

PUBLIC HEARING

Town Hall

5/24/65

8:15 P.M.

Present: Councilman Frohling, Holbrook, Welchman, Supervisor Mundt
Deputy Town Attorney Murray N Jacobson
Town Clerk Anne E O Connor

Absent: Councilman Danko

RE: ZONE CHANGE APPLICATION - ERIC & NORMA BINDER (RA-1 to R-1)
Property located on the east side of Pascack Road, Nanuet

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

Everett J. Johns, Esq. 61 Maple Avenue, New City, appeared as attorney for petitioners.

RECOMMENDATIONS OF PLANNING BOARDS:

ROCKLAND COUNTY PLANNING BOARD: (To Clarkstown Planning Board)":

Deny at this time so possible range of land use alternative can be studied by the master plan process.

CLARKSTOWN PLANNING BOARD: (To Town Board)

Problems re master plan in this location. Recommends denial.

Everett J Johns testified as follows:

Property lies on the east side of Pascack Road. Five (5) acres of land. Frontage on Pascack 431 feet. On North, property of Waldron. 139' frontage on Secor. South - 540 feet Will Rogers Lane.

Surrounding zoning - (taken from tax map):

- a. across the street on the west side: RA-1 (X) - one acre
- b. on the east - R-2
- c. Across - R - 1 (Briarwood Development)

On the five acres including his own home, petitioner could build five homes on 1/2 acres plots. Binder home on the corner of Will Rogers and Pascack. They wish to retain one acre for their own residence. 9 lots average out to 20,000 square feet (Lots would be a little larger)

Access Roads: Pascack and existing Carrol St. (not on Will Rogers Lane)

Access (Carrol) already accepted by Town. Would not lead to Pascack. Would go through Briar Estates.

No Witnesses

Mr. Binder No plans for land at present.

There were no further questions from Board.

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

Signed,

Anne E O'Connor
Town Clerk

CCE312

PUBLIC HEARING

Town Hall

5/24/65

8:30 P.M.

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

Absent: Councilman Danko

RE: ZONE CHANGE APPLICATION - PLYMOUTH ROCK REALTY, LTD, (RA - RA-1):
PROPERTY LOCATED ON WEST SIDE OF RIDGE ROAD, NEW CITY

Supervisor called public hearing to order. Town Clerk read notice of public hearing.

PLANNING BOARD RECOMMENDATIONS:

COUNTY: DENY

CLARKSTOWN: DENY - wait for Master Plan

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

This is application to rezone property on west side of Ridge Road, New City.

Witness: (Sworn in by Supervisor):

James R. Moody, 50 Phillips Hill Road, New City, New York. Testified as follows:

Is President of Plymouth Rock Realty, Ltd. As president, executed and verified petition for application to rezone. Survey represents proposed subdivision offered in evidence As Exhibit 1. 17 Building Sites proposed. None less than one acre; most exceed one acres.

Ingress & Egress: Existing home and green house over two acres has been resold. This is presently existing Rosenberg home. That is on two acres or more at present. There is an agreement to convey this property. This agreement does not await outcome of this hearing.

Boundaries: Immediately to the north abuts 30 acres owned by Rockland Industries Vacant land abuts them to the north to the old Route 304 is New York State Department of Public Works State Highway Garage. West - abutted by Spring Valley Water Company land. Opposite - two private residences.

Remainder of land on the east side of road, running all the way to the north to the old 304, is also owned by Rockland Industries.

South - immediately adjacent 8 acre parcel with four individual buildings that are rented. South of that, the new 304.

Experienced builder - 8 years in Town of Clarkstown (New City). Has built in two acre zone about five years ago. (Old Phillips Hill Road).

QUESTIONS FROM BOARD:

1. Construction staging: (Mr. Moody): Would not be completed before the end of 1966.

WITNESSES (2): Sworn into by Supervisor:

1. Mr. David S Peiffer, 9 Glenwood Road, New City:

Is contract purchaser of property in question. Intends to purchase this property and live in the Rosenberg house. Was aware of this zoning application. As a home buyer, this application has his approval.

2. Mr. Roepe (read statement from Rockland Industries):

On the date of April 5, 1965, having been aware of the fact that Rockland Industries Inc. 18 New Hempstead Road, New City, N Y was the largest land owner in the immediate vicinity, I addressed a letter to Rockland Industries apprising them of the application which had been made, and asked for their opinion. Telephone call received from Rockland Industries - they have no objection to the petition.

Public Hearing - Plymouth Rock

No further witnesses

Councilman Holbrook: Range of purchase price?

Answer: Mr. Moodyd \$40,000.00 and up

Question: Mr. Walter Lau, Ridge Road, New City: Approximate frontage?

Answer: 125'

OPPOSED:

1. Robert Greenhalgh, 58 Ridge Road, New City: Presented petition: Wants zoning on Ridge Road kept at two acres
2. Bernard G Nemeroff, New City (Opposed)
3. Mrs. Phillip Sarno, 166 Ridge Road, New City: Hazardous driving. Ridge Road narrow and fast.

REBUTTAL (Mr. Roepe)

1. Wants to review signatures on petition
2. Petitioner will qualify that it will not be less than one acre
3. Residents on Ridge Road: Does not know how this can be kept at two acre. \$40,000 homes will be built
4. Growth of population
5. Children: (Four out of 17 lots have frontage on Ridge Road). Lots large
6. Re Planning Board letters stating "Wait for Master Plan " - Master Plan not needed to determine a proposition like this. Board can still change Master Plan. If to be developed in good pattern, this application has merit.

On resolution offered by Councilman Frohling, seconded by Councilman Welchman and unanimously adopted, public hearing was closed.

Signed,

Anne E O'Connor
Town Clerk

CCE312

PUBLIC HEARING

Town Hall

5/24/65

8:45 P.M.

Present: Councilman Frohling, Holbrook, Welchman, Supervisor Mundt
Deputy Town Attorney Murray N Jacobson
Town Clerk Anne E O Connor

RE: ZONE CHANGE APPLICATION - BUCKINGHAM MANOR, INC. - C-1, R-1 (x), & R-1 to C-2) Property located on west side of College Avenue, Nanuet

Supervisor called public hearing to order. Town Clerk read notice of public hearing.

Maurice Phillips, Esq., 39 East Central Avenue, Pearl River, New York, appeared as attorney for petitioners.

Recommendations of Planning Boards read into record:

CLARKSTOWN PLANNING BOARD: (To Town Board)

Any approval should have covenant requiring site plan approval for the area. Also, any approval be contingent on a large preponderance of small dwelling units - not suitable area for large families. With reference to closing First Street; strongly recommends against any such action at this time or in the foreseeable future.

