

## PUBLIC HEARING

Town Hall

January 11th, 1965

8:15 P.M.

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

RE: ZONE CHANGE PETITION - JOSEPHINE TRITT and EMIL ALTMAN - (R-1 to C-1)  
PROPERTY LOCATED ON NORTH MIDDLETOWN ROAD, NANUET, N.Y.

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

Michael H. Fury, Esq., 4 N. Main Street, Pearl River, N.Y., appeared before Board as attorney for petitioners and stated the following:

Property located on No. Middletown Road, Nanuet, approximately 281 ft. north of intersection of Route 59 and North Middletown Road.

Frontage: 600' on N. Middletown Rd.  
Depth: 250' southerly boundary; 180' northerly boundary  
Surrounding Area:  
a. Grandway and other stores on northwest corner  
b. Automobile showroom and gas station on northeast corner  
c. Gas station on northwest corner  
d. Commercial development on southeast and southwest.

Approximately 50% (southerly) intended for furniture store.

WITNESSES: (Sworn in by Supervisor Mundt)

1. Mr. Emil Altman, Pearl River, N.Y.

Co-owner and petitioner - Josephine Tritt, sister. Planned erection of one-family homes; cost too exorbitant. Real estate agent suggested request for change of zone to commercial.

CAPITAL CONSTRUCTION OUTLAY: Between \$260,000.00 and \$210,000.00

RESTRICTIVE COVENANTS: Would accept conditions of approval of Architectural Review Board and would also accept site development suggestions from Planning Bd. and Town Engineer in terms of traffic flow, preservation of trees and installation of sidewalks where fronting on North Middletown Rd. Would also screen public area from church property.

Mr. Altman stated that balance of property is being negotiated for by a New York stationer. No further questions.

2. Mr. James Tellefsen, Washington Township, N.J.

Architect: Described construction. One-story building with mezzanine - proposed building size - 200' x 130'.

Parking - Single rows down side and across rear and along front of store. Approximately 50 cars will be accommodated.

3. Edward R. Newell, Spring Valley, N.Y.

Real estate broker. Advised Mr. Altman to seek commercial. Sale conditioned upon granting of zone change request.

Maurice M. Weiner, Spring Valley, N.Y. Real estate broker. No buyers for residential.

4. Arthur C. Huffman, 1057 Hillcrest Rd., Ridgewood, N.J.

President of Huffman & Boyle (firm who intends to erect furniture store)  
Anticipated gross volume first year - \$50,000.00  
Hours: 9:30 AM to 9:30 PM - Saturdays until 6:00 P.M.  
Employees: 10  
Peak buying hours: 7:00 to 9:30 PM  
Area: 27,000'  
Setback from road: 65'

Stated will not be discount store. Sidewalks along Middletown Rd - could be put in.

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5. Mr. Lawrence Lawton, 150-47 Village Road, Jamaica, N.Y.

Engineering consultant. Mentioned improvements to be made in traffic signals on Route 59, Route 304 and North Middletown Road in the near future to alleviate traffic conditions that might be engendered by any change in area. Re evening traffic, stated that Route 304 will furnish by-pass which will relieve traffic in area. Supervisor Mundt requested letter in response to questions re traffic pattern. Mr. Lawton will supply to Supervisor. According to Mr. Lawton's survey, 38,000 families will visit store in year. He mentioned that peak number of cars parked in lot, including employes - 48 vehicles.

IN FAVOR:

1. Mr. and Mrs. Donald Bain, Nanuet, N.Y.: Property adjoins to the south. Would like his property considered for commercial use also.

OPPOSED: No one appeared.

CORRESPONDENCE:

ROCKLAND COUNTY PLANNING BOARD: Stated in part "We find that the range of commercial uses as permitted in C-1 not appropriate on the petitioner's property". Deny

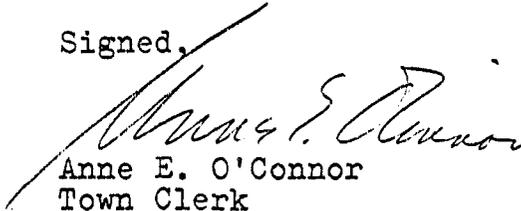
CLARKSTOWN PLANNING BOARD: Deny.

CORRESPONDENCE: (From Rt. Rev. Msgr. John A. Rigo, Pastor of St. Anthony's Church)

Does not have objection to change of zoning fronting on North Middletown Road. Believes that it would be conducive to better development of community if the easterly portion of the property adjoining the church and school property were left in a non-commercial zone.

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

Signed,

  
Anne E. O'Connor  
Town Clerk

Town Hall

PUBLIC HEARING  
1/11/65

8:30 P.M.

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

RE: ROAD IMPROVEMENT DISTRICT PETITION \*MEDWAY AVENUE, CONGERS

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

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

Total length of road improvement requested approximately 1100'.

WITNESS: (Sworn in by Supervisor Mundt.)

Mr. Sirest:(11 Medway Ave., Congers, NY)

Owens property on Medway within limits of proposed road improvement. Neighbors agree to. Medway, between Butler and Tremont, is subject of petition. Dirt road - problems may arise with ambulance, fire trucks, etc. Town does not maintain - pay for snow plowing and sand and gravel during spring thaw to alleviate muddy condition.

Total cost anticipated: \$12,000 without land acquisition.

QUESTIONS FROM BOARD:

Councilman Danko inquired if residents along road consented to this without

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knowing what cost would be, adding that residents who signed petition state that they were told cost would be \$25 to \$30 a year for 30 years. (Mr. Roepe stated it would cost about \$30,000).

