if, at that time, drainage ditch is not completed by Mr. Rausch, matter will be looked into again.

(401) Councilman Welchman offered the following resolution:

RESOLVED, that the resolution of the Town Board adopted on June 22, 1964, as follows:

"WHEREAS, the resignation of John J. Keyes as Assessor's Aide in the Town Assessor's Office, effective June 26, 1964, has been filed, and

WHEREAS, the name of Harold E Aber, Sr., of 44 Leona Avenue, New City, New York, has been submitted to fill the vacancy,

now, therefore, be it

RESOLVED, that the Supervisor be authorized to execute the necessary Civil Service form for the permanent appointment of Harold E. Aber, Sr., of 44 Leona Avenue,

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New City, New York, to the position of Assessor's Aide at a salary of \$ 5,000 per annum, effective July 6, 1964, "

be, and is hereby, rescinded.

Seconded by Councilman Holbrook.

On roll call the vote was as follows:

AYES: Councilmen Holbrook, Frohling, Danko, Welchman, Supervisor Mundt.

NOES: None.

(402) Councilman Frohling moved the following resolution:

RESOLVED, that Harold E. Aber, Sr., 44 Leona Avenue, New City, N.Y. be appointed as Assessor's Aide for a period not to exceed 30 days, at an annual salary of \$5000 retroactive to July 6, 1964.

Seconded by Councilman Holbrook.

All voted yes.

(403) Councilman Holbrook moved the following resolution:

WHEREAS, the name of Harold E. Aber, Sr., appears on Certification of Eligibles #6337 dated 9/29/64, for the position of Assessor's Aide, said certification having been furnished by the Rockland County Personnel Office, now, therefore, be it

RESOLVED, that the Supervisor be authorized to execute the necessary Civil Service form for the permanent appointment of Harold E. Aber, Sr., to the position of Assessor's Aide, at a salary of \$5000 per annum, effective August 17, 1964.

Seconded by Councilman Frohling.

All voted yes.

(404) Councilman Holbrook moved the following resolution:

RESOLVED, that on the recommendation of Edward C. Palmenberg, Superintendent of Sewers, the fee for engineering services rendered as follows:

Job No. V-143: Sanitary Sewer Review for File No. 37

Patayne Estates  
Laurel Road and Route 304, New City  
William A. Ende

for the amount of \$15.00 be paid to Nassbanner, Clarke & Velzy, and that the Supervisor be and is hereby authorized to make such payment.

Seconded by Councilman Welchman.

All voted yes.

(405) Councilman Frohling moved the following resolution:

RESOLVED, that the Supervisor be and he is hereby authorized to transfer from CURRENT SURPLUS-GENERAL to FIRE CODE COMMITTEE, the sum of \$13.13.

Seconded by Councilman Holbrook.

All voted yes.

(406) Councilman Welchman moved the following resolution:

RESOLVED, that the Supervisor be and he is hereby authorized to pay to Irene Saccende for attendance at two meetings of the Fire Code Committee on February 5 and 26, 1964, the sum of \$13.13.

Seconded by Councilman Holbrook.

All voted yes.

(407) Councilman Holbrook moved the following resolution:

RESOLVED, that the following banks be designated for depository of all Town Funds deposited by the Supervisor, Town Clerk, Receiver of Taxes, Justices of the Peace and Building Inspector:

Nanuet National Bank  
 People's Bank of Rockland  
 Tappan Zee Bank  
 Rockland National Bank

Seconded by Councilman Frohling.

All voted yes.

(408) Councilman Danko moved the following resolution:

WHEREAS, recommendation has been received from Police Chief Ernest F. Wiebicke that Frank Wicks, 318 North Main Street, Spring Valley, N.Y. be appointed to the position of Police Patrolman, his name appearing on Certification of Eligibles #6332, Police Patrolman, dated June 25, 1964, and

WHEREAS, a letter has been received from Frank Wicks indicating his availability for said position, now therefore be it

RESOLVED, that the Supervisor be authorized to execute the necessary Civil Service form for the permanent appointment of Frank Wicks of 318 N. Main Street, Spring Valley, N.Y. to the position of Police Patrolman at a salary of \$5200 per annum effective August 31, 1964.

Seconded by Councilman Frohling.

All voted yes.

(409) Councilman Frohling moved the following resolution:

RESOLVED, that the Superintendent of Highways is hereby authorized to install "STOP" sign at the entrance to East Orchard Street, from the Korvette parking area.

Seconded by Councilman Holbrook.

All voted yes.

Supervisor Mundt to advise W. Reginald Herdman and Morton L. Isler to meet with the Town Board on Wednesday, September 2, 1964, at 8:30 P.M. to resolve differences between work of Zoning Advisory Board, Planning Board and Town Board; Messrs. Herdman and Isler to invite any other members of their respective boards to attend.

Evenings of the 28<sup>th</sup>, 29<sup>th</sup> and 30<sup>th</sup> have been set aside for discussion of the Preliminary Budget. Supervisor Mundt will send memos.

Town Board signed the following Street Opening Permits:

1. Edward Heugel, 160 Crooked Hill Rd., Pearl River, N.Y. To install sewer line on Laurel Rd., New City, N.Y. approximately 180 feet east of new Route 304.
2. Congers Lake Homes: To open road to lay sewer lines and drainage. (Gilchrest Rd., Congers)
3. Roe-Del, Inc: to open road for sewer connections. (W. Clarkstown & Eckerson Rd.)

(410) Councilman Holbrook moved the following resolution:

RESOLVED, that Mrs. Elijah Ingram, Roosevelt Ave., Central Nyack, N.Y. be appointed to position on Central Nyack Hamlet Advisory Board, effective immediately, without compensation.

Seconded by Councilman Frohling.

All voted yes.

(411) Councilman Holbrook moved the following resolution:

RESOLVED, that Alexander Goodman, 10 Lakewood Drive, Congers, N.Y. be appointed to position on Congers Hamlet Advisory Board, effective immediately, to serve without compensation.

Seconded by Councilman Frohling.

All voted yes.

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(412) Councilman Frohling moved the following resolution:

RESOLVED, that George Walker, Fairview Avenue, Nanuet, N.Y. be appointed to the position of member of Nanuet Hamlet Advisory Board, effective immediately, to serve without compensation.

Seconded by Councilman Welchman.

All voted yes.

On resolution offered by Councilman Welchman, seconded by Councilman Frohling and unanimously adopted, regular Town Board meeting was adjourned to September 14<sup>th</sup>, 1964, at which time a regularly scheduled Town Board meeting will be held.

Signed,



Anne E. O'Connor  
Town Clerk