

## PUBLIC HEARING

Town Hall

11/2/66

8:10 P.M.

Present: Councilman Holtbrook, Brenner, Damiani, Frohling, Supervisor Mundt.  
Town Attorney Donald S. Tracy  
First Deputy Town Attorney Murray N. Jacobson  
Deputy Town Attorney Neal M. Hirshfeld  
Town Clerk Anne E. O'Connor

RE: PROPOSED EXTENSION OF NEW CITY-WEST NYACK WATER SUPPLY DISTRICT TO INCLUDE REYVILLE ESTATES - SECTION 11:

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

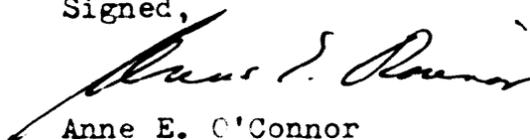
Frederick G. Busch, Town Engineer stated the following:

Proposed extension will benefit all property owners within proposed district. All property owners who will benefit are included within the limits of the proposed district.

Would be in public interest to grant. Will provide fire protection for the safety and well-being of property and lives. Would cause reduction in fire insurance rates.

On resolution offered by Councilman Brenner, seconded by Councilman Holtbrook and unanimously adopted, public hearing was closed.

Signed,



Anne E. O'Connor  
Town Clerk

CCG660

PUBLIC HEARING

Town Hall

11/2/66

4:15 P.M.

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

RE: ZONE CHANGE APPLICATION - GEORGE E. HECK & WILLIAM GOLDBACH (R-1 to R-2)  
 PROP. LOCATED ON W/S ROUTE 304, NORTH OF NEW HEMPSTEAD ROAD:

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

CLARKSTOWN PLANNING BOARD RECOMMENDATION:

Approval- subject to following: Maximum density of twin dwelling units per acre - (i.e. 78 DUs total). Rate of building to be controlled in accordance with installation rate of the various utilities (sewers, etc.)

Henry Horowitz Esq., Route 59 & Rose Rd., Nanuet appeared as attorney for petitioners and stated the following:

7.9 acres involved located on w/s Main St. about 1500' north of intersection of New Hempstead Road and Main Street, New City, Opposite New City Gardens and U.A. Theatre. Petition submitted in January 1965 at which time arguments were made for garden apartments because of the existing uses which were in area.

To East: Several shopping centers, gasolint stations, dress shops, office building and New City Garden Apartments, recently completed theatre, proposed shopping center.

To West: Court House, bank, and one-family residences.

Two different uses facing each other. Denied 10/65 on basis that Town development plan was then in progress. Master plan now complete, which plan calls for garden apartments from bank, up to and including parcel in question.

FINANCIAL RAMIFICATIONS: R-1 would permit 15,000 square feet home, 2.3 units to acre; (abl to construct 18 single family homes) At \$30,000 per home 25% equalization rate - \$35.70 town and county tax. (R-1 \$236.00 - total per unit) for total of \$4734.00

R-2 - 137 units - \$10,000. a unit; 25% equalization rate #35.07 per thousand - \$12,000. - construction to town and contribution to town and county tax, based on multi-family.

SCHOOLS: R-1: \$544. per unit - total \$8782 contribution to CSD #1  
 R-2: \$24,800 total contribution for school taxes

(BASED ON LOCAL COUNTY APARTMENT STUDY)

CHILDREN: R-2: .22 school-age children per occupied unit for 100% occupancy.  
 R-1: 1.1 school age child. Under R-1, would allow 20 (or \$490. per school-age child. Cost to educate \$447. per school-age child,  
 R-2: .22 school age children-30 children- total contribution \$24,800.- \$827. per school age child.

DENSITY: Same as two years ago. (17.3 to acre 1956 \_ 17.3 to acre today).

Conforms with town development plan.

Attorney Horowitz stated he believed petitioners would accept 10 units per acre. Will also inquire of petitioners if condominium or cooperative instead of garden apartments would be acceptable. Would contribute to recreation as determined by Planning Board. Would agree to limit bedroom space on 70% single bedroom basis (two bedrooms- no three bedrooms). Attorney for petitioners will submit letter to Town Board confirming.

## PUBLIC HEARING

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Councilman Brenner commented that Ramapo 11 Report more recent- (year newer) Supervisor stated that garden apartments in Clarkstown produce less children-less bedrooms allowed.

Construction time: No start before some time well into 1967 State construction - 24-32 units in 1965 - 3 to 5 years range, dependent on conditions.

RE SEWERS: Intial provision; Sewer District #10 (New City Garden Apartments). If not feasible, petitioner will seek other way to solve sewerproblem. Will deed all easements necessary to town free of charge.