Approximately 13 individual property owners. This can be 15-year program. Councilman Danko requested that Mr. Roepe give people actual cost figure.

Highway Supt. stated that \$7.00 per running foot for 24" macadam correct. Water condition on Old Medway Avenue will be corrected by Highway Department - water will enter catch basin.

Supervisor Mundt stated that \$30,000 figure came from one of clients-requested that he come to later meeting with analysis.

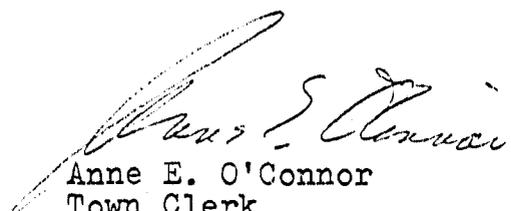
OPPOSED:

All those who wished another meeting where all facts could be brought out were asked to make themselves known. Many hands were raised.

Town Engineer was instructed to present analysis to Town Board. Petitioners will attend meeting when this is done.

On resolution offered by Councilman Danko, seconded by Councilman Holbrook and unanimously adopted, public hearing was adjourned.

Signed,

  
Anne E. O'Connor  
Town Clerk

Town Hall

PUBLIC HEARING  
1/11/65

8:45 P.M.

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

RE: EXTENSION OF NEW CITY-WEST NYACK WATER SUPPLY DISTRICT TO INCLUDE PROPERTY OF JOHN A. JOHNSON & MARCELLE COWAN (Forest Acres - Sec. 6)

Supervisor Mundt called public hearing to order. Town Clerk read notice of public hearing. Jerome Johnson appeared as attorney for petitioner.

Town Engineer Edw. C. Palmenberg sworn in by Supervisor and stated following:

If familiar with petition, which has been signed by at least 50% of assessed property owners. All property owners that will be benefited located within proposed extension. Will be in public interest to grant.

Property located immediately west of Middlesex Hts. Subdivision, adjacent to elementary school. Two property owners involved. Investigation for hydrant installations will be made.

There were no further questions.

IN FAVOR: No one appeared.

OPPOSED: No one appeared.

On resolution offered by Councilman Frohling, 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  
1/11/65

Town Hall

8:00 P.M.

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

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

(17) Councilman Holbrook offered the following resolution:

RESOLVED, that minutes of Special Town Board Meeting held on 12/21/64 and regular Town Board Meeting held on 12/28/64 are hereby approved and accepted as submitted by the Town Clerk.

Seconded by Councilman Danko.

On roll call the vote was as follows:

AYES: Councilmen Frohling, Danko, Holbrook, Welchman, Supervisor Mundt.  
NOES: None.

(18) Councilman Frohling offered the following resolution:

WHEREAS, PARAMOUNT PROPERTIES, INC. has petitioned 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 R-1(X) district to an R-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 Avenue, New City, on the 25th day of January, 1965, at 8:15 P.M., E.S.T., relative to such proposed amendment, and it is

FURTHER RESOLVED, that the Town Attorney prepare such 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 Welchman.

On roll call the vote was as follows:

AYES: Councilmen Frohling, Danko, Holbrook, Welchman, Supervisor Mundt.  
NOES: None.

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(19) Councilman Danko offered the following resolution:

RESOLVED, that time for receiving bids for furnishing two 1965 4-cu. yd. Dump Trucks for Highway Department is hereby closed and that bids received be opened.

Seconded by Councilman Welchman.

On roll call the vote was as follows:

AYES: Councilman Frohling, Danko, Holbrook, Welchman, Supervisor Mundt.  
NOES: None.

The following bids were received:

BURNWEIT PONTIAC, INC.  
Main St., Nyack, N.Y.

Two new 2-wheel drive Four cu yd Dump Trucks.....	\$ 14,294.50
Less trade-in allowance.....	<u>2,335.48</u>
NET BID:	<u>\$11,959.02</u>

TED SCHULTZ AUTO SALES  
Pearl River, N.Y.

Two new Two-wheel drive 4 cu.yd. Dump Trucks.....	\$ 15,679.16
Les trade-in allowance.....	<u>5,009.16</u>
NET BID:	<u>\$ 10,670.00</u>

MID TOWN AUTO BODY  
Rt 9W, Congers, NY

Two new Two-wheel Drive Dump Trucks, 4 cu. yd. ....	\$ 11,649.38
Less trade-in allowance.....	<u>1,000.00</u>
NET BID:	<u>\$ 10,649.38</u>

(20) Councilman Welchman offered the following resolution:

RESOLVED, that bid for purchase of two new Two-Wheel Drive Dump Trucks for use in the Highway Department be awarded to Mid-Town Auto Body Company Route 9W, Congers, N.Y. at a net price of \$10,649.38, upon recommendation of the Highway Superintendent.

Seconded by Councilman Holbrook.

On roll call the vote was as follows:

AYES: Councilmen Frohling, Danko, Welchman, Holbrook, Supervisor Mundt.  
NOES: None.

(21) Councilman Frohling offered the following resolution:

RESOLVED, that petition for zone change made by PARAMOUNT PROPERTIES, INC. (R-1 to C-1) for property located on the north side of Old Nyack Turnpike, West Nyack, N.Y. be granted provided restrictive covenants are agreed to in terms of Architectural Review Board, as well as being restricted to offices and stores only, and that no construction will take place 200' from the westerly point of the property running on Route 59.