COUNTY PLANNING BOARD: (To Town Planning Board): Approval (with recommendations)

Mr. Phillips:

1. In reference to the closing of First St., we withdraw that part of the application.

2. Parcel in question located in Nanuet. Runs from Main Street thru to College Avenue. Zoning of parcel is in three different zones:

Front 200' - C-1
Next 800' - R-1 (X)
Last 200' - on College Avenue R-1

3. To the north - all commercial
4. Frontage on Main St., strictly commercial. Stores, bank, etc.
5. On College Ave., nearest structure Professional Bldg
6. South - Single family to the south of the property

INTENDED USE: Garden Apartments

Witness: (Sworn in by Supervisor): Howard Garfinkel, Principal; 595 No. Field Avenue, Garfield, New Jersey

1. Presented exhibits of projects presently building, together with site plans. They have gone over by his architects with Planning Board and Building Inspector They adhere to requirements under R-2 (EXHIBIT I)
2. Presented picture of project presently under construction by them (EXHIBIT II)
3. Presented Architect's rendering (EXHIBIT III)
4. 212 families - building maximum - eight families per building
5. 164 one bedroom
48 two bedroom
6. In Mahwah, 154 apartments, four school age children
7. No more than two buildings will be alike
8. Different elevation - no barracks
9. RECREATIONAL FACILITIES: Swimming pools, childrens' playground, supervised play for children. Total off street parking
10. TAXES: So few children are sent to school - taxes will be taken care of.
11. 80% one bedroom apartments. 20% two bedroom apartments.
12. Will covenant as to every statement made before the Board as to one and two bedrooms. Petitioner also covenants that site will be submitted to Planning Board for review, and this includes the possible major reconstruction of First Street, including the brook.
13. Will become large tax ratable.

Public Hearing
Buckingham

14. Petitioner will agree to three covenants: Roads, site review, and smaller units as asked for by Planning Board.

Mr. Phillips:

Re Master Plan:

County Planning Board would most likely recommend this for their master plan as evidenced by their report.

IN FAVOR: None

OPPOSED: None

QUESTIONS:

1. Councilman Holbrook: Amount of Capital Investment? Answer: 1½ million dollars.
2. Town Engineer: Will petitioner covenant what will be required for drainage or reworking of First St? Answer: (Mr. Phillips) No objection
3. Disposal System (Package Plant) will be constructed as recommended by the state and local officials
4. Councilman Welchman: How long a program? Answer: one year project
5. Councilman Holbrook: RR right of way? Answer: We are in process of acquiring.
6. Supervisor Mundt: Requested of Mr. Garfinkel copies of jersey study for Board and Press.

Total number of building units: 29. Figure of 212 is based on R-2 density. Petitioner stated they are not up to maximum of what R-2 says they can do.

7. Councilman Frohling: Restrictive covenant stipulating number of buildings to be erected per period? Answer: Would agree to build over two years; however if rented to within 80% of first section, would like to be allowed to build additionally in that period.

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

Signed,

Anne E O Connor
Town Clerk

CCE312

PUBLIC HEARING

Town Hall

5/24/65

9:15 P.M.

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

RE: CONSOLIDATION OF CLARKSTOWN CONSOLIDATED LIGHT DISTRICT NO. I AND CHESTNUT
KNOLLS LIGHTING DISTRICT: PURSUANT TO SECTION 206 of TOWN LAW

Supervisor Mundt called public hearing to order. Town Clerk read notice of public hearing.

Murray N Jacobson, Deputy Town Attorney explained reason for hearing as follows:

When the original Clarkstown Light District No. 1 was created, it did not include this one small district.

Since the Consolidated Light District has been extended to cover whole town, we want to amalgamate this whole district.

Witness: sworn in

Edward C Palmenberg, Town Egnineer: 72 Briar Road, Nanuet

Is town engineer of the Town of Clarkstown. Consolidation will benefit all property owners within proposed lighting district. All property owners included in limits of proposed consolidated light district. Will be in public interest to grant. Will create lower and more equitable rate throughout the town.

IN FAVOR: NONE

OPPOSED: NONE

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

Signed,

Anne E O Connor
Town Clerk

TOWN BOARD MEETING

Town Hall

5/24/65

8:00 P.M.

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

Absent: Councilman Danko

Supervisor Mundt called Town Board meeting to order.

(385) Councilman Frohling offered the following resolution:

RESOLVED that minutes of five (5) public hearings and regular Town Board meeting held on 5/10/65 are hereby approved and accepted as submitted a by the Town Clerk

Seconded by Councilman Welchman

On roll call the vote was as follows:

AYES: Councilman Frohling, Holbrook, Welchman, Supervisor Mundt

NOES: None

(386) Councilman Frohling offered the following resolution:

WHEREAS, the Town Board of the Town of Clarkstown, in the County of Rockland, New York, has for some time been concerned with the lack of adequate sewerage facilities in the unincorporated area of said Town of Clarkstown, and said Town Board deems it to be in the public interest to consider the establishment of sewer districts in said area and to construct sewer systems therein;

NOW THEREFORE, be it

RESOLVED BY THE TOWN BOARD OF THE TOWN OF CLARKSTOWN, IN THE COUNTY OF ROCKLAND, NEW YORK, AS FOLLOWS:

Section 1. The Town Board of the Town of Clarkstown, in the County of Rockland, State of New York, hereby authorized and directs Nussbaumer, Clarke & Velzy, P E and Woodward, Clyde, Sherard & Assoc., P E, consulting engineers duly licensed by the State of New York, to prepare a general map, plan and report pursuant to the provisions of Article 12 A of the Town Law for the establishment of sewer districts in the unincorporated area in said Town of Clarkstown and construction of sewer systems in the Hamlet of Bardonia east of Palisades Interstate Parkway and south of proposed Sewer District No. 23, and the Hamlet of Nanuet south of Sewer District No. 8 and west of Palisades Interstate Parkway, no part of any of said proposed districts to be included within the boundaries of any incorporated village, city or existing sewer district in which such facilities are provided.

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Section 2. Said Town Board hereby appropriates the sum of \$1,500.00 to pay the cost thereof and incidental costs in connection therewith for the preparation of said plan, map and reports for the Hamlet of Bardonia and said Town Board hereby appropriates the sum of \$1,500.00 to pay the cost thereof and incidental costs in connection therewith for the preparation of said plan, map and reports for the Hamlet of Nanuet, so that the total appropriation shall be the sum of \$3,000.00.

Section 3. Said Town Board hereby authorizes the transfer of the sum of \$3,000.00 from Current Surplus General to Bardonia and Nanuet Sewer Plan, Map & Reports Account for the purposes set forth in Section 2. hereof.

Section 4. 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.

Seconded by Councilman Welchman

On roll call the vote was as follows:

AYES: Councilman Frohling, Holbrook, Welchman, Supervisor Mundt

NOES: Ndone

(387) Councilman Holbrook offered the following resolution:

RESOLVED that regular Town Board meeting is hereby adjourned to hold regularly scheduled public hearings.

Seconded by Councilman Welchman

On roll call the vote was as follows:

AYES: Councilman Frohling, Holbrook, Welchman, Supervisor Mundt

NOES: None

(388) Councilman Welchman offered the following resolution:

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

Seconded by Councilman Frohling

On roll call the vote was as follows:

AYES: Councilman Frohling, Holbrook, Welchman, Supervisor Mundt

NOES: None

(389) Councilman Frohling offered the following resolution:

RESOLVED that zone change decision on application made by ERIC BINDER & NORMA BINDER, (RA -1 (X) to R-1) for property located on the east side of Pascack Road, Nanuet, New York be reserved.

Seconded by Councilman Welchman

On roll call the vote was as follows:

AYES: Councilman Frohling, Holbrook, Welchman, Supervisor Mundt

NOES: None

(390) Councilman Welchman offered the following resolution:

RESOLVED that decision on application made by BUCKINGHAM MANOR, INC (C-1, R-1 (X) and R 1 to R 2) for property on west side of College Avenue, Nanuet, N Y be reserved.

Seconded by Councilman Holbrook.