IN FAVOR: None

OPPOSED:

1. Mr. Greer, 22 Verdin Drive; Only builder's profit.
2. Mr. Klein, Elmwood Drive: More children-more schools. Would bring less taxes. Who would pay for sewers.
3. Mr. Silverman, 13 Verdin Drive: More schools would have to be built.
4. Mr. A. Spiro: Freeze same as Ramapo until adoption of Master Plan and zoning ordinance Town Planner suggested denying. Re apartments across way and hardship- has density rates on his side. Re tax advantage - none exists. Re occupants - Who will use- what is need Re accord with Master Plan - we have no Master Plan. (Moratorium)
5. Mr. J. Mackey, 384 Strawtown Rd., West Nyack; Wait for Master Plan - avoid what happened in Ramapo or Spring Valley.
6. Mrs. J. Siegel, 76 Eberling Drive, New City: ( Map submitted by petitioners too vague)
7. Mr. Lorenzo, 80. Eberling Drive, New City, His home adjacent. Opposed
8. Mr. Jordan, Eberling Drive: Dangerous for children- too close to road. Re stage construction - dangerous intersection in area; Danger will compound if this allowed. Septics bad now - ground saturated. Re need - sees none. Home on market now not being bought. 54 out of 55 signed petition opposing.
9. Mr. L. Hansen, New City: Welfare residents will occupy. Wait for Master Plan. No need for more apartments.
10. Mr. H. Greenbaum, 26 Verdin Drive: 7.9 acres involved- would be congested. Only egress on Route 304; would creat traffic problem. Children trespassing now from Squadron Acres. Absentee management- rundown.
11. Mr. Siegel, 76 Eberling Drive: Opposed.
12. Mr. H. Ashmore, 74 Eberling Drive: (Presneted petition opposing containing over 50% of adjacent land owners. Stated this means that Town Board will have to vote 3-1 in favor to grant (Town Clerk note: approx. 1360 signatures on petitons presented)

REBUTTAL: (Mr. Horowitz):

Re septic tanks- There is no intention of construction with septics. Would get approval from Department of Delath for Package Treatment Plant or County System.

Re staging: This would creat traffic- not staging creats impact.

County Planning Study: Says .22 school age children.

School Area: Every use in area is included inpetition.

Financial Hardship: Zoning which we request should not be based on revenue. Planning Board says garden apartment alright here. People in area feel not.

Both petitions be same people. Children will be there even with R-1 number-of children under R-1 20. Number of children in garden apartmntnts 17.3 to acre, or approximagely 30.

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PUBLIC HEARING

Town Hall

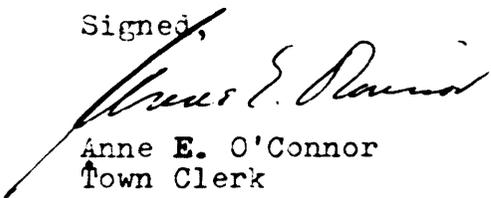
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80% occupancy of garden apartments young marries from area; elderly who want to sell homes.

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

Signed,



Anne E. O'Connor  
Town Clerk

## TOWN BOARD MEETING

Town Hall

11/19/66

8:00 P.M.

Present: Councilman Holbrook, Brenner, Damiani, Frohling, Supervisor Mundt.  
Town Attorney  
First Deputy Town Attorney  
Deputy Town Attorney  
Town Clerk

Supervisor Mundt called Town Board meeting to order.

(837) Councilman Holbrook offered the following resolution:

RESOLVED, that minutes of Town Board meeting held on 10/19/66 are hereby approved and accepted as submitted by Town Clerk.

Seconded by Councilman Brenner.

On roll call the vote was as follows:

AYES: Councilman Holbrook, Brenner, Damiani, Supervisor Mundt.  
ABSENTION: Councilman Frohling. (Not present at 10/19 meeting).

(838) Supervisor Mundt offered the following resolution:

WHEREAS, the Town Board of the Town of Clarkstown, by resolution duly adopted on the 17<sup>th</sup> day of August, 1966, provided for a public hearing on the 19<sup>th</sup> day of September, 1966, at 8:00 P.M., to consider the application of PASCACK MOTEL, INC. to amend the Building Zone Ordinance of the Town of Clarkstown by redistricting the property of the said petitioner from an M-1 district to a C-2 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 for reasons of public health, safety and welfare, the Building Zone Ordinance of the Town of Clarkstown be and it hereby is amended by redistricting from an M-1 district to a C-2 district, the following described property in the Town of Clarkstown, New York and is described as follows:

ALL that certain plot, piece or parcel of land 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 line of Lawrence Street situate 165.48 feet from the intersection of the easterly line of Second Avenue as extended southerly and the northerly line of Lawrence Street, as extended westerly on a course from said intersection of North 71° 33' West; said point of beginning being also at the southeast corner of lands of C. Schultz and running thence:- (1) North 4° 37' 10" East a distance of 1537.54 feet to a point at the northeast corner of lands of Burns; thence (2) North 85° 19' West along the northerly line of lands of Burns a distance of 150 feet to a point in the easterly line of Second Avenue; thence (3) North 4° 37' 10" East along the easterly line of Second Avenue a distance of 50.0 feet to a point; thence (4) South 85° 19' East a distance of 405.66 feet to a point; thence (5) South 6° 36' 20" West a distance of 10.55 feet to a monument; thence (6) South 84° 53' 40" East along lands of Orange & Rockland Utilities, Inc., a distance of 315.04 feet to a drill hole in rock; thence (7) North 6° 34' 20" East a distance of 60.0 feet to a monument; thence (8) South 39° 25' 05" East a distance of 144.73 feet to a point thence (9) Along the S.G.H. Development Corp., the following courses and distances:- (a) South 15° 20' 05" West 794.68 feet; (b) South 6° 35' 55" East 186.12 feet; (c) South 33° 36' 25" East 120.78 feet; (d) South 49° 24' 40" East 124.08 feet; (e) South 17° 22' 40" East 87.78 feet; (f) South 43° 01' 40" East 44.88 feet; (g) South 9° 31' 40" East 75.90 feet; (10) South 0° 35' 40" East 26.87 feet to a point at the northeast corner of lands of C. Jones; thence (11) North 85° 12' 20" West along the northerly line of lands of C. Jones, a distance of 285.55 feet to a point; thence (12) South 4° 47' 40" West along the westerly line of lands of C. Jones, a distance of 537.34 feet to an old iron pin set in the northerly line of Lawrence Street; thence (13) North 71° 33" West measured along the northerly line of Lawrence Street a distance of 614.76 feet to the point or place of BEGINNING.

CCG660

## TOWN BOARD MEETING

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## RESTRICTIVE COVENANTS AS FOLLOWS:

1. Limit number of units to 135.
2. Residents shall be given right of first refusal at reasonable rental (between \$65 & 70) for their sites in new park area.
3. Area subject to Planning Board Site Review.
4. **Shade Tree Committee** approval required. To be planted so that screening on Lawrence and Clark Streets conceal units from adjacent residences.
5. Ingress only on Lawrence St. (No exit at that point).
6. All easements required for drainage, sewers, road widening, etc., to be deeded free of charge to respective municipalities.
7. No domestic services on premises except laundry which presently exists.
8. Petitioner must form sewer district within Town of Clarkstown.)

Seconded by Councilman Frohling.

On roll call the vote was as follows:

**AYES:** Councilman Holbrook, Damiani, Frohling, Supervisor Mundt.  
**NOES:** Councilman Brenner.

In connection with above resolution, the following comments were made:

Supervisor Mundt: This petition must be judged in human terms, rather than solely on factors involving land values, etc. In this particular instance, we have people being moved from property. Many are elderly, young who have invested large savings in these trailers, and have no place to go. My motivation is based on what we can do to help others than on zoning considerations.

Councilman Frohling: Many factors brought out at hearings considered. Victims of progress. As public officials, we have pursued other locations. There is no alternative. Choice of site in Clarkstown should be honored and protected. State of New York shirked their responsibility and ignored this problem. Concur with recommendations of Planning Board.

Councilman Holbrook: People in trailer parks have been victimized by state and system. (Purchase of trailer before living in park). Hardship would be visited upon these people through no fault of their own or this Town Board.

Councilman Brenner: I vote No. This Town Board did not create this problem, state did. Management of Pascack Mobile Park compounded it. They knew in 1962 there would be some taking in their area but did not do anything until this year. They sought other lands, but did not accept because of sewer situation. If desperate, they would have accepted new location within reason, but held out for this location.

Councilman Damiani: Humanitarian outlook should outweigh all else.

Motion carried.

RESTRICTIVE COVENANTS:

1. Limit number of units to 135.
2. Residents shall be given right of first refusal at reasonable rental (between \$65 and \$70) for their sites in the new **park** area.
3. Area subject to Planning Board Site Review.
4. Shade Tree Committee approval required. To be planted so that screening on Lawrence and Clark Streets conceal units from adjacent residences.
5. Ingress only on Lawrence St. (No exit at that point).
6. All easements required for drainage, sewers, road widening, etc., to be deeded free of charge to respective municipalities.
7. No domestic services on premises except laundry which presently exists.
8. Petitioner must form sewer district within Town of Clarkstown

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Attorney for petitioners, John H. Hecker, Esq. thanked Town Board for their unrepresented action.

(839) Councilman Holbrook offered the following resolution:

RESOLVED, that time for receiving bids for furnishing of three (3) 1/2-ton Pickup Trucks to the Clarkstown Highway Department is hereby closed, and be it

FURTHER RESOLVED, that all bids received up to and including this time are hereby ordered opened.

Seconded by Councilman Damiani.

All voted Aye.

The following bids were received:

(1) DRISCOLL CHEVROLET, INC.  
Route 59, Spring Valley

3 - New 1967 1/2 Ton Two Wheel Drive Pickup Trucks \$7189.35  
Less Trade-in on 1962 Ford Station Wagon 2249.76  
NET BID.....\$4939.59