Seconded by Councilman Welchman.

On roll call the vote was as follows:

AYES: Councilmen Frohling, Danko, Holbrook, Welchman, Supervisor Mundt.  
NOES: None.

Mrs. Kolars, representing Conservation Program presented petition requesting prevention of destruction of specimen trees on the Schriever property being developed by Mr. Robert Nelson. They recommend that the Town Board consider giving site plan approval to the Clarkstown Planning Board as soon as possible. Meeting will be held in Supervisor's office on 1/25/65 at 7:00 P.M. to discuss. Oscar Lutz Building Inspector, will be asked to look at ordinance re trees. Mrs. Kolars and Mrs. Siefried will be notified of time and place of said meeting.

(22) Councilman Danko offered the following resolution:

RESOLVED, that Town Board Meeting is hereby adjourned to hold regularly scheduled Public Hearings.

Seconded by Councilman Holbrook.

On roll call the vote was as follows:

AYES: Councilmen Frohling, Holbrook, Welchman, Danko, Supervisor Mundt.  
NOES: None.

(23) Councilman Frohling offered the following resolution:

RESOLVED, that regular Town Board meeting be resumed, scheduled public hearings having been held.

Seconded by Councilman Welchman.

On roll call the vote was as follows:

AYES: Councilmen Frohling, Danko, Holbrook, Welchman, Supervisor Mundt.  
NOES: None.

(24) Councilman Frohling offered the following resolution:

RESOLVED, that JOSEPHINE TRITT and EMIL ALTMAN have petitioned the Town Board of the Town of Clarkstown that the Building Zone Ordinance of the said Town be amended by redistricting property of the said petitioner described, from R-1 to 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, N.Y. on the 11th day of January, 1965, at 8:15 P.M. 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 Holbrook.

On roll call the vote was as follows:

All voted Aye.

(25) Councilman Frohling offered the following resolution:

RESOLVED, that decision on petition for road improvement district Medway Ave., Congers, N.Y. be reserved.

Seconded by Councilman Welchman.

On roll call the vote was as follows:

AYESE Councilmen Frohling, Danko, Holbrook, Welchman, Supervisor Mundt.  
NOES: None.

Town Board signed Order extending New City-West Nyack Water Supply District to include property of JOHN A. JOHNSON & MARCELLE COWAN.

IN THE MATTER of the petition for the extension of the New City-West Nyack Water Supply District to include property of John A. Johnson and Marcelle Cowan, in the Town of Clarkstown, Rockland County, New York

A petition in this matter for the extension of the New City-West Nyack Water Supply District of the Town of Clarkstown, excluding any portion already in an existing district, having been duly presented to the Town Board, and an Order having been duly adopted by the Town Board on the 14th day of December, 1964, for the hearing of all persons interested in the matter on the 11th day of January, 1965, at 8:45 P.M. Local time, at the Board Room of the Town Hall of the Town of Clarkstown, at 10 Maple Avenue, New City, New York, and a hearing by said Board having been duly held at such time and place, and it having been duly resolved and determined following such hearing that the petition herein was signed and acknowledged or proved as required by law and otherwise sufficient, that all the property and property owners within the proposed extension were benefitted thereby, that all property and property owners benefitted were included within the limits of the proposed district, and that it was in the public interest to grant in whole the relief sought, and it having been then and there further duly resolved that the creation of such extension as proposed by approved; it is hereby

ORDERED, that the New City-West Nyack Water Supply District of the Town of Clarkstown be extended in the said Town of Clarkstown, Rockland County, New York, to include lands in the said Town of Clarkstown, described as follows:

BEGINNING, at the northeast corner of lands known as Forest Acres, Sec. 6, as shown on a map entitled Preliminary Subdivision Map of Forest Acres, Section 6, New City, Town of Clarkstown, Rockland County, N.Y., Scale 1" - 50', dated Dec. 27, 1963, Barbour, Jost & Boswell, Surveyors, New City, New York, thence (1) running south 10°42'26" west 709.50 ft. to a point; thence (2) running south 09°24'43" west 76.19 ft. to a point; thence (4) running north 75°38'21" west 189.08 ft. to a point; thence (5) running north 76°04'30" west, 220.34 ft. to a point; thence (6) running north 10°18' east 801.32 ft. to a point; thence running (7) south 78°45' east, 220.53 ft. to a point; thence (8) running north 10°18'14" east to a point, 871.60 ft; thence (9) running south 80°17'34" east, 263.55 ft. to the point or place of BEGINNING.

(26) Councilman Welchman offered the following resolution:

RESOLVED, that the Town Clerk is hereby authorized to advertise for bids in the County Citizen for the furnishing of one Power Generator, said bids to be returnable 1/25/65 at 8:05 P.M.

Seconded by Councilman Holbrook.

On roll call the vote was as follows:

AYES: Councilmen Holbrook, Danko, Frohling, Welchman, Supervisor Mundt.  
 N<sup>o</sup>es: None.

(27) Councilman Danko offered the following resolution:

RESOLVED, that the application of MITE REALTY CORP. for a change of zoning from an SC district to an R-2 district on property located on the westerly side of Pascack Road north of Smith Rd. 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 Holbrook.

On roll call the vote was as follows:

AYES: Councilmen Frohling, Danko, Holbrook, Welchman, Supervisor Mundt.  
 NOES: None.

