

PUBLIC HEARING

Town Hall

5/4/66

9:15 PM

Present: Councilmen Holbrook, Brennan, Damiani, Frohling, Supervisor Mundt,
Town Attorney Donald C. Tracy
First Deputy Town Attorney Murray W. Jacobson
Deputy Town Attorney Neal Hirshfeld
Town Clerk Anne E. O'Connor

RE: ZONE CHANGE APPLICATION - Z & Z NANUET CORPORATION (R-1 to C-2) Property located on east side of North Middletown Road, Nanuet.

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

Martin Hurwitz, New City, appeared as attorney for petitioner. Jacob Wexler, Pearl River, representing sellers.

TOWN PLANNING BOARD RECOMMENDATIONS:

Approval - subject to site plan approval and that an area for widening of North Middletown Road be dedicated to Town under same requirements as effective on the Huffman & Boyle land immediately north.

EXHIBITS:

- I. Area Map
- II Plot and front elevation of proposed building
- III Article from Journal-News dated 4/13/66.

Mr. Hurwitz stated the following:

Property located on the east side of North Middletown Road just north of Route 59 (Four Corners). Is location of small residence between Huffman & Boyle and gasoline station on the south. Directly across from the east entrance of the Grandway parking lot and backing up on entrance of St. Anthony's.

PURPOSE FOR REQUEST FOR CHANGE OF ZONE:

To erect a building to contain dry-cleaning store. C-2 requested instead of C-1 because of cleaning operation on premises.

SURROUNDING ZONES:

Directly across: C-2
To the south: C-2
To the north: C-2

WITNESSES: (Sworn in by Supervisor)

1. Mr. Raymond Zavidow, 333 North Broadway, Jericho, N.Y.

Is associated with Z & Z who are in business of building drive-in dry-cleaning stores. Has established same type of business in Nassau, Suffolk, and Queens counties, and one in Pearl River (in process now) on Route 304. This would be second unit in Rockland County.

Property in question 65' wide - 200' deep. State projects this as roadway; their plans not yet firm - could be 18 months to two years away.

2. Mr. Donald Bain, 14 N. Middletown Road, Nanuet:

Owner of property; resides on premises. Commercial surrounding - gasoline station to south; Huffman & Boyle to the north; Grandway to the west; milk machine directly across.

No funds to purchase another home until this property is sold. Owner of property signed contract with Z & Z on 1/12/66; found out State might take this piece of property in March, 1966, two months later.

SUMMATION: Mr. Hurwitz: Ideal for commercial
Mr. Wexler: State plans indecisive for long time. May change to another area.

IN FAVOR:

1. Bruce McIntyre, neighbor; (2) Carl Herman, 25 N. Middletown Rd.; (3) Dick Beckman, 51 N. Middletown Rd.; (4) Mr. Pratt (owns property across street); (5) Mrs. Sands, 36 N. Middletown Rd.

Councilman Holbrook inquired if petitioner would be willing to submit to site and architectural review. Petitioner responded in the affirmative. Attorney for petitioner: Building located approximately 60-70-80 feet from back of property line. Adequate parking in front. Will leave buffer. OPPOSED: None

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

Signed,

Anne E. O'Connor
Town Clerk

TOWN BOARD MEETING

Town Hall

5/4/66

8:00 P.M.

Present: Councilmen Holbrook, Brenner, Damiani, Frohling, Supervisor Mundt,
First Deputy Town Attorney Murray N. Jacobson,
Deputy Town Attorney Neal Hirschfeld,
Town Clerk Anne E. O'Connor

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

(361) Councilman Damiani offered the following resolution:

RESOLVED, that the month of May, 1966, is hereby proclaimed "SENIOR CITIZENS MONTH" in the Town of Clarkstown.

Seconded by Councilman Brenner.

All voted Aye.

Mrs. Helen Buesing presented Councilman Damiani with an Honorary Membership on behalf of the Senior Citizens in recognition and thanks for his efforts on their behalf.

(362) Councilman Holbrook offered the following resolution:

RESOLVED, that Orange and Rockland Utilities, Inc. be authorized to install seven (7) street lights on Red Hill Road, West Clarkstown Road, No. Middletown Road, Little Tor Road, Amundsen Lane and Burda Lane, at an annual cost of \$1,732.92.

Seconded by Councilman Frohling.

All voted Aye.

(363) Councilman Holbrook offered the following resolution:

RESOLVED, that Orange & Rockland Utilities be authorized to install four (4) street lights on Wesel Road, Nanuet, at an annual cost of \$187.20.

Seconded by Councilman Brenner.

All voted Aye.

(364) Councilman Holbrook offered the following resolution:

RESOLVED, that minutes of three public hearings and regular Town Board meeting held on 4/20/66 and minutes of regular Town Board meeting held on 4/29/66 are hereby approved and accepted as submitted by the Town Clerk.

Seconded by Councilman Brenner.

All voted Aye.

(365) Councilman Frohling offered the following resolution:

RESOLVED, that regular Town Board meeting be adjourned in order to hold scheduled public hearing.

Seconded by Councilman Brenner.