(2) CENTRAL MOTORS CO.  
46-60 South Central Ave. Spring Valley

Same \$7393.42  
Less Trade-in 1862.44  
NET BID.....\$5535.98

(3) MONSEY GARAGE INC.  
Route 59, Monsey

Same \$52228.73  
Less Trade-in 204.00  
NET BID.....\$5024.73

(4) FAULKNER MOTOR CO., INC.  
Nyack, New York

Same \$7064.55  
Less Trade-in 1585.78  
NET BID.....\$5478.77

(5) MID-TOWN AUTO BODY  
Route 9W, Congers

Same (GMC CM 1570C) \$5450.40  
Less Trade-in 500.00  
NET BID.....\$4950.40

(6) MID-TOWN AUTO BODY  
Route 9W, Congers

Same (GMC CS 1570C) \$5197.32  
Less Trade-In 500.00  
NET BID.....\$4697.32

(840) Councilman Holbrook offered the following resolution:

RESOLVED, that upon recommendation of the Superintendent of Highways, bid for the furnishing of three (3) New 1967 1/2 ton Two Wheel Drive Pickup Trucks (GMC-CS 1570C) be awarded to MID-TOWN AUTO BODY, Congers, N.Y. at Net Price to town of \$4697.32.

Seconded by Councilman Frohling.

All voted Aye.

Town Board signed Order Extending New City-West Nyack Water Supply District to include Reyville Estates, Sec. 11. (See Page 379)

CCG660

## TOWN BOARD MEETING

Town Hall

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(840) Councilman Brenner offered the following resolution:

RESOLVED that decision on Zone Change application made by George E. Heck & William Goldbach (R-1 to R-2) is hereby reserved.

Seconded by Councilman Damiani.

All Voted Aye.

Councilman Philip J. Frohling submitted letter of resignation as Deputy Supervisor effective immediately due to his nomination to serve as a director of the Nanuet National Bank, said bank being a depository for funds of the town. Supervisor Mundt thereby appointed Councilman Martin E. Holbrook Deputy Supervisor, effective this date.

(842) 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 21st day of December, 1966, at 8:15 P.M., to consider the repeal of Section 5-2 (10) of Chapter 5 of the Code of the Town of Clarkstown (The General Ordinances of the Town), said chapter being entitled "Bingo".

Seconded by Councilman Brenner.

All voted Aye.

(843) Councilman Holbrook offered the following resolution:

TOWN BOARD MEETING

Town Hall

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Order from State Comptroller granting Town of Clarkstown permission to extend Clarkstown Sewer District No. 17 (extension) received and noted by Town Board.

In the Matter of the Petition for  
 Extension of the **New City-West Nyack Water Supply**  
 District to include **Reyville Estates, Sec. 2**  
 subdivision  
 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, including 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 <sup>5th</sup> day of October 1966, for the hearing of all persons interested in the matter on the 2nd day of November, 1966 at 8:10 P.M. Local Time, at the Board Room of the Town Hall of the Town of Clarkstown, 100 1/2 Ave. Avenue, New City, New York, and a Hearing by the 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 benefited thereby, that all property and property owners benefited 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 so and there further duly resolved that the creation of such extension as proposed be 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:

(INSERT DESCRIPTION)

DATED: November 2, 1966

s/ Philip J. Frohling, Jr.  
CORNELIUS

s/ William Brenner  
CORNELIUS

s/ Paul F. Mundt

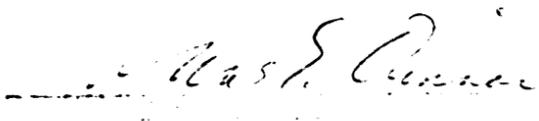
s/ Martin E. Holbrook  
CORNELIUS

s/ James V. Damiani, Sr.

STATE OF NEW YORK OF COUNTY OF ROCKLAND  
TOWN OF CLARKSTOWN

I, JAMES E. O'CONNOR, Town Clerk of the said Town of Clarkstown, County of Rockland, hereby certify that a true and correct copy of the foregoing **extending Water Supply District** is on file in my office and of the whole of such proceedings.

WITNESSED my hand and the seal of the said Town of Clarkstown, New York, this 3rd day of November, 1966.



CCG660

Beginning at a point at the northerly end of Fulton Street as shown and designated on a map entitled, "Subdivision of Property of Hoyville Estates Sec. 2, Town of Clarkstown, Rockland County, N.Y., last revised on June 30, 1965 and prepared by Jack D. Boswell of Barbour, Jost and Boswell Surveyors, New City, N.Y.," said map also known as "Filed May 31, 1965," Book 71, Page 15," and said point of beginning being also the northwest corner of the existing New City-West Nyack Water Supply District; thence (1) running North  $01^{\circ}43'30''$  west, 213.52 feet to a point; thence (2) running North  $52^{\circ}50'00''$  west, 64.20 feet to a point; thence (3) running North  $14^{\circ}31'00''$  east, 48.00 feet to a point; thence (4) running North  $77^{\circ}26'45''$  west, 1166.53 feet to a point; thence (5) running North  $06^{\circ}18'28''$  east, 410.65 feet to a point; thence (6) running North  $84^{\circ}49'32''$  west, 473.49 feet to a point; thence (7) running South  $00^{\circ}46'30''$  west, 1980.70 feet to a point; thence (8) running South  $83^{\circ}31'45''$  east, 253.15 feet to a point; thence (9) running South  $83^{\circ}22'23''$  east to a point on the westerly line of the existing Nanuet Water Supply District; thence (10) running northerly and easterly along the westerly and northerly line of the existing Nanuet Water Supply District to the southwest corner of the existing New City-West Nyack Water Supply District; thence (11) running in a general northeasterly direction along the various courses and distances of the existing New City-West Nyack Water Supply District to the point or place of beginning.