Re adoption of Rules & Regulations of the Planning Board: Mr. Monte Higgins of New City appeared as being in favor; Messrs. Shechter (one of them Edward Shechter of the Rockland County Builders Assn.) appeared as being opposed. They were advised to address letter to Board specifying amendments they would like to have made to the proposed Rules and Regulations. Matter was tabled.

(28) Councilman Welchman offered the following resolution:

WHEREAS, the Town Board of the Town of Clarkstown has signed an Order creating Sewer District #25 located on north side of Route 59, and

WHEREAS, the builder, Spring Valley Motel Corp., is desirous of constructing sanitary sewer facilities to connect with the Spring Valley Sewer System,

NOW, THEREFORE, be it

RESOLVED, that the Supervisor of the Town of Clarkstown is authorized to execute an agreement on behalf of Sewer District #25 with Spring Valley Motel Corp. providing for the construction of said facilities and their dedication to the Town of Clarkstown.

Seconded by Councilman Frohling.

All voted Aye.

Supervisor Mundt signed agreement on behalf of Sewer District #25 with the Spring Valley Motel Corp.

(29) Councilman Frohling offered the following resolution:

WHEREAS, the Town of Clarkstown has signed an order extending Sewer District No. 8 to include premises known as Dalewood Homes, Sec. II, and

WHEREAS, the developer Guterl Construction Corp. is desirous of constructing sanitary sewers in said subdivision at no cost to the Town of Clarkstown so as not to constitute an undue burden on the property within the district,

NOW, THEREFORE, be it

RESOLVED, that the Supervisor of the Town of Clarkstown is authorized to execute an agreement with the Guterl Construction corporation providing for the construction of sanitary sewers in Sewer District No. 8.

Seconded by Councilman Holbrook.

On roll call the vote was as follows:

AYES: Councilmen Frohling, Danko, Holbrook, Welchman, Supervisor Mundt.  
NOES: None.

(30) Councilman Danko offered the following resolution:

RESOLVED, that upon recommendation of the Highway Superintendent and the Town Engineer, deed from Patricia Ann Homes, Inc., William S. Friedberg and Erma Friedberg, Vincent Hurley and Joan M. Hurley to the Town of Clarkstown conveying 1517.05 l.f. Patricia Drive, 276.78 l.f. Crieff Lane, 348.84 l.f. Heather Drive, 706.36 l.f. Mary Ann Lane in Patricia Ann Homes, Sec. II subdivision 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 the deed.

Seconded by Councilman Holbrook.

On roll call the vote was as follows:

AYES: Councilmen Frohling, Danko, Holbrook, Welchman, Supervisor Mundt.  
NOES: None.

Matter of dedication of roads in Colonial Manor will be brought up at the Town Board meeting to be held on 1/25/65.

Town Board signed Order extending Sewer District #8 to include Dalewood Homes Sec. II subdivision.

A petition in this matter for the extension of the Sewer District No. 8, District of the Town of Clarkstown, excluding any portion already in an existing district, having been duly presented to the Town Board, and an Order having been duly adopted by the Town Board on the 14th day of September, 1964, for the hearing of all persons interested in the matter on the 28th day of September, 1964, at 8:30 PM local time, at the Board Room of the Town Hall of the Town of Clarkstown, at 10

Maple Avenue, New City, New York, and a hearing by said Board having been duly held at such time and place, and it having been duly resolved and determined following such hearing that the petition herein was signed and acknowledged or proved as required by law and otherwise sufficient, that all the property and property owners within the proposed extension were benefitted thereby, that all property and property owners benefitted were included within the limits of the proposed district, and that it was in the public interest to grant in whole the relief sought, and it having been then and there further duly resolved that the creation of such extension as proposed be approved; it is hereby

ORDERED, that the Sewer District No. 8 of the Town of Clarkstown be extended in the said Town of Clarkstown, Rockland County, New York, to include lands in the said Town of Clarkstown described as follows:

BEGINNING at a point in the northerly line of lands now or formerly of Ostertag, said point being distant 372.70' easterly from the East line of North Middletown Road as measured along the northerly line of lands of Ostertag on a course of South 58-53-50 East;

Running thence (1) through lands of J. Rinne North 31-06-10 East a distance of 223.36' to the southerly line of lands now or formerly of Kramer; thence (2) along lands of Kramer South 59-27-25 East a distance of 155.00' to an old Iron Pipe in the southeast corner of lands of Kramer thence; (3) through lands of J. Rinne South 21-02-25 West a distance of 72.56' to the northerly line of a proposed street to be known as Rinne Road; thence (4) along said proposed Road North 82-28-40 East a distance of 9.00'; thence (5) on a curve to the right having a radius of 150.00 an arc distance of 91.75' thence (6) North 34-46-00 East a distance of 155.62' to lands of J. Rinne thence (7) South 49-29-15 East a distance of 234.00'; thence (8) still along lands of J. Rinne North 66-15-00 East a distance of 300.38' to lands of the Palisades Interstate Park Commission; thence (9) along the same South 23-45-00 East a distance of 203.67' to a monument; thence (10) still along lands of the Palisades Interstate Park Comm. South 7-08-10 West a distance of 518.95' to a monument; thence (11) thru lands now or formerly of Dalewood Homes and crossing Oakland Place North 64-49-15 West a distance of 377.34' to an Iron Pipe set in the northerly line of lands of Ostertag; thence (12) along the same North 49-29-15 West a distance of 403.00 to an iron pipe set, thence (13) still along the same North 60-05-36 West a distance of 225.18' to an iron pipe set; thence (14) North 33-44-27 East a distance of 15.00' to an iron pipe set; thence still along lands now or formerly of Ostertag North 58-53-50 West a distance of 52.69' to the beginning point.