All voted Aye.

(366) Councilman Damiani offered the following resolution:

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

Seconded by Councilman Holbrook.

All voted Aye.

(367) Councilman Holbrook offered the following resolution:

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RESOLVED, that decision on zone change application made by Z & Z Magnet Corporation (R-1 to C-2) for property located on east side of North Middletown Road, Magnet, be reserved.

Seconded by Councilman Damiani.

All voted Aye.

Presentation will be made to public showing the recommendations of the Planning Board for the Master Plan for Clarkstown on 5/14/66 at the Clarkstown High School from 10:00 AM to 5:00 PM.

Mr. Lawrence Vinecour, 853 Millburn Road, Valley Cottage, representing the Carriage Hill Home Owners' Association appeared before Board re drainage. Supervisor suggested that complaints be enumerated in a letter to him; also, a meeting in the field with Town Engineer and Highway Superintendent will be arranged and matter will be taken up with Mr. Bergstol, the builder.

(368) Councilman Holbrook offered the following resolution:

RESOLVED, that Saturday between hours of 9:00 AM and 1:00 PM be hereby established as day which residents of the Town of Clarkstown can utilize the Town Dump free of charge for dispersing with bulky items, instead of Wednesdays as previously specified.

Seconded by Councilman Damiani.

All voted Aye.

Mr. William Citti appeared before the Board with large contingent objecting to location of proposed highway garage. After considerable discussion, Supervisor Mundt suggested that Mr. Citti and Mr. Mackey join the Town Board on Tuesday, the 10th at 9: PM and present petition.

(369) Councilman Damiani offered the following resolution:

RESOLVED, that the following persons are hereby appointed to serve as Democratic Inspectors of Elections in the Highway Referendum :

Mary Sorrentino	Dolores Avaras
Alda Hastings	Joanne Kessler
Joann DiNapoli	Katherine Piscitelli
Beatrice Gartenlaub	Frances Kaplan
Sheila Dunn	Helen Raggi
Eileen Quinn	Madeline Rose
Bernice Simon	Estelle Russell
Theresa Hendley	Phyllis Lindemann
	Harold Roth

Seconded by Councilman Holbrook

All voted Aye/

(370) Councilman Damiani offered the following resolution:

RESOLVED, that the following persons are hereby appointed to serve as Republican Inspectors of Elections in the Highway Referendum:

Marion Hickey	Ruth Gardineer
John Fruauf	Edith Oliver
Helen Klos	Shirley Sauter
Dorothy Hansen	Martha Reichard
Viola Roberts	Constance Fitzgerald
Beverly Sawaya	Harold F. McLeod
Agnes Markey	Mae Wilson
Charles Sperry	

Seconded by Councilman Holbrook

All voted Aye.

TBM - 4-1-66

(371) Councilman Frohling 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 amount of \$2,000 is hereby appropriated from funds now available to said purpose to redeem, in part, on or before May 11, 1966, the outstanding \$4000 Bond Anticipation Note for Increase and Improvement of Facilities of Sewer District No. 4-1965 of the Town of Clarkstown, in the County of Rockland, New York, hereinabove referred to in the recital of this resolution, said funds being a source other than the proceeds of the bonds in anticipation of which said Note has been issued.

Section 2. This resolution shall take effect immediately.

Seconded by Councilman Holbrook.

All voted Aye.

(372) Councilman Frohling 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 \$4000 Bond Anticipation Note for Increase and Improvement of Facilities of Sewer District No. 4-1965 of the Town of Clarkstown, in the County of Rockland, New York, dated May 11, 1965, maturing May 11, 1966, subject to prior redemption, numbered R-1, heretofore duly authorized, sold and issued pursuant to the bond anticipation note resolution duly adopted by the Town Board on May 10, 1965, is hereby authorized to be renewed in part by the issuance of a new Note in the principal amount of \$2000; the amount of \$2000 having been heretofore duly appropriated from a source other than the proceeds of the bonds in anticipation of which said Note has been issued, to redeem, in part, said Note dated May 11, 1965, all as hereinabove referred to in the recital hereof, pursuant to the provisions of the Local Finance Law, constituting Chapter 33-a of the Consolidated Laws of the State of New York. The maturity of said renewal Note herein authorized shall not be later than one year from its date, and said Note may be further renewed pursuant to the provisions of said Local Finance Law.

Section 2. The terms, form and details of said renewal Note shall be as follows:

Amount and Title: \$2,000 Bond Anticipation Note for Increase and Improvement of facilities of Sewer District No. 4-1965.

Date: May 11, 1966

Matures: May 11, 1967, subject to prior redemption

No. RR-1 Denomination: \$2000

Interest rate: 3% per annum, payable at maturity

Place of payment of principal and interest: Supervisor's Office, Town Hall, New City, New York

Form of Note: Substantially in accordance with form prescribed by Schedule B, 2 of the Local Finance Law of the State of New York

Section 3. Said Note is hereby sold to the First State Bank of Spring Valley, Spring Valley, New York, for the purchase price of \$2000, plus the amount of interest, if any, accrued on said Note from its date to the date of delivery thereof and payment therefor, said Note shall bear interest at the rate of three per centum (3%) per annum, payable at maturity.