CCG660

(844) Councilman Damiani offered the following resolution:

844 11B:

EXTRACT OF MINUTES

Meeting of the Town Board of the Town of Clarkstown,  
in the County of Rockland, New York.

November 2, 1966

\* \* \*

A regular meeting of the Town Board of the Town of Clarkstown,  
in the County of Rockland, New York, was held at the Town Hall,  
10 Maple Avenue, New City, New York, in said Town, on November 2,  
1966, at 8:00 o'clock P. .M.(E.S.T.).

There were present: Honorable Paul F. Mundt, Supervisor,  
and  
William Brenner Councilman  
Philip J. Frohing, Jr. Councilman  
Martin E. Holbrook Councilman  
James V. Damiani, Sr. Councilman

There were absent:

Also present: Anne E. O'Connor, Town Clerk  
Donald S. Tracy, Town Attorney  
Donald G. Partridge, Attorney for Extension  
and Sewer District No. 17

\* \* \*

Councilman Damiani offered the following resolution  
and moved its adoption:-

BOND RESOLUTION OF THE TOWN OF CLARKSTOWN,  
NEW YORK, ADOPTED NOVEMBER 2, 1966,  
APPROPRIATING \$72,000 FOR THE CONSTRUCTION OF  
A LATERAL SEWER SYSTEM IN EXTENSION NO. 1 OF  
SEWER DISTRICT NO. 17, IN THE TOWN OF  
CLARKSTOWN AND AUTHORIZING THE ISSUANCE OF  
\$72,000 SERIAL BONDS OF SAID TOWN TO FINANCE  
SAID APPROPRIATION.

Recital

WHEREAS, following preparation of a general map, plan and report providing for a lateral sewer system in the proposed extension of Sewer District No. 17, in the Town of Clarkstown, in the County of Rockland, New York (herein called "Town"), and after a public hearing duly called and held, the Town Board of the Town, determined, pursuant to resolution duly adopted August 17, 1966, 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 such proposed extension are benefited thereby; that all the property and property owners benefited are included within the limits of such proposed extension and that such proposed extension is in the public interest and approved such proposed extension and the construction of such lateral sewer system therein; and

WHEREAS, no petition signed and acknowledged by the owners of taxable real property situate in such proposed extension 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 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 extend said Sewer District No. 17 by Order dated October 21, 1966, which Order was duly filed 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 November 2, 1966, extending said Sewer District, therein designated Extension No. 1 of Sewer District No. 17, in the Town, and ordering construction of said lateral sewer system, including equipment and appurtenances therein, at a cost not to exceed \$72,000;

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 (herein called "Town"), hereby appropriates the amount of \$72,000 for construction of a lateral sewer system, consisting of lateral sewers, sub-mains and sub-trunks tributary to the Nanuet sub-trunk and main trunk and including manholes, house connection stubs brought to the curbs, acquisition of necessary land and rights in land and original equipment, machinery and apparatus, in Extension No. 1 of Sewer District No. 17 in the Town, all hereinabove referred to in the recitals of this resolution, all in accordance with the map, plan and estimate prepared by Charles R. Velzy Associates, Inc., 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 the Town. The estimated maximum cost of said specific object or purpose,

including preliminary costs and costs incidental thereto and the financing thereof, is \$72,000 and the plan of financing includes the issuance of serial bonds of the Town, in the principal amount of \$72,000, and the assessment, levy and collection of assessments on the several lots and parcels of land within the said Extension No. 1 of Sewer District No. 17 which the Town Board shall deem especially benefited by said lateral sewer system 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 are hereby authorized to be issued in the principal amount of \$72,000 pursuant to the provisions of the Local Finance Law, constituting Chapter 33-a of the Consolidated Laws of the State of New York (herein called "Law").

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

(a) The period of probable usefulness of the specific object or purposed for which the bonds authorized by this resolution are to be issued, within the limitations of §11.00 a. 4 of the Law, is thirty (30) years.

(b) Current funds are not required by the 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 the 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 the Law, and said bonds and notes shall be general obligations of the Town, 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 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 budget 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 the 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 the Law, the powers and duties of the Town Board relative to prescribing the terms, form and contents and as to the sale and issuance of the bonds hereby authorized and any notes issued in anticipation thereof and any renewals thereof are hereby delegated to the Supervisor, the chief fiscal officer of the Town.

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

- (a) such obligations are authorized for an object or purpose for which the Town is not authorized to expend money, or
- (b) the provisions of law which should be complied with at the date of the publication of such resolution, are not substantially complied with,

and an action, suit or proceeding contesting such validity, is commenced within twenty days after the date of such publication, or

(c) such obligations are authorized in violation  
of the provisions of the constitution.

Section 7. This resolution shall take effect immediately.

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

AYES: Councilmen Holbrook, Brenner, Damiani, Frohling and  
Supervisor Mundt.