Dated: January 11, 1965

Joseph Welchman, Councilman

Stephen Danko, Councilman

Paul F Mundt, Supervisor

Philip J Frohling, Jr., Councilman

Martin Holbrook, Councilman

Town Board signed Order setting date of Public Hearing re extension of Sewer District No. 13 to include property of UNGAVA FARMS CORP. - 1/25/54 - 8:30 P.M.

WHEREAS, a written petition dated December 11, 1964 in due form and containing the required signatures has been presented to and filed with the Town Board of the Town of Clarkstown, Rockland County, New York, for the Extension of the Sewer District No. 13 in the said town, to be bounded and described as follows:

ALL that certain lot, piece or parcel of land with the buildings and improvements thereon, situate, lying and being in the Town of Clarkstown, County of Rockland and State of New York, more particularly bounded and described as follows:

BEGINNING at a point in the northerly boundary of the property now or formerly of The Dells, Inc. at its intersection with the center line of Crum Creek and running thence along said center line South 57-51-10 W a distance of 73.15 feet; thence still along said center line South 4-11-30 W a distance of 116.86 feet; thence (2) still along same South 16-07-30 East a distance of 85.00 feet; thence (3) still along same South 15-30-35 W a distance of 37.55 feet; thence (4) South 76-24-21 W a distance of

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172.67 feet; thence (5) North 13 -35-39 W a distance of 69.05; thence (6) South 76-24-21 W a distance of 105.85 feet; thence (7) N 12-51-08 W a distance of 143.35 feet; thence (8) N 77 degrees 08' 52" E a distance of 104.00 feet; thence (9) N 13-35-39 W a distance of 67.00 feet; thence (10) N 76-24-21 E a distance of 70.00 feet; thence (11) S 85 -48-30 E a distance of 160.55 feet to the point of beginning. Being 1.537 acres more or less.

TOGETHER with an easement for access and sanitary sewers described and bounded as follows:

BEGINNING at a point in the sixth course hereinbefore described, said point being 35.39 feet westerly from the end of the fifth course hereinbefore described and running thence (1) S 18-06-12 W a distance of 242.67 ft; thence (2) North 85-36-10 W a distance of 25.73 feet thence (3) N 18-06-12 E a distance of 153.48 ft thence (4) N 12-51-08 W a distance of 67.94 ft; thence (5) N 76-24-21 E a distance of 70.46 ft to the point of beginning.

ORDERED, that a meeting of the Town Board of the said Town of Clarkstown shall be held at the Meeting Room of the Town Hall of the Town of Clarkstown, 10 Maple Avenue, New City, Rockland County, New York in said Town of Clarkstown on the 25 day of January, 1965 at 8:30 PM Local Time to consider the said petition and to hear all persons interested in the subject thereof, concerning the same and for such other action as may be required by law or proper in the premises.

Dated: January 11, 1965

Stephen Danko, Councilman

Paul F Mundt, Supervisor

Martin S Holbrook, Councilman

Philip J Frohling, Jr., Councilman

Joseph Welchman, Councilman

Statement received from County Treasurer of all monies paid to Supervisor, and Highway Department for period commencing 1/1/64 and ending 12/26/64. Filed in Town Clerk's Office.

(31) Councilman Frohling offered the following resolution:

Requesting certification of Necessity by Superintendent of Public Works, pursuant to Section 171 of the Highway.

WHEREAS, this Town Board has created a road improvement district, and it is proposed to dedicate to the Town the land along which it is proposed to lay out a certain highway less than three rods in width, as shown on a map entitled "Lands to be dedicated to the Town of Clarkstown", dated November 25th, 1964, said highway being generally described as follows: said road known as Husted Lane, being 1176 feet in length, running northerly from Germonds Road in West Nyack, New York, and

WHEREAS, the consent of this Town Board having been given that the Town Superintendent of Highways make an order laying out the said highway less than three rods in width, such order having been filed and recorded in the office of the Town Clerk, with a release of the land from the owner thereof, and

WHEREAS, the Town may not lay out a highway less than three rods in width unless certification in writing of the necessity thereof is made by the Superintendent of Public Works of the State of New York, pursuant to Section 171 of the Highway Law, now, therefore, be it

RESOLVED, that the Town Board hereby requests the Superintendent of Public Works of the State of New York to issue a certificate in writing, pursuant to Section 171 of the Highway Law, of the necessity for laying out such highway less than three rods in width, to extend as delineated upon the map hereto annexed and made a part hereof.

Dated, this 11 day of January, 1965.

Seconded by Councilman Welchman.

On roll call the vote was as follows:

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

NOES: None

Letter received from State Traffic Commission stating that, in response to our request, conditions on Route 59 at Rose Road are being reviewed; they will contact us upon completion of review.

Letter received from Clarkstown Planning Board stating that further study must be made with respect to the Zoning Petitions of Houses & Homes, Ltd. and M.A.K. Dev. Corp due to importance of area; therefore they cannot make proper recommendation at this time.

(32) Councilman Danko offered the following resolution:

WHEREAS, CRAGMERE ESTATES, 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 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 25th day of January, 1965 at 8:45 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.

Dated: January 11, 1965.

Seconded by Councilman Frohling.