On roll call the vote was as follows:

AYES: Councilmen Frohling, Holbrook, Welchman, Supervisor Mundt

NOES: None

(391) Councilman Frohling offered the following resolution:

RESOLVED that decision on zone change application made by PLYMOUTH ROCK REALTY LTD, (RA toRA-1) for property located on west side of Ridge Road, New City, be reserved.

Seconded by Councilman Welchman

On roll call the vote was as follows:

AYES: Councilmen Frohling, Holbrook, Welchman, Supervisor Mundt

NOES: None

CCE312

(392) Councilman Holbrook offered the following resolution:

NOTICE IS HEREBY GIVEN that the Town Board of the Town of Clarkstown County of Rockland, State of New York, at a regular meeting held on the 24th day of May, 1965, duly adopted, subject to a permissive referendum, a resolution as follows:

WHEREAS, on the 26th day of April, 1965, at a regular meeting of the Town Board of the Town of Clarkstown, held at the Town Hall, 10 Maple Avenue, New City, New York, it was proposed that Chestnut Knolls Lighting District and Clarkstown Consolidated Light District No. 1 be consolidated into one lighting district, henceforth known as Clarkstown Consolidated Light District No. 1, and

WHEREAS, it was further resolved that a public hearing should be held in the Clarkstown Town Hall on the 24 day of May, 1965 at 9:15 P.M., Eastern Daylight Time, and

WHEREAS, such order was duly published as required by law as appears from the affidavit of publication filed herein, and

WHEREAS, a hearing on the matter was duly had by the said Board on the 24 day of May, 1965, commencing at 9:15 P.M., Eastern Daylight Time, at the Town Hall, in said Town all persons having been duly heard, and

WHEREAS, the Town Board of the Town of Clarkstown had determined that it would be in the public interest to consolidate said lighting districts;

NOW THEREFORE, be it

RESOLVED that it is in the public interest to consolidate all of the districts specified in said notice of hearing, and it is

FURTHER RESOLVED that Chestnut Knolls Lighting District and Clarkstown Consolidated Light District No. 1 be and are hereby consolidated into one lighting district to be henceforth known as Clarkstown Consolidated Light District No. 1, and it is

FURTHER RESOLVED, that the Town Clerk of the Town of Clarkstown shall within 10 days after the adoption of this resolution by the Town Board give notice thereof, at the expense of the Town by publication of a notice in at least one newspaper regularly published in said Town having circulation within the districts affected, and it is

FURTHER RESOLVED, that in addition the Town Clerk shall post or cause to be posted on the sign board of the Town a copy of such notice, and it is

FURTHER RESOLVED, that such notice shall set forth the date of adoption of the resolution and contain an abstract of said resolution, describing in general terms, the districts so consolidated and shall specify that such resolution was adopted subject to a permissive referendum.

Seconded by Councilman Welchman

On roll call the vote was as follows:

Town Board Meeting
May 24, 1965

AYES: Councilman Frohling, Holbrook, Welchman, Supervisor Mundt

NOES: None

(393) Councilman Frohling offered the following resolution:

NOTICE IS HEREBY GIVEN that by Resolution of the Town Board of the Town of Clarkstown adopted on the 24 day of May, 1965, the Building Zone Ordinance of the Town of Clarkstown adopted April 4, 1939 and as amended, was further amended, and that a copy of said resolution amending said ordinance is as follows:

WHEREAS, the Town Board of the Town of Clarkstown, by resolution duly adopted on the 8th day of March, 1965, provided for a public hearing on the 12 day of April, 1965 at 8:15 PM to consider the application of BENJAMIN ASH to amend the Building Zone Ordinance of the Town of Clarkstown by redistricting the property of the said petitioner from an R 1 district to a C 1 district; and

WHEREAS, notice of said public hearing was duly published as required by law and said public hearing was duly held at the time and place specified in said notice;

NOW, THEREFORE, be it

RESOLVED that the Building Zone Ordinance of the Town of Clarkstown be and it hereby is amended by redistricting from an R 1 district to a C 1 district the following described property in the Hamlet of New City, New York, in said Town and is described as follows:

ALL that certain plot, piece or parcel of land, 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 west line of Route 304, said point being the northeast corner of the premises herein intended to be described and the southeast corner of the lands now or formerly of Schubert, said premises being distant 466.61 feet southerly as measured along the west line of Route 304, from its intersection with the south line of Collyer Avenue; running thence (1) south 18 00 30 west 135.23 feet along the west line of Route 304 to an iron pipe, running thence (2) south 21 23 40 west 99.97 feet along the west line of Route 304 to a point; running thence (3) south 14 56 west 100.00 feet along the west line of Route 304 to a point; running thence (4) north 70 degrees 21 west 213.85 feet along the north line of lands now or formerly of Seidler to an iron bar; running thence (5) north 18 00 30 east 325.72 feet along the east line of lands now or formerly of Spring Valley Water Works and Supply Company to an iron pipe running thence (6) south 72 degrees 48 east 217.39 feet along lands now or formerly of Bartenhagen and Schubert to a bolt in the west line of Route 304 and the point and place of beginning.

Restrictive Covenants

WHEREAS, BENJAMIN ASH, LILA STERN, RUBIN JOSEPHS AND LORBER REALTY ASSOCIATES, are the owners of premises in the Town of Clarkstown, Rockland County, New York, described in Schedule A hereto annexed and made a part hereof; and

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WHEREOF BENJAMIN ASH on behalf of said owners, has petitioned the Town Board of the Town of Clarkstown for an Amendment to the Zoning Ordinance of the Town of Clarkstown from R 1 to C1 to permit the use of the premises under a C 1 district.

WHEREAS, the Town Board of the Town of Clarkstown at a meeting on May 24, 1965 approved the change of zone such approval to take effect upon the execution and delivery to the Town of Clarkstown by the owners of this Declaration.

W I T N E S S E T H

BENJAMIN AHS, LILA STERN, RUBIN JOSEPH AND LORBER REALTY ASSOCIATES, hereby covenant to and with the Town of Clarkstown, for themselves, their heirs and assigns:

FIRST: BENJAMIN ASH, LILA STERN, RUBIN JOSEPHS AND LORBER REALTY ASSOCIATES, are the owners of the property described in Schedule A hereto annexed and made a part hereof.

SECOND: BENJAMIN ASH, LILA STERN, RUBIN JOSEPHS AND LORBER REALTY ASSOCIATES agree that the Site Development Plan will be submitted to the appropriate department of the Town of Clarkstown for approval prior to the issuance of a building permit.

THIRD: BENJAMIN ASH, LILA STERN, RUBIN JOSEPHS AND LORBER REALTY ASSOCIATES agree that plans will be submitted to the Board of Architectural Review for approval prior to the issuance of a Building permit.

FOURTH: The aforesaid covenant shall run with the land and expire at such time only as said premises described in Schedule A hereto annexed and made a part hereof may be placed in another use district at the time of any comprehensive change of zone of the general area in which the premises lie, provided such use district zone affecting the premises described herein in Schedule A as a result of any comprehensive change of zone shall be placed in a less restrictive use district zone.

IN WITNESS WHEREOF, BENJAMIN ASH, LILA STERN, RUBIN JOSEPHS AND LORBER REALTY ASSOCIATES, have hereunto set their hands and seals this 30th day of July 1965.