NOES: None.

The resolution was declared unanimously adopted.

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Councilman Damiani offered the following resolution  
and moved its adoption:-

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, in the County of Rockland, New York, is hereby designated to publish the foregoing bond resolution, in full, in "THE JOURNAL-NEWS," a newspaper published in Nyack, New York, and having a general circulation within said Town, which newspaper is hereby designated as the official newspaper of the Town for such publication, 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 Holbrook and duly put to a vote on roll call, which resulted as follows:-

AYES: Councilmen Holbrook, Brenner, Damiani, Frohling and Supervisor Mundt.

NOES: None.

The resolution was declared unanimously adopted.

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Seconded by Councilman Holbrook.

All voted Aye.

(845) Councilman Frohling offered the following resolution:

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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 2nd day of November, 1966.

PRESENT:

Honorable Paul F. Mundt,	Supervisor
William Brenner	Councilman
Philip J. Frohling, Jr.,	Councilman
Martin E. Holbrook,	Councilman
James V. Damiani, Sr.	Councilman

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-----X

In the Matter :

of the :

ORDER EXTENDING DISTRICT

Extension of Sewer District No. 17 in the Town of Clarkstown, in the County of Rockland, New York. :

-----X

WHEREAS, pursuant to resolution duly adopted, the Town Board of the Town of Clarkstown, in the County of Rockland, New York (herein called "Town"), has caused to be prepared a general map, plan and report for providing a lateral sewer system in the proposed extension of Sewer District No. 17, in the Town, 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 such proposed extension of Sewer District No. 17 and the construction of a lateral sewer system therein; and

WHEREAS, on July 12, 1966, said Town Board adopted an order reciting (a) a description of the boundaries of such proposed extension 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 August 17, 1966, at 8:15 o'clock P.M.(D.S.T.), as the time when, and the Town Hall, 10 Maple Avenue, New City, New York, in the Town, as the place where, said Town Board would meet and hold a public hearing to consider such proposed extension of Sewer District No. 17 and construction of such lateral sewer system therein 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 therein referred to, said Board, by resolution adopted August 17, 1966, 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 and property owners within such proposed extension are benefited thereby; (c) all of the property and property owners benefited thereby are included within the limits of such proposed extension and (e) it is in the public interest to extend Sewer District No. 17, approved such extension of said District and the construction of such lateral sewer system therein, and determined that the maximum amount to be expended therefor is \$72,000 and within thirty (30) days thereafter, no petition requesting that the matter be submitted to a referendum of the owners of taxable real property situate in such proposed extension of Sewer District No. 17, as shown upon the latest completed assessment roll of the Town, was filed with the Town Clerk of the Town; and

WHEREAS, after submission of an application by said Town Board, the State Comptroller granted permission to extend said Sewer District No. 17 by Order dated October 21, 1966, which was duly filed with the Town Clerk of the 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 Sewer District No. 17, in the Town, is hereby extended and shall be known as Extension No. 1 of Sewer District No. 17, in the Town, and bounded and described as follows:-

Lots 162-A-22 to and including 162-A-32

Lots 162-C-14 to and including 162-C-17

Lots 162-F-2 to and including 162-F-15

Lots 162-G-1 to and including 162-G-29

All the maps, block and lot numbers herein mentioned, or described, refer to the Tax Maps of the Town, for the year 1965 on file in the Town Assessor's office located in the Town Hall, 10 Maple Avenue, New City, New York, said extension No. 1 is more particularly described as follows:-

ALL those certain lots, pieces or parcels of land and premises, situate, lying and being at Nanuet, Town of Clarkstown, Rockland County, New York, and more particularly bounded and described on the Clarkstown Assessment Map No. 162 as follows:-

BEGINNING at the Northwesternly corner of Lot 2, Block F, Map 162, and running thence along the Northerly boundary of said lot, Lots 29 and 1 of Block G, and Lot 32, Block A to the Northeastly corner of Lot 32, thence (1) along the Easterly boundary of Lots 32 through 23, Block A to the Southeastly corner of Lot 23, thence

(2) Along the Southerly boundary of lot 23 to the Northeast corner of Lot 22, thence

(3) along the Easterly boundary of Lot 22 to the Northerly side of Prospect Avenue, thence

(4) along said Northerly side of Prospect Avenue to the Southwesterly corner of Lot 22, thence

(5) through Prospect Avenue in a Southerly direction to the Northeast corner of Lot 17, Block C, thence

(6) along the Easterly boundary of Lot 17, Block C to the Southeastly corner of same, thence

(7) running along the Southerly boundary of Lot 17 through 14, Block C, to the Southwesterly corner of Lot 14, thence

(8) along the Westerly boundary of Lot 14 to the Southerly side of Prospect Avenue; thence

(9) running through Prospect Avenue to the Southeastly corner of Lot 15, Block F, thence

(10) along the said Northerly side of said Prospect Avenue to the Southwesterly corner of Lot 15, Block F, thence

(11) along the Westerly boundary of Lots 15 through 12, Block F, to the Southerly boundary of Lot 11, Block F, thence