On roll call the vote was as follows:

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

NOES: None

Letter received from Clarkstown Planning Board inquiring if the Board would accept proposed park area offered by Reyville Estates - Sec. 2 subdivision; stating that the

Clarkstown Planning Board concludes that the proposed park area is worth of consideration for park use. Town Clerk was instructed to contact Chairman of the Clarkstown Planning Board, advising him that Town will accept park site, provided it meets the requirements of the Recreation Commission and the Town Engineer.

(33) Councilman Frohling offered the following resolution:

WHEREAS, NICK GUTTMAN, INC has submitted a subdivision plat to the Planning Board of the Town of Clarkstown for approval known as "The Dells" located on w/side of Crum Creek; and approved pursuant to Section 281 of the Town Law providing for the conveyance of the gorge along Crum Creek for park purposes;

NOW, THEREFORE be it

RESOLVED, that the Town Board of the Town of Clarkstown approved the proposed plat and also approves the conveyance of the gorge along Crum Creek for park purposes to the County of Rockland.

Seconded by Councilman Holbrook.

On roll call the vote was as follows:

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

NOES: None

(34) Councilman Welchman offered the following resolution:

WHEREAS, a portion of Park Lane, north of the intersection of Green Oval and Park Lane in Nanuet, New York, was abandoned by the Superintendent of Highways pursuant to Section 207 of the Highway Law of the State of New York, which abandonment was filed in the Town Clerk's office in the Town of Clarkstown on January 8, 1965, and in the Rockland County Clerk's office thereafter, and

WHEREAS, the Town of Clarkstown is desirous of conveying premises to IRVING W. WERNER for valuable consideration in the amount of \$ 50.00 to be paid to the Town of Clarkstown and

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

ALL that certain plot, piece or parcel of land, situate, lying and being at Nanuet, Town of Clarkstown, Rockland County and State of New York, bounded and described as follows:

BEGINNING at a point on the easterly side of Freedman Avenue, distant 12.4 feet southerly from the southwesterly corner of Lot 15 of Subdivision Map of Bonniwell Homes, filed in the Rockland County Clerk's office on January 29, 1962 in Map Book 63, Page 68, Map # 29933, and revised Map of Bonniwell Homes, filed in the Rockland County Clerk's office on May 29, 1962 in Map Book 64, Page 41, Map # 2981; thence South 76-23-45 East, 47 feet to a point; thence South

10 ° West, 13 feet to a point; thence North 76° 23' 45" West, 45 feet to a point; thence North 1° 12' West, 13.1 feet 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 authorized and directs the Supervisor of the Town to execute in the name of the Town a conveyance of the premises heretofore described to Irving W Werner.

Section 2. This resolution shall take effect thirty (30) days after its adoption, unless within 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 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 public places in the Town, in addition to that the Town Clerk shall post or cause to be posted a copy of said notice on the signboard of the Town, a notice which shall set forth an abstract of said foregoing resolution, concisely stating the purpose and effect thereof.

Dated: January 11, 1965.

#### NOTICE

#### TOWN OF CLARKSTOWN ROCKLAND COUNTY, NEW YORK

PLEASE TAKE NOTICE, that on January 11, 1965, the Town Board of the Town of Clarkstown adopted a resolution entitled "Resolution of the Town Board of the Town of Clarkstown adopted January 11, 1965, Authorizing and Directing the Conveyance of Real Property in the Name of the Town of Clarkstown" and an abstract of such resolution concisely stating the purpose and effect thereof being as follows:

FIRST: Reciting that a portion of Park Lane, north of the intersection of Green Oval and Park Lane in Nanuet, New York, was abandoned by the Superintendent of Highways pursuant to Section 207 of the Highway Law of the State of New York, which abandonment was filed in the Town Clerk's Office in the Town of Clarkstown, on January 8, 1965, and in the Rockland County Clerk's Office thereafter.

SECOND: Reciting that the Town of Clarkstown is desirous of conveying premises to Irving M. Werner for valuable consideration in the amount of \$50.00 to be paid to the Town of Clarkstown.

THIRD: Reciting that the premises are more particularly bounded and described as follows:

ALL that certain plot, piece or parcel of land, situate, lying and being at Nanuet, Town of Clarkstown, Rockland County and State of New York, bounded and described as follows:

BEGINNING at a point on the easterly side of Freedman Avenue, distant 12.4 ft southerly from the southwesterly corner of Lot 15 of Subdivision Map of Bonniwell Homes, filed in the Rockland County Clerk's Office on January 29, 1962 in Map Bpok 63, Page 68, Map #2933, and revised Map of Bonniwell Homes, filed in the Rockland County Clerk's Office on May 29, 1962, in Map Book 64, Page 41, Map #2981; thence south 76° 23' 45" east, 47 ft to a point; thence south 10° west, 13 ft to a point; thence north 76° 23' 45" west, 45 ft to a point; thence north 1° 12' west, 13.1 ft to the point or place of BEGINNING.

FOURTH: Authorizing and directing the Supervisor of the Town of Clarkstown, County of Rockland, State of New York, to execute in the name of the Town a conveyance of said premises heretofore described to Irving W. Werner.

FIFTH: Determining that this resolution shall take effect 30 days after adoption thereof unless within such 30 days a valid petition is filed with the Town Clerk protesting against the resolution and requesting that it be submitted to the qualified voters for approval or disapproval in which event it shall take effect upon approval by such voters, pursuant to Article 7 of the Town Law.

Seconded by Councilman Holbrook.

On roll call the vote was as follows:

AYES: Councilmen Frohling, Danko, Holbrook, Welchman, Supervisor Mundt.  
NOES: None.