On roll call the vote was as follows:

AYES: Councilmen Frohling, Holbrook, Welchman, Supervisor Mundt

NOES: None

Town Board Meeting

5/24/65

(394) Councilman Frohling offered the following resolution:

NOTICE IS HEREBY GIVEN THAT a public hearing will be held by the Town Board of the Town of Clarkstown, Rockland County, New York, 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 21 day of June, 1965 at 9:30 PM to consider the application of PLYMOUTH ROCK REALTY, LTD., for a change of the Building Zone Ordinance of the Town of Clarkstown, on the 21 day of June, 1965 at 9:30 PM to consider the application of PLYMOUTH ROCK REALTY, LTD., for a change of the Building Zone Ordinance of the Town of Clarkstown, by redistricting property of the application from an R-1 district to a C-1 district. The said property which is the subject of the application is located on the west side of Route 304, New City, New York, in said Town and is described as follows:

BEGINNING at a point in the westerly line of New York State Highway 9005 (Route 304) which point is the southeasterly corner of lands now or formerly of Staubach and the northeasterly corner of the premises herein described; running (1) along the westerly line of Route 304 South 51 degrees 20 minutes 30 seconds West, 214.97 feet to a Rockland County Highway monument; thence (2) still along the westerly line of said Route 304 on a curve to the left having a radius of 707.87 feet, a distance of 274.41 feet to a Rockland County Highway monument; thence (3) turning and running North 59 degrees 16 minutes 46 seconds west, a distance of 14.37 feet; thence (4) still along the westerly line of Route 304, South 29 degrees 07 minutes 50 seconds west, 72.40 feet to a point of curve; thence (5) turning and running on a curve to the right having a radius of 25.00 feet, a distance of 39.27 feet to a point in the northerly line of Sandstone Tral; thence (6) along the northerly line of Sandstone Tral North 60 degrees 52 minutes 10 seconds west 127.08 feet to a point; thence turning and running the following four courses and distance along other lands of Plymouth Rock Realty, Ltd., (7) North 29 degrees 07' 50 seconds East 101.63 feet to a point; (8) North 59 degrees 16 minutes 46 seconds west 12.56 feet to a point; (9) on a curve to the right having a radius of 387.24 feet, a distance of 338.97 feet; and (10) North 51 degrees 20 minutes 30 seconds east, 114.20 feet to a point in the northerly line of lands of Plymouth Rock Realty, Ltd., and the southerly line of premises now or formerly of Staubach; thence (11) South 81 degrees 15 minutes 30 seconds east 51.35 feet to an iron pin; thence (12) South 63 degrees 39 minutes 35 seconds east along said southerly line of lands now or formerly of Staubach, 156.20 feet to the point or place of beginning.

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Seconded by Councilman Welchman

On roll call the vote was as follows:

AYES: Councilman Frohling, Holbrook, Welchman, Supervisor Mundt

NOES: None

(395) Councilman Welchman offered the following resolution:

WHEREAS, SAN-CHAR HOMES, INC. has petitioned the TownBoard of the town of clarkstown for a special Permit for the erection of a gas station on premises described in saids petition pursuant to the Building Zone Ordinance of the Town of Clarkstown, Section 3.11 (Table of General Use Regulations), Paragraph 8 of Column 3 in the C-2 District; be it

RESOLVED, That a public hearing pursuant to said provisions of the Building Zone Ordiance of the Town of Clarkstown 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 21st day of June, 1965, at 8:45 P.M. o'clock, to consider the application of SAN-CHAR HOMES, INC. relative to said Special Permit; 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:

AYES: Councilmen Frohling, Holbrook, Welchman, Supervisor Mundt

NOES: None

(396) Councilman Holbrook offered the following resolution:

IN THE MATTER OF, Petition for the Establishment OF THE Sewer District No.29 to include property of the Dells, Inc, Bernard Nemeroff & Frances Nemeroff in the Town of Clarkstown, Rockland County, New York

WHEREAS, a written Petition, dated April 15, 1965, 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 establishment of the Sewer District No.29 in the said Town, to be bounded and described as follows :

SEE ORDER DATED DEC. 13, 1965

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 19th day of July 1965, at 8:15 P.M. 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: May 24, 1965

S/ Paul F. Mundt
Supervisor

S/ Philip J. Frohling, Jr.
Councilman

S/ Joseph Welchman
Councilman

S/ Martin Holbrook
Councilman

(397) Councilman Frohling offered the following resolution:

IN THE MATTER OF

Petition for the Extension of the New City West Nyack Water Supply District to include Lake Road Homes Ltd., property in the Town of Clarkstown, Rockland County, New York

WHEREAS, a written Petition, dated April 29, 1965, in due form and containing the required signatures has been presented to and filed with the Town Board of the Town of Clarkstown, Rockland, New York, for the Extension of the New City-West Nyack Water Supply District in the said Town, to be bounded and described as follows:

SCHEDULE "A"

ALL that certain plot, piece or parcel of land, situate, lying and being in Valley Cottage, Town of Clarkstown, Rockland County New York, more Particularly bounded and described as follows:

BEGINNING at a point in the south line of Rockland Lake Road, said point being the Northwest corner of the premises herein described, and the Northeast corner of premises now or formerly of Silverstein, running thence the following courses and distances:

1. Along the south line of Rockland Lake north $81^{\circ} 08' 24''$ east 318.50 feet to a point; thence
2. Still along the south line of Rockland Lake Road north $80^{\circ} 24' 30''$ east 205.00 feet to a point, said point marking the northeast corner of the premises herein described and the northwest corner of the premises now or formerly of Reed, said point lying distant 15.14 feet westerly from a Rockland County monument in the said south line of Rockland Lake Road; thence
3. Along the west line of said premises of Reed south $9^{\circ} 26' 57''$ east 440.30 feet to a point; thence
4. Along the south line of said premises of Reed north $80^{\circ} 33' 03''$ east 404.49 feet to a point in the west line of premises now or formerly of Quaspeck Park Homes, Inc., to a point;

THENCE THE FOLLOWING FIVE COURSES along the west line of said premises of Quaspeck Park Homes, Inc.

5. South $7^{\circ} 59' 50''$ east 449.24 feet to a point; thence
6. South $6^{\circ} 40' 20''$ east 673.27 feet to a point; thence
7. South $8^{\circ} 41'$ east 122.55 feet to a point; thence
8. South $9^{\circ} 37' 40''$ east 280.20 feet to a point; thence
9. South $8^{\circ} 12' 50''$ east 156.02 feet to a point; thence

The FOLLOWING SIX COURSES, along the north line of premises now or formerly of HYDICK and others:

10. South $66^{\circ} 14' 40''$ west 300.07 feet to a point; thence
11. North $85^{\circ} 27' 36''$ west 392.83 feet to a point; thence
12. North $76^{\circ} 57' 36''$ west 324.65 feet to a point; thence
13. North $43^{\circ} 57' 36''$ West 233.70 feet to a point; thence
14. South $46^{\circ} 02' 24''$ west 10.00 feet to a point; thence
15. South $68^{\circ} 23' 30''$ west 138.84 feet to a point in the east line of premises now or formerly of Deutch;

THENCE THE FOLLOWING THREE COURSES along said premises now or formerly of DEUTCH:

16. North $10^{\circ} 58' 12''$ west 384.05 feet to a point; thence
17. North $10^{\circ} 56' 53''$ west 344.73 feet to a point; thence
18. North $11^{\circ} 09' 20''$ west 682.56 feet to a point in the south line of premises now or formerly of Davidson; thence
19. Along the south line of said premises of DAVIDSON north $80^{\circ} 02' 24''$ east 411.59 feet to a point; thence
20. Along the east line of said premises of SILVERSTEIN north $9^{\circ} 57' 37''$ west 406.26 feet to the point or place of BEGINNING

CCE312

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 19th day of July 1965, at 8:30 P.M. 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: May 24, 1965

S/ Paul F. Mundt
Supervisor

S/ Martin Holbrook
Councilman

S/ Philip J. Frohling, Jr.
Councilman

S/ Joseph Welchman
Councilman

(398) Councilman Welchman offered the following resolution:

WHEREAS, PHILIP M. HEBBARD AND ANNE G. HEBBARD 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 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, Rockland County, New York, in the said Town of Clarkstown, on the 19th day of July 1965, 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.