(12) along said Southerly boundary to the Southwesterly corner of Lot 11, Block F, thence

(13) along the Westerly boundary of Lots 11 through 2, Block F, to the point of beginning.

and be it further

ORDERED, that a lateral sewer system, including acquisition of the necessary lands and rights in land to be acquired, as hereinabove referred to, shall be constructed in said Extension No. 1 of Sewer District No. 17, at a cost not to exceed \$72,000, to be assessed, levied and collected from the several lots and parcels of land in said Extension No. 1 of Sewer District No. 17 which the Town Board shall deem especially benefited by said lateral sewer system 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; and be it further

ORDERED, that within ten (10) days after the 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: NOVEMBER 2, 1966

TOWN BOARD OF THE TOWN OF CLARKSTOWN

  
\_\_\_\_\_  
Supervisor

  
\_\_\_\_\_  
Councilman

  
\_\_\_\_\_  
Councilman

  
\_\_\_\_\_  
Councilman

  
\_\_\_\_\_  
Councilman

SEAL

Members of the Town Board of the Town of Clarkstown, in the County of Rockland, New York.



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Seconded by Councilman Holbrook.

All voted Aye.

(846) Councilman Holbrook offered the following resolution:

WHEREAS, MANNY APPELBAUM has petitioned the Town Board of the Town of Clarkstown that the Building Zone Ordinance of the said Town be amended by redistricting property of the said petitioner described, from an RA district to RA-1 district;

BE IT RESOLVED, that a public hearing pursuant to Section 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 7<sup>th</sup> day of December 1966, at 8:30 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 Frohling.

All voted Aye.

Town Board signed Order setting date of Public Hearing to extend New City-West Nyack Water Supply District to include TOR ACRES Subdivision-12/7/66 - 8:45 P.M. (See page 383 for insert)

Monthly Reports from Zoning Board of Appeals and Building Inspector for month of September 1966 received and noted by Town Board.

(847) Councilman Damiani offered the following resolution:

RESOLVED, that the application of John Knutsen, for a change of zoning from an R-1 district to an R-2 district and to amend the R-2 Use District Zone to permit the erection of hi-rise multiple apts. on property located on the southerly side of New Hempstead Road, New City, N.Y. be referred to the Planning Board for report pursuant to the provisions of 8.51, 8.52 and 8.522 of the Clarkstown Building Zone Ordinance.

Seconded by Councilman Holbrook.

All voted Aye.

(848) Councilman Frohling offered the following resolution:

RESOLVED, that Frederick G. Busch, Town Engineer, is hereby authorized to expedite duplication, on cloth, of forty-six (46) drainage maps at total cost to town of \$264.50.

Seconded by Councilman Damiani.

All voted Aye.

(849) Councilman Damiani offered the following resolution:

WHEREAS, the Town of Clarkstown has purchase premises known as 14 Demarest Avenue, New City, New York from John Frederick Tiemann and Louise Tiemann, his wife, closing of title on said premises being November 2, 1966, and

WHEREAS, John Frederick Tiemann and Louise Tiemann, his wife, desire to store personal property on the premises for a period of two weeks from the date hereof and

WHEREAS, an agreement has been prepared authorizing the storage

THE TOWN BOARD OF THE TOWN OF CLARKSTOWN  
ROCKLAND COUNTY, NEW YORK

In the Matter of the Petition for	"	ORDER
Extension of the <u>New City-West Nyack Water</u>	"	
District to include <u>Tor Estates</u>	"	EXTENDING
	"	DISTRICT
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 2nd day of November 1966, for the hearing of all persons interested in the matter on the 7th day of December, 1966 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 the 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 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:

(INSERT DESCRIPTION)

DATED: <u>December 7, 1966</u>	<u>s/Paul F. Mundt</u> Supervisor
<u>s/William Brenner</u> Councilman	<u>s/Philip J. Frohling, Jr.</u> Councilman
<u>s/Martin E. Holbrook</u> Councilman	<u>s/James V. Damfahi, Sr.</u> Councilman

STATE OF NEW YORK OF COUNTY OF ROCKLAND  
TOWN OF CLARKSTOWN

ss:;

I, ANNE E. O'CONNOR, Town Clerk of the said Town of Clarkstown, County of Rockland, hereby certify that I have compared the foregoing copy of an Order Extending New City-West Nyack Water Supply District with the original now on file in said office, and find same to be a true and correct transcript therefrom and of the whole of such original.

TIMOTHY WHERLOF, I have hereunto subscribed my name and affixed the seal of said Town of Clarkstown this 14 day of Dec. 1966.

[Signature]  
Town Clerk

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BEING 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 shown and described on a certain subdivision map entitled "Tor Acres, Nanuet, Town of Clarkstown, Rockland County, New York", revised July 11, 1966, made by Earl W. Bailey, P.E. and Associates.

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of said personal property for a period of six weeks from the date hereof and said agreement has been approved by the office of the Town Attorney of the town of Clarkstown;

NOW THEREFORE, be it

RESOLVED, that the Supervisor of the Town of Clarkstown is hereby authorized to execute said agreement on behalf of the Town of Clarkstown.