(35) Councilman Welchman offered the following resolution:

WHEREAS, a portion of Park Lane, north of the intersection of Green Oval and Park Lane in Nanuet, New York, was abandoned by the Superintendent of Highways pursuant to Section 207 of the Highway Law of the State of New York, which abandonment was filed in the Town Clerk's Office in the Town of Clarkstown on January 8, 1965, and in the Rockland County Clerk's Office thereafter, and

WHEREAS, the Town of Clarkstown owns additional premises which are located to the east of said Park Lane and were not part of the said abandonment for the reason that they are not part of a said road or street, and

WHEREAS, the Town of Clarkstown is desirous of conveying premises to JEROME FEINBERG and GERALDINE S. FEINBERG, his wife for valuable consideration in the amount of \$250.00 to be paid to the Town of Clarkstown, 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 at Nanuet in the Town of Clarkstown, County of Rockland and State of New York,

bounded and described as follows:

BEGINNING at a point in the easterly line of Freedman Avenue distant south  $01^{\circ} 12'$  east along said easterly line 25.5 ft from the southwest corner of Lot 15 on the Subdivision Map of Bonniwell Homes, filed in said Clerk's Office on May 29, 1962, in Book 64 of Maps Page 41 as Map. #2981, the beginning point being the northwesterly corner of the premises herein described:

THENCE (1) south  $01^{\circ} 12'$  east, 143.19 ft to the point of curve in the westerly line of lands of Jerome J. Feinberg and wife; (2) northeasterly on a curve to the right along said lands of Feinberg having a radius of 113.67 ft. a distance of 181.61 ft; south (3) south  $76^{\circ} 23' 43''$  east along said lands of Feinberg, 37.62 ft.; (4) north  $21^{\circ} 33' 00''$  east 25.24 feet to the southeast corner of lands heretofore conveyed by the Town of Clarkstown to Irving M. Werner; (5) north  $76^{\circ} 23' 45''$  west along the southerly line of lands of said Werner and a small strip of land of the Town of Clarkstown, 185.00 ft. to the easterly line of Freedman Avenue and 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 conveyance of the premises heretofore described to Jerome Feinberg and Geraldine S. Feinberg, his wife;

Section 2. This resolution shall take effect 30 days after its adoption, unless within 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 10 days after the adoption of this resolution cause to be published 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 5 public places in the Town, in addition the Town Clerk shall post or cause to be posted a copy of said Notice on the signboard of the Town, a notice which shall set forth an abstract of said foregoing resolution, concisely stating the purpose and effect thereof.

NOTICE  
TOWN OF CLARKSTOWN  
ROCKLAND COUNTY, NEW YORK

PLEASE TAKE NOTICE that on January 11, 1965, the Town Board of the Town of Clarkstown adopted a resolution entitled "Resolution of the Town Board of the Town of Clarkstown adopted January 11, 1965, Authorizing and Directing the Conveyance of Real Property in the Name of the Town of Clarkstown" and an abstract of such resolution concisely stating the purpose and effect thereof being as follows:

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FIRST: Reciting that a portion of Park Lane, north of the intersection of Green Oval and Park Lane in Nanuet, New York, was abandoned by the Superintendent of Highways pursuant to Section 207 of the Highway Law of the State of New York, which abandonment was filed in the Town Clerk's Office in the Town of Clarkstown on January 8, 1965, and in the Rockland County Clerk's Office thereafter.

SECOND: Reciting that the Town of Clarkstown owns additional premises which are located to the east of said Park Lane and were not part of the said abandonment for the reason that they are not part of a road or street.

THIRD: Reciting that the Town of Clarkstown is desirous of conveying premises to Jerome Feinberg and Geraldine S. Feinberg, his wife, for valuable consideration in the amount of \$250.00 to be paid to the Town of Clarkstown.

FOURTH: Reciting that the premises are more particularly bounded and described as follows: (see page 25).

FIFTH: Authorizing and directing the Supervisor of the Town of Clarkstown, County of Rockland, State of New York, to execute in the name of the Town a conveyance of said premises heretofore described to Jerome Feinberg and Geraldine S. Feinberg, his wife.

SIXTH: Determining that this resolution shall take effect 30 days after adoption thereof unless within such 30 days a valid petition is filed with the Town Clerk protesting against the resolution and requesting that it be submitted to the qualified voters for approval and/or disapproval in which event it shall take effect upon approval by such voters, pursuant to Article 7 of the Town Law.

Seconded by Councilman Danko.

On roll call the vote was as follows:

AYES: Councilmen Frohling, Danko, Holbrook, Welchman, Supervisor Mundt.  
NOES: None.

(36) Councilman Holbrook offered the following resolution:

WHEREAS, Section 206 of the Town Law empowers the Town Board to consolidate two or more special improvement districts, and

WHEREAS, Chestnut Knolls Lighting District and Clarkstown Consolidated Light District No. 1 are legally established special improvement districts created for the common purpose of providing electric street lighting for the protection of the residents therein and are wholly located within the legal boundaries of the Town of Clarkstown, and

WHEREAS, no office of commissioner exists in any of the said districts and all are assessed on an ad valorem basis with no special benefit assessment ever having been levied, and

WHEREAS, said districts own no property for disposition and have no indebtedness outstanding against them,

NOW, THEREFORE, be it

RESOLVED, that all of the above light districts be consolidated into one lighting district henceforth, known as Clarkstown Consolidated Light District

No. 1 and be it

ORDERED, that a public hearing on said proposal shall be held in the Clarkstown Hall at 10 Maple Avenue, New City, N.Y. on the 25<sup>th</sup> day of January, 1965, at 9:00 PM (E.S.T.) and be it further

ORDERED that the Town Clerk give notice of said public hearing by publication of a copy of this resolution and order calling Public Hearing in "The County Citizen" the official newspaper of the Town at least 10 days prior to the date of the hearing, and be it further

ORDERED, that the Town Clerk shall cause a copy of such notice to be posted on the sign board of the Town at least 10 days prior to the date of such hearing.