On roll call the vote was as follows:

AYES: Councilman Frohling, Holbrook, Welchman, Supervisor Mundt

NOES: None

(399) Councilman Frohling offered the following resolution:

WHEREAS, MALAN DEVELOPMENT 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 SC and RA-1 district to 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, at 10 Maple Avenue, New City, Rockland County, New York, in the said Town of Clarkstown on the 19th day of July 1965, 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 the 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: May 24, 1965

Seconded by Councilman Welchman

On roll call the vote was as follows:

AYES: Councilman Frohling, Holbrook, Welchman, Supervisor Mundt.

NOES: None

(400) Councilman Frohling offered the following resolution:

WHEREAS, ALTA E. DOSCHER has petitioned the Town Board of the Town of Clarkstown that the building Zone Ordinance of the said Town be amended by re-districting property of the said petitioner described, from RA-1 district to 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, at 10 Maple Avenue, New City, Rockland County, New York, in the said Town of Clarkstown on the 19th day of July 1965 at 9:15 P.M., (E T.) relative to such proposed amendment; and it is

FURTHER RESOLVED, that the Town Attorney prepare notice of such statutory hearing and that the Town Clerk cause the same to be published in the Journal News, a paper of general circulation in the Town of Clarkstown, as aforesaid and file proof thereof in the office of the said Clerk.

Seconded by Councilman Holbrook

On roll call the vote was as follows:

AYES: Councilman Frohling, Holbrook, Welchman, Supervisor Mundt.

NOES: None

(401) Councilman Welchman offered the following resolution:

WHEREAS, PANDA CONSTRUCTION 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 an R-1 or in the alternate, to an 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 June 1965, at 10:00 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.

Seconded by Councilman Frohling

On roll call the vote was as follows:

AYES: Councilman Frohling, Holbrook, Welchman, Supervisor Mundt.

(402) Councilman Frohling offered the following resolution:

RESOLVED, that the Town Clerk be authorized to advertise for bids for the construction of Heusted Lane, West Nyack, said bids to be opened on July 19, 1965 at 8:05 P.M.

CCF312

Seconded by Councilman Holbrook.

On roll call the vote was as follows:

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

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

Seaboard Surety Co. Perf. Bond No. 667802

THORNWOOD HILLS (Dorald Dev. Corp.)
Amount; \$138,600.00
Period: 2years 5/24/65-5/24/67^m

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Seaboard Surety Co. Bond No. 659450
THORNWOOD HILLS SUBDIV. (Dorald Dev. Corp)
Amount: \$27,550.
Period: 2 years 5/24/65- 6/24/67

(403) Councilman Welchman offered the following resolutions:

WHEREAS, LOCAL LAW NO.1 of 1965 of the Townk of Clarkstown was duly passed by the Town Board of the Town of Clarkstown on 4/12/65, and

WHEREAS, siad Local Law was duly filed in the office of the Department of State on 4/16/65, and in the Office of the Department of Audit and Control on 4/16/65,

WHEREAS, said Local Law provides for the appointment of a Board of Architectural Review consisiting of five members, one of whose members shall hold office for a term of one year, one for the term of two years, one for the term of three years, one for the term of four years and one for the term of five years from and after his appointment, and

WHEREAS, it is desirous to fill the positions on the Board of Architectural Review so created;

NOW THEREFORE, be it

RESOLVED, that the following persons shall be appointed to the Board of Architectural Review for the designated terms of office:

Robert F. Orth	1 year
Nathan Schneider	2years
Dr. Louis A. Wagner	3 years
Robert Foreman	4 years
Mrs. Corinne Van Name	5 Years

Seconded by Councilman Holbrook.

On roll call the vote was as follows:

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

Town Board acknowledged receipt of letters written by William I. Zabriskie, Jr., Acting Chairman of the Clarkstown Planning Board to members of the Clarkstown Recreation Commission requesting their advice as to appropriateness of proposed area for park use and development in connection with proposed Ungava Farms Subdivision and proposed subdivision of property of Messrs. Soltzer, Lampert Chenitz and Mayer.

(404) Councilman Welchman offered the following resolutions:

RESOLVED, that the Town Clerk be authorized to sign order with Orange & Rockland Utilities, Inc. for the installation of 1-4000 LU-8' Ups Street Light on Pole #72, Germonds Road, West Nyack.

Seconded by Councilman Holbrook

On roll call the vote was as follows:

AYES Councilmen Frohling, Holbrook, Welchman Supervisor Mundt.

NOES None

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Monthly Reports for the month of April 1965 received and noted by the Town Board. Ordered filed in Town Clerk's Office.

Mr. John Ritseck appeared before Board re drainage problem in Deerwood Park Subdiv.-West Section. Supervisor Mundt advised that Boars will look into matter when Hwy. Supt. and Town Engineer come up with cost figure.

Town Board signed Order setting date of Public Hearing on matter of Extension of New City-West Nyack Water Supply District to include Lake Road Homes Ltd. property for 7/19/65-8:30 p.m.

(406) Councilman Frohling offered the following resolution:

RESOLVED, that the application of ADLER REALTY CORP. OF ROCKLAND & LEONARD & HAROLD ZUCKERMAN, for a change of zoning from an R1 district to a C-2 district, on property located on the westerly side of Ridge Road, Valley Cottage, New York be referred to the Planning Board for report pursuant to the provisions of 8.51, and 8.52 and 8.522 of the Clarkstown Building Zone Ordinance.

On roll call the vote was as follows:

AYES: Councilman Frohling, Holbrook, Welchman, Supervisor Mundt.

NOES: None

(407) Councilman Frohling offered the following resolution:

Resolved, that Leonard W. Miller, of 5 Hillcrest Road, West Nyack, New York, be appointed as a member of the Hamlet Development Board for West Nyack, to serve without compensation, effective immediately.

Seconded by Councilman Holbrook.

On roll call the vote was as follows:

AYES: Councilman Frohling, Holbrook, Welchman, Supervisor Mundt.

NOES: None

Letters of commendation from the Board of Cooperative Educational Services of Rockland County to the Highway Superintendent and the police Department received expressing their sincere appreciation for the cooperation provided by these two departments in handling traffic and other services rendered them when they moved their Administration Building to its new location to Parrott Road, West Nyack.