Section 4. The Note herein authorized shall contain the recital of validity prescribed by Sec. 52.00 of said Local Finance Law and shall be a general obligation of the Town, payable as to both principal and interest by a general tax upon all the taxable real property within the Town without limitation of rate or amount. The faith and credit of the Town are hereby irrevocably pledged to the punctual payment of the principal and interest on said Note and provision shall be made in the budget of the Town by appropriation for the redemption of said Note to mature in such year and for the payment of interest to be due in such year.

Section 5. Said Note shall be executed in the name of the Town by its Supervisor and the corporate seal of said Town shall be affixed thereto and attested by its Town Clerk.

Section 6. This resolution shall take effect immediately.

Seconded by Councilman Holbrook

All voted Aye.

(373) Councilman Frohling offered the following resolution:

RESOLVED, that the Supervisor be authorized to transfer \$3000 from CURRENT SURPLUS-GENERAL to PLANNING BOARD FOR PURCHASE OF EQUIPMENT AND OFFICE SUPPLIES.

Seconded by Councilman Holbrook.

All voted Aye.

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(374) Councilman Holbrook offered the following resolution:

RESOLVED, that the Town Clerk be authorized to advertise for bids for the purchase of ten (10) new voting machines, trading in ten.

Seconded by Councilman Brenner.

All voted Aye.

Town Clerk was instructed to write to the respective Town Chairmen asking them to submit their recommendations for splitting of election districts for adoption in the month of June.

(375) Councilman Frohling offered the following resolution:

RESOLVED, that date of public hearing re proposed amendment to zoning ordinance be set for May 18, 1966 at 9:00 P.M.

Seconded by Councilman Damiani.

All voted Aye.

(376) Councilman Damiani offered the following resolution:

RESOLVED, that the Supervisor be authorized to transfer from CURRENT SURPLUS-GENERAL to CLARKSTOWN PLANNING BOARD-EMPLOYEES' COMPENSATION ACCOUNT the amount of \$1425.00 for purpose of retaining "Planning Assistant".

Seconded by Councilman Frohling.

All voted Aye.

(377) Councilman Damiani offered the following resolution:

RESOLVED, that Stuart Mahler, 53 Washington Square South, New York, N.Y., be appointed to the position of "Planning Assistant" for a period of fifteen (15) weeks commencing 5/25/66 and ending 9/7/66 at a weekly salary of \$95.00.

Seconded by Councilman Frohling.

All voted Aye.

Re renaming of Townline Road, Supervisor suggested that Clarkstown Planning Board communicate with the Town of Orangetown on the basis that this has been recommended by the Fire Commission.

Awarding of Sanitary Fill bid tabled. Request made for ten acres for fire training site in area.

(378) Councilman Holbrook offered the following resolution:

RESOLVED, that the Clarkstown Planning Board be authorized to use the services of part-time draftsmen at the rate of \$1.40 per hour, and be it

FURTHER RESOLVED, that required funds for same be authorized and made available on an ad hoc basis for work completed and authorized by the Chairman of the Planning Board.

Seconded by Councilman Brenner.

All voted Aye.

(379) RESOLVED, that the Highway Superintendent be authorized to proceed with construction of sidewalks, costs for such construction to be debited to the "SIDEWALK CONSTRUCTION ACCOUNT."

Seconded by Councilman Damiani.

All voted Aye.

PRM - 4/66

Trial Balance, February 28, 1966, voted by Town Board. Filed in Town Clerk's Office.

(380) Councilman Holbrook offered the following resolution:

RESOLVED, that the Town Clerk be authorized to sign hydrant order and sketch for installation of one (1) hydrant on north side of West Street, 195' east of east curb line of Strawtown Road.

Seconded by Councilman Brenner.

All voted Aye.

Re request for "YIELD" or "STOP" sign at the intersection of Endicott Street and North Grant Avenue, Congers; referred to Police Chief for his recommendation.

Monthly report for month of April 1966 - Sewers - Construction and Savings Accounts - submitted to Board. Filed in Town Clerk's Office.

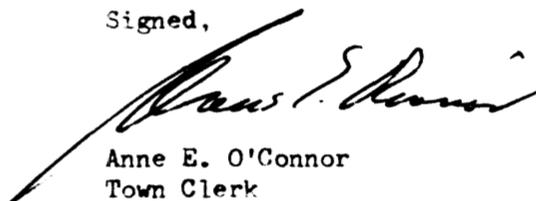
Matter of refuse behind Grandway Shopping complex brought up by Councilman Damiani. Ordinance will cover.

Councilman Damiani also mentioned buckling of pavement in front of stores. Ordinance covering will become effective 5/21.

Councilman Damiani was requested to expedite any transactions with the County as to Dump Site.

On resolution offered by Councilman Brenner, seconded by Councilman Frohling and unanimously adopted, Town Board meeting was adjourned until Wednesday, 5/18/66.

Signed,



Anne E. O'Connor
Town Clerk

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