Seconded by Councilman Welchman.

On roll call the vote was as follows:

AYES: Councilmen Frohling, Danko, Holbrook, Welchman, Supervisor Mundt.  
NOES: None.

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(37) Councilman Danko offered the following resolution:

RESOLVED, that the Town Attorney prepare an Agreement of Lease with Anchor Motor Freight Corp. retroactive to 1/1/65, covering a portion of the Town Dump, and be it

FURTHER RESOLVED, that the Supervisor be authorized to execute the lease on behalf of the Town of Clarkstown when said lease is prepared.

Seconded by Councilman Frohling.

On roll call the vote was as follows:

AYES: Councilmen Frohling, Danko, Holbrook, Welchman, Supervisor Mundt.  
NOES: None.

(38) Councilman Welchman offered the following resolution:

WHEREAS, the Town of Clarkstown is desirous of leasing premises to Lester Bittig as Executor of the Estate of Christian Schmidt, said premises being located on the west side of Route 303 in West Nyack, New York,

NOW, THEREFORE, be it

RESOLVED, that the Supervisor of the Town of Clarkstown is authorized to execute a lease of said premises.

Seconded by Councilman Holbrook.

On roll call the vote was as follows:

AYES: Councilmen Frohling, Holbrook, Danko, Welchman, Supervisor Mundt.  
NOES: None.

(39) Councilman Holbrook offered the following resolution:

RESOLVED, that the Assessor is hereby authorized to advertise for bids for fur-

nishing Calculator for Assessor's Office, said bids to be returnable 2/8/65 at 8:05 PM.  
Seconded by Councilman Welchman.

On roll call the vote was as follows:

AYES: Councilmen Frohling, Danko, Holbrook, Welchman, Supervisor Mundt.  
NOES: None.

Annual Report received from Town Engineer. Monthly Report, December 1964,  
received from Welfare Officer. Noted by Town Board and ordered filed in Town Clerk's  
Office.

(40) Councilman Frohling offered the following resolution:

RESOLVED, that Corinne Van Name, 39 Thornwood Drive, New City, N.Y. is hereby  
appointed to serve as a member of the Architectural Board of Review effective  
January 1, 1965, for a five-year term, To December 31, 1969, to serve without compen-  
sation.

Seconded by Councilman Holbrook.

The vote on roll call was as follows:

AYES: Councilmen Frohling, Danko, Holbrook, Welchman, Supervisor Mundt.  
NOES: None.

(41) Councilman Frohling offered the following resolution:

RESOLVED, that Dr. Louis Wagner, 196 Little Tor Road, New City, NY is hereby  
appointed to serve as a member of the Architectural Board of Review effective 1/1/65 for  
a three year term to 12/31/67 without compensation.

Seconded by Councilman Holbrook.

On roll call the vote was as follows:

AYES: Councilmen Frohling, Danko, Holbrook, Welchman, Supervisor Mundt.  
NOES: None.

(42) Councilman Frohling offered the following resolution:

RESOLVED, that Nathan Schneider, 28 Scott Drive, New City, N.Y. is hereby  
appointed to serve as a member of the Architectural Review Board effective 1/1/65  
for a two year term, to 12/31/66, to serve without compensation.

Seconded by Councilman Holbrook.

On roll call the vote was as follows:

AYES: Councilmen Frohling, Danko, Holbrook, Welchman, Supervisor Mundt.  
NOES: None.

(43) Councilman Frohling offered the following resolution:

RESOLVED, that Roslyn Abrams, 95 Barry Lane, Bardonia, NY, is hereby appointed  
to the position of School Crossing Guard, effective 1/12/65, at a salary of \$5 per day.

Seconded by Councilman Holbrook.

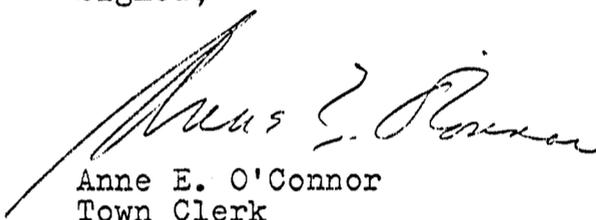
On roll call the vote was as follows:

AYES: Councilmen Frohling, Danko, Holbrook, Welchman, Supervisor Mundt.  
NOES: None.

A Special Meeting of the Town Board will be held on Monday, February 1, 1965, in the Supervisor's Office, Town Engineer and Highway Supt. to be in attendance. (Town Clerk will notify). Among things to be discussed will be drainage, IBM, engineering problems, subdivision regulations and site improvements.

On resolution offered by Councilman Welchman, seconded by Councilman Frohling and unanimously adopted, Town Board Meeting was adjourned to Monday, January 25, 1965, at 8:00 P.M., at which time a regularly scheduled Town Board meeting will be held.

Signed,

  
Anne E. O'Connor  
Town Clerk

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