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(408)

Councilman Holbrook offered the following resolutions:

RESOLVED: that the application of SALVATORE SAIEVA for a change of zoning from an RO district to an C-2 district, on property located South side of Route 59-A West Nyack, New York be referred to the planning Board for report pursuant to the provisions of 8.51, and 8.52 and 8.522 of the Clarkstown Building Zone Ordinance, and also to the Rockland County Planning Board pursuant to Sections 239-1 and 239-m of the GeneralMunicipal Law.
Seconded by Councilman Frohling.

On roll call the vote was as follows:

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

Communication received from Chief of Police re hazards existing on Town building site (Brewery Road). Copies will be made and relayed to Town Engineer and Highway Superintendent. Report will be made by them on these conditions

(409) Councilman Frohling offered the following resolution:

RESOLVED, that the Town Clerk is hereby authorized to write a letter to the New York State Traffic Commission requesting a meeting with a representative of said Commission, Chief of Police Ernest F. Wiebickie, and Councilman Frohling, to arrive at recommendation for safety at intersection of Demarest Mill Rd. and Route 304, Nanuet.

Seconded by Councilman Welchman.

On roll call the vote was as follows:

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

Town Board signed Order Establishing Sewer District No. 16.

At a regular meeting of the Town Board of the Town of Clarkstown, in the County of Rockland, New York, held at the Town Hall, New City, New York, in said Town of Clarkstown, on the 24th day of May, 1965

PRESENT:

Honorable Paul F. Mundt,	Supervisor
Philip J. Frohling, Jr.	Councilman
Martin E. Holbrook	Councilman
Joseph Welchman	Councilman

-----X
In the Matter

of the
Establishment of Sewer District No. 16 in
the Town of Clarkstown, in the County of
Rockland, State of New York.

ORDER
ESTABLISHING
DISTRICT

MAY 24, 1965

-----X
WHEREAS, pursuant to resolution adopted, the Town Board of the Town of Clarkstown in the County of Rockland, New York, has caused to be prepared a general map, plan and report relating to the establishment of the proposed Sewer District No. 16, in said Town of Clarkstown, which map, plan and report have been heretofore approved by said Town Board and filed in the office of the Town Clerk, and

WHEREAS, said Town Board determined to proceed with the proposed establishment of said Sewer District No. 16 and the construction of a lateral sewer system therein, consisting of lateral sewers and sub-mains and force mains tributary to the proposed Disposal District Trunk, including pumping stations, manholes, house connection stubs brought to the curbs, acquisition of necessary land or rights in land and original equipment, machinery and apparatus, and

WHEREAS, on November 9, 1964, in said Town Board adopted an order reciting (a) a description of the boundaries of said Sewer District No. 16 proposed to be established in a manner sufficient to identify the lands included therein as in a deed of conveyance; (b) the improvements proposed (c) the maximum amount proposed

to be expended for such improvements; (d) the proposed method of financing to be employed; (e) the fact that a map, plan and report describing the same are on file in the Town Clerk's Office for public inspection; and (f) specifying November 23, 1964, at 9:45 O'Clock P.M. (E.S.T.) as the time when, and the Town Hall, 10 Maple Avenue, New City, New York, in said Town, as the place where, said Town Board would meet and hold a public hearing to consider the proposed establishment of said Sewer District No.16 and construction of such lateral sewer system and to hear all persons interested in the subject thereof, concerning; the same; and

WHEREAS, following publication and posting of certified copies of said order pursuant to Section 209-d of the Town Law and after a public hearing duly held by said Town Board at the time and place herein referred to, said Board, by resolution adopted November 23, 1964, determined that (a) the notice of hearing was published and posted as required by law and is otherwise sufficient; (b) that all of the property or property owners within said District proposed to be established are benefited thereby; (c) all of the property or property owners benefited thereby are included within the limits of said District and (e) it is in the public interest to establish said Sewer District No. 16, approved the establishment of said District and the construction of the lateral sewer system therein as set forth in the said order calling the public hearing, including acquisition of the necessary lands and easements, at a cost not to exceed \$1,426,000 and within thirty (30) days thereafter, no petition requesting that the matter be submitted to a referendum of the owners or taxable real property situate in said Sewer District No. 16 as shown upon the latest completed assisment roll of said Town, was filed with the Town Clerk of said Town; and

WHEREAS, after submission os an application by said Town Board, the State Comptroller granted permission to establish said Sewer District No. 16 by order dated April 29th, 1965, which was duly filed with the Town Clerk of said Town and presented to said Town Board by said Town Clerk at the next meeting held after the said order was filed with said Town Clerk;

now, therefore, be it

ORDERED that a Sewer District is hereby established in the Town of Clarkstown to be known as Sewer District No.16, in the Town of Clarkstown, and bounded and described as follows:

All the map, block, and lot numbers herein mentioned or described, refer to the tax maps of the Town of Clarkstown, Rockland County, New York, for the year 1963 on file in the Town Assessor's office located in the Town Hall, 10 Maple Avenue, New City, New York.

-Easterly Boundary

Beginning at a point on the easterly side of lot 88-B-9 which point is 200 feet south of Green Road; thence northerly along the easterly side of said lot 9 to the northeasterly corner of said lot 9, at Green Road; thence northeasterly across Western Highway to the southwesterly corner of lot 88-A-28.01, which point is on the westerly side of the West Shore Railroad, right-of-way; thence easterly and northerly along the westerly side of the West Shore Railroad right-of-way to the northeasterly corner of lot 88-A-40; thence easterly across the West Shore Railroad right-of-way to the southwesterly corner of lot 89-A-19'; and 18 to the southeast corner of said lot 18, which point is the centerline of the Hackensack River; thence generally in a northwesterly direction along the centerline of the Hackensack River, which is the easterly side of said lot 18, to the northeasterly corner of said lot 18, which point is on the southerly side of the New York State Route 59, right-of-way; thence continuing in a northwesterly direction along the centerline of the HackensackRiver across said right-of-way, to the southeasterly corner of lot 89-A-6; thence continuing northwesterly along the centerline of the Hackensack River, which is the easterly and northerly side of said lot 6, to the

northwesterly corner of said lot 6, which point is on the easterly side of the New York Central Railroad right-of-way; thence westerly along the centerline of the Hackensack River across said right-of-way to the southeasterly corner of lot 89-C-3; thence generally in a northwesterly and northerly direction along the centerline of the Hackensack River, which is the westerly and northerly side of said lot 3 to the northeasterly corner of said lot 3, which point is on the easterly side of lot 89-C-2; thence in a northerly direction along the centerline of the Hackensack River, which is the easterly side of said lot 2, to the northeasterly corner of said lot 2, which point is on the southerly side of the New York State Thruway right-of-way; thence continuing northerly along the centerline of the Hackensack River across said right-of-way, to the southeasterly corner of lot 90-A-14; thence northerly along the centerline of the Hackensack River to Old Mill Road; thence northerly along the centerline of the Hackensack River across Old Mill Road; to a point on the southerly side of lot 90-A-22; thence continuing northerly along the centerline of the Hackensack River to a point on the northerly side of said lot 22, which point is 1,173 feet in an easterly direction measured along the northerly side of said lot 22 from the northeasterly corner of lot 90-A-21;