Seconded by Councilman Holbrook.

All voted Aye.

(850) Councilman Frohling offered the following resolution:

WHEREAS, on July 12<sup>th</sup>, 1966 the Town of Clarkstown was granted an option by Margaret Bardon Gray for the purchase of premises situate on the northerly side of Demarest Mill Road, Nanuet, New York, for the purpose of constructing a highway garage, and

WHEREAS, the Town of Clarkstown desires to exercise said option to purchase by executing the contract of sale in this matter, and

WHEREAS, the office of the Town Attorney of the Town of Clarkstown has approved said contract of sale;

NOW THEREFORE, be it

RESOLVED, that the Supervisor of the Town of Clarkstown is hereby authorized to execute the contract of sale for the premises and thereby exercise the option to purchase on behalf of the Town of Clarkstown.

Seconded by Councilman Holbrook.

All voted Aye.

(851) Councilman Damiani offered the following resolution:

WHEREAS, Paul Bailey, Tax Assessor, has requested additional clerical help for his office for an additional period of one month, now, therefore, be it

RESOLVED, that the Supervisor be authorized to execute the necessary Civil Service form for the Temporary appointment until December 2, 1966 of Carol Tribert of 62 Ohil Avenue, Congers, New York to the position of Clerk in the Tax Assessor's Office, at a salary of \$1.75 per hour effective November 7, 1966.

Seconded by Councilman Holbrook.

All voted Aye.

(852) Councilman Brenner offered the following resolution:

WHEREAS, the Town Board of the Town of Clarkstown is desirous of amending the zoning ordinance of the Town of Clarkstown as follows:

By deleting Paragraph 7 of Column 2 in the M-1 District of Section 3.11 (Table of General Use Regulations) relating to filling stations, by adding a new Paragraph 6 of Column 3 in the M-1 District of Section 3.11 (Table of General Use Regulations) as follows:

6. Anything in this Building Zone Ordinance to the contrary notwithstanding, gas filling stations on lots with an area of at least 20,000 square feet and a minimum lot frontage of 150 feet provided all major repairs are made within a totally enclosed structure, and provided that a maximum of five currently licensed vehicles can be parked on lots of less than one acre and one additional such vehicle can be parked for each one-fifth of an acre of the lot above said one acre. All gasoline pumps and service facilities shall be set back at least 20 feet from the front lot line. The special permit provided for in this paragraph shall be granted only by the Town Board upon application thereto after a public hearing upon due notice.

NOW THEREFORE, be it

RESOLVED, that a public hearing pursuant to Section 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 7 day of December, 1966, at 9:15 P.M., relative to such proposed amendment; and it is

FURTHER RESOLVED, that the Town Attorney prepare Notice of Statutory

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Hearing and that the Town Clerk cause the same to be published in the Journal-News, the official newspaper of the Town of Clarkstown, and file proof thereof in the office of the said Town Clerk.

Seconded by Councilman Frohling.

All voted Aye.

Re drainage problems (Mr. Brett - J. Fledman Builder; Bldg. Inspector to notify builder that permits will be held until problems are corrected. Town Engineer will inform Mr. Brett action taken by Town Board.

(853) Councilman Holbrook offered the following resolution:

RESOLVED that Orange & Rockland is hereby authorized to remove lights on Poles #116 & 118, Old Nyack Turnpike at reduction in cost to town of \$93.60 annually.

Seconded by Councilman Brenner.

All voted Aye.

Mr. Merton E. Rawson, Chairman of the Planning Board informed Town Board that; in connection with covenant for construction of park area in Mr. Mark Wyle's development placed on him by Planning Board; this is complete except for seeding and construction of pond. Wants accepted with provision that pond would be accepted in spring.

Supervisor suggested that by meeting of the 16th, deed be ready for acceptance by town and new pond that reflects Mr. Rawson's covenant with Mr. Wyle. Councilman Damiani suggested that Messrs. Fisher of Recreation Commission, Merton Rawson and the Town Engineer draw up cost figure for town, in case of default and town has to do. Also, meet in field to determine what has to be done in this connection. Matter will be pursued at 11/16 Town Board Meeting.

Re punch list - road dedications: Presented by Councilman Damina as given to him by Town Engineer. Engineer will forward copies of same to members of the Town Board for study.

Mr. Harris Taylor, Valley Cottage, appeared before Board re markers - Valley Cottage Heights Subdivision. Town Engineer stated he has been in touch with Mr. B. Blasenheim who assured him he would put in markers. Town Engineer to follow thru.

Councilman Damiani submitted request made by a Mrs. Zippilli for sidewalks in High School area (from school down around bend coming up Congers Road). Recommends that this area be included in sidewalk plan. Supervisor stated that this will be implemented in 1967 program.

Councilman Brenner reported to Town Board that all engineering work complete in Roosevelt Avenue Street Improvement District. Highway Superintendent stated that as soon as plan or profile received from Town Engineer, he will commence work necessary. Town Engineer will convey; Highway Superintendent will commence Monday of next week.

(854) Councilman