Northerly Boundary

thence westerly along the northerly side of lot 90-A-22 to the northeasterly corner of lot 90-A-21; thence continuing in a westerly direction along the northerly side of said lot 21, to the northwesterly corner of said lot 21, at Strawtown Road; thence in a northwesterly direction across Strawtown Road to the northeasterly corner of lot 72-A-3; thence westerly along the northerly side of said lot 3, to the northwesterly corner of said lot 3; thence southerly along the westerly side of said lot 3 to the southwest corner of said lot 3, which point is on the northerly side of lot 72-A-4; thence westerly along the northerly side of said lot 4, to the northwesterly corner of said lot 4; thence southerly along the westerly side of lots 72-A-4 and 4.01; thence southerly in a straight line across lot 72-A-6 to the northeasterly corner of lot 72-A-6 to the northeasterly corner of lot 72-A-24; thence continuing southerly along the easterly side of lots 72-A-24 and 24.01 to the southeasterly corner of said lot 24.01 at Germonds Road; thence southwest across Germonds Road to the northeasterly corner of lot 72-A-23; thence continuing in a southwest direction along the easterly side of said lot 23, to the southeasterly corner of said lot 23; thence southerly in a straight line across lot 72-A-7 to a point on the southerly side of said lot 7, which point is 399 feet in a westerly direction measured along the southerly side of said lot 7 from Strawtown Road; thence southerly in a straight line across lot 72-A-15 to the northwesterly corner of lot 72-A-10.01; thence southerly along the westerly side of said lot 10.01 to the southwest corner of said lot 10.01; thence continuing southerly in a straight line across lot 72-A-10 to the northwesterly corner of lot 72-A-13; thence southerly along the westerly side of said lot 13 to the southwest corner of said lot 13 at the New York State Thruway right-of-way; thence southerly in a straight line across the New York State Thruway right-of-way and lot 71-D-1 to the northeasterly corner of lot 71-D-4; thence westerly along the northerly side of lots 71-D-4, 5, 5.03, 5.02, 5.01, 5.05, 5.04 and 11 to a point on the northerly side of said lot 11, which point is 150 feet in an easterly direction from Highland Place; thence northerly in a straight line across lot 71-D-1 to the southwest corner of lot 71-D-1.01; thence northerly along the easterly side of said lot 1.01 to the northeasterly corner of said lot 1.01; thence westerly along the northerly side of said lot 1.01 to the northwesterly corner of said lot 1.01 at Highland Place; thence westerly across Highland Place to the northeasterly corner of lot 52-A-4; thence westerly along the northerly side of lots 52-A-4, 6.07, and 6.14 to the northwesterly corner of said lot 6.14; thence southerly along the westerly side of lots 52-A-6.14, 6.13, 6.11, and 6.10 to the southwest corner of said lot 6.10 at Holland Drive; thence continuing southerly across Holland Drive to the northwesterly corner of lot 52-A-6.09; thence southerly along the westerly side of lots 52-A-6.09, 7, 8, and 14 to the northeasterly corner of lot 52-A-15; thence westerly along the northerly side of lots 52-A-15 and 17 to the northwesterly corner of said lot 17; thence westerly in a straight line across lot 52-A-3 to the northeasterly corner of lot 52-A-19; thence continuing westerly along the northerly side of lots 52-A-19 and 20 to a point on the northerly side of said lot 20 where it is intersected by the easterly side of lot 52-A-21; thence northerly along the easterly side of said lot 21 to the northeasterly corner of said lot 21; thence westerly along the northerly side of said lot 21 to the northwesterly corner of said lot 21; thence northwesterly in a straight line across lot 52-A-23 and the Palisades Interstate Parkway right-of-way to a point on the northerly side of lot 52-A-24, which said point is 110 feet in an easterly direction from the northwesterly corner of said lot 24; thence westerly along the northerly side of said lot 24 to the northwesterly corner of said lot 24; thence southerly along the westerly side of said lot 24 to the southwest corner of said lot 24 at New York State Route 59A; thence westerly across New York State Route 59A to the northwesterly corner of lot 32-1-A-7; thence southerly along the westerly side of lot 32-1-A-7 to the southwest corner of said lot 7, which point is on the northerly side of lot 32-1-A-8; thence westerly along the northerly side of said lot 8 to the northwesterly corner of said lot 8; thence southerly along the westerly side of lots 32-1-A-8, 9.01, 9.10, and 11 to the southwest corner of said lot 11, which point is on the northerly side of lot 32-1-A-12; thence in a westerly direction along the northerly side of said lot 12 to a point that is 190 feet from the southwest corner of lot 32-1-A-11; thence southerly in a straight line from said point on the northerly side of lot 32-1-A-12, across lots 32-1-A-12, 13.01, 13, and 14 to the northwesterly corner of lot 32-1-A-15; thence continuing southerly along the westerly side of said lot 15 to the southwest corner of said lot 15 at right-of-way; thence southeasterly in a straight line across right-of-way to the northwesterly corner

of lot 32-1-A-6; thence southerly along the westerly side of said lot 16 to the southwesterly corner of said lot 16; thence southerly in a straight line across lot 32-1-A-17 to the northwesterly corner of lot 32-1-A-18.01; thence woutherly along the westerly side of said lot 18.01 to the southwesterly corner of said lot 18.01, which point is on the New York State Route 59 right-of-way; thence southeasterly in a straight line across the New York State Route 59 right-of-way and the Palisades Interstate Parkway right-of-way to the northwesterly corner of lot 51-A-5.20; thence southerly along the westerly side of lots 51-A-5.20 and 5.19 to the southwesterly corner of said lot 5.19; thence easterly along the southerly side of lots 51-A-5.19, 5.18. 5.16 to 5.12, inclusive, to a point on the southerly side of said lot 5.12, which point is the northwesterly corner of lot 70-A-38; thence southerly along the westerly side of lots 70-A-38 and 70-B-24 to the southwesterly corner of said lot 24; thence easterly along the southerly side of lots 70-B-24, 23, and 22 to the southeasterly corner of said lot 22, which is a point on the westerly side of lot 70-B-20; thence southerly along the westerly side of lots 70-b-20 to 17, inclusive, to the southwesterly corner of said lot 17, which point is on the northerly side of lot 70-B-7; thence southerly in a straight line across said lot 7 to the northwesterly corner of lot 69-A-10.29, which point is on the existing Water District No. 5 boundary line; thence following the existing Water District No5., boundary line in a southerly and westerly direction to the southwesterly corner of lot 69-A-10.16; thence in an easterly direction following the existing Water District No.5 boundary line to the northwesterly corner of lot 69-A-8.12; thence southerly along the westerly side of said lot 8.12 to the southwesterly corner of said lot 8.12; thence easterly, northerly, and easterly along the southerly side of said lot 8.12 to the southeasterly corner of said lot 8.12 at Sickletown Road; thence southerly across Sickletown Road to the southwesterly corner of lot 69-A-48; thence easterly along the southerly side of lots 69-A-48 and 53.10 to the southeasterly corner of said lot 53.10 at Woodward Road; thence continuing easterly across Woodward Road to the southwesterly corner of lot 69-A-53.09; thence easterly along the southerly side of lots 69-A-53.09, and 45 to the southeasterly corner of said lot 45, at Wrights Lane; thence easterly across Wrights Lane to southwesterly corner of lot 69-A-4; thence continuing easterly along the southerly side of said lot 4 to the southeasterly corner of said lot 4; thence northerly along the easterly side of lots 69-A-4, 3, and 2 to the northeasterly corner of said lot 2; thence westerly along the northerly side of said lot 2 to the northwesterly corner of said lot 2 at Sickletown Road; thence northerly along the easterly side of Sickletown Road to the southwesterly corner of lot 88-B-12; thence easterly along the southerly side of lots 88-B-12 and 8 to the southeasterly corner of said lot 8 at Green Road; thence southerly and easterly along the southerly side of Green Road to the northwesterly corner of lot 88-B-9; thence southerly along the westerly side of said lot 9 to a point that is 200 feet south of Green Road; thence easterly in a straight line across said lot 9 to a point on the easterly side of said lot 9, which point is 200 feet south of Green Road, the point of beginning.

and be it further

ORDERED, that a lateral sewer system, including the necessary easements and lands to be acquired, as herinabove referred to, shall be constructed in said Sewer District No. 16, in the Town of Clarkstown, at a cost not to exceed \$1,426,000, to be assessed, levied and collected from the several lots and parcels of land in said Sewer District No. 16 so much upon and from each as shall be in just proportion to the amount of benefit which the Town Board determines the improvement shall confer upon the same, and the establishment and collection of sewer rents to pay the costs of operation, maintenance and repair, all pursuant to the Town Law, and be it further

ORDERED, that within ten (10) days after adoption of this Order, the Town Clerk shall record with the Clerk of the County of Rockland, and file with the Department of Audit and Control in Albany, New York, copies of said Order certified by said Town Clerk.

Dated: May 24, 1965

S/ Paul F. Mundt	Supervisor	S/ Martin Holbrook	Councilman
S/ Philip J. Frohling	Councilman	S/ Joseph Welchman	Councilman

(410) Councilman Holbrook offered the following resolution:

BOND RESOLUTION OF THE TOWN OF CLARKSTOWN, NEW YORK ADOPTED MAY 24, 1965, APPROPRIATING \$1,426,000 FOR CONSTRUCTION OF A LATERAL SEWER SYSTEM IN SEWER DISTRICT NO. 16 IN THE TOWN OF CLARKSTOWN AND AUTHORIZING THE ISSUANCE OF \$1,426,000 SERIAL BONDS OF SAID TOWN TO FINANCE SAID APPROPRIATION.

Recital

WHEREAS, following preparation of a general map, plan and report for providing a lateral sewer system, including equipment and appurtenances, in Sewer District No. 16 proposed to be established in the Town of Clarkstown, in the County of Rockland, New York, and after a public hearing duly called and held, the Town Board of said Town of Clarkstown determined, pursuant to resolution duly adopted on November 23, 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 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. 16, in said Town, as prescribed by 209-e of the Town Law, protesting against said 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 thirty (30) days after the date of the adoption thereof, or at any other time since said adoption, and

WHEREAS, following due submission of an application by said Town Board the State Comptroller granted permission to establish said Sewer District by Order dated April 29th, 1965, 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 May 24, 1965, establishing such Sewer District, therein designated Sewer District No. 16, in the Town of Clarkstown, and ordering construction of said lateral sewer system, including equipment and appurtenances, therein, at a cost not to exceed \$1,426,000; 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 two-thirds 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 \$1,426,000 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. 16, in the

Town of Clarkstown, all as hereinabove referred to in the recitals of this resolution, and all in accordance with the map, plan and estimates prepared by Nussbaumer, Clarke & Velzy, 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 \$1,426,000 and the plan of financing includes the issuance of serial bonds of the Town of Clarkstown in the principal amount of \$1,426,000 and the assessment, levy and collection of assessments on the several lots and parcels of land within the said Sewer District No. 16 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 \$1,426,000 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 (30) 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 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 and 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 sale and issuance of the bonds hereby authorized and any notes issued in anticipation thereof are hereby delegated to the Supervisor, the chief fiscal officers 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 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,

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.

Section 7. This resolution shall take effect immediately.

The adoption of the foregoing resolution was seconded by Councilman Frohling and duly put to a vote on roll call, which resulted as follows:-

AYES: Councilman Welchman, Frohling, Holbrook, Supervisor Mundt

NOES: None

(411) Councilman Holbrook offered 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.

The adoption of the foregoing resolution was seconded by Councilman Frohling and duly put to a vote on roll call, which resulted as follows:-

AYES: Councilman Welchman, Frohling, Holbrook, Supervisor Mundt

NOES: None

(412) Councilman Frohling offered the following resolution:

RESOLVED: that bid for furnishing One (1) 275 gallon asphalt distributor at cost of \$3255.00 be awarded to H.O.Penn Machinery Company, Poughkeepsie, New York.

Seconded by Councilman Welchman:

On roll call the vote was as follows:

AYES: Councilman Frohling, Holbrook, Welchman, Supervisor Mundt.

NOES: None

Due to increase in number of public hearings scheduled for 6/14/65 Town Board meeting; it was decided that a Special Town Board meeting be held on Wednesday, 6/17/65 to handle Town business. Town Clerk will notify.

Town Clerk was instructed to write to members of the Sundial Garden Club of Nanuet, Janet M. Seifred, Civics Chairman commending them and extending the township's thanks to the organization for planting done at the New City Post Office.

On resolution offered by Councilman Welchman, seconded by Councilman Holbrook

and unanimously carried, Town Board meeting was adjourned until 6/14/65, at which time the next regularly scheduled Town Board meeting will be held.

Signed,

Anne E. O'Connor
Town Clerk

PUBLIC HEARING
6/14/65

Town Hall

8:30 PM

Present: Councilmen Frohling, Danko, Holbrook, Welchman, Supv. Mundt.
Town Attorney
Deputy Town Attorney
Town Clerk

RE: LOCAL LAW REGULATING THE USE, OBSTRUCTION AND DIVERSION OF STREAMS OR WATER COURSES IN THE TOWN OF CLARKSTOWN

Supervisor called public hearing to order. Town Clerk read notice of public hearing.

John Larkin explained need for law as follows:

Purpose: With the increase in development of the county and density of population, amount of run-off has been increased.

Water courses are now becoming minor floods.

Necessity for regulation. Great many drainage structures will be inadequate in the future.

Two-thirds of present culverts presently inadequate or will shortly become inadequate.

Local Law is necessary to allow Town to take action on drainage problems

1. Adopt official map.
2. Identifies water courses.
3. Prevents obstruction of water courses.
4. Local Law sets up Commission, three (3) members, who act, advise and receive complaints.
5. To permit Town to be in control of drainage problems.

Supervisor Mundt stated that Councilman Danko commends this. Severe penalties will be attached.

QUESTIONS:

1. Remedy pollution in streams? No. Drainage problems only. Pollution is Health Department problem.

2. How would they be appointed to the Advisory Board? What would be the qualifications?

ANSWERS: Town Board would do the appointing. Three engineers on it now; Messrs. Klion, Stern and Larkin. Present membership does not have to continue automatically.

3. Supervisor Mundt: If anyone is interested to serve on this committee and have their P.E's contact us.

IN FAVOR: No one appeared.

OPPOSED: No one appeared.

Councilman Frohling: Town Board hands were tied because we did not have such a law so we could correct drainage problems. This local law will help Board to alleviate conditions. Previously, we could not operate out of the right-of-ways. We could only correct conditions that involved drainage in roads or right-of-ways. This will now allow us to go within properties to correct these conditions.

Edward C. Palmenberg, Town Engineer, stated this local law will be effective.

Thanks was extended to Messrs. Larkin, Stein, Klion, Town Attorney, Deputy Town Attorney, Highway Superintendent and Town Engineer for devoting time to drawing up this local law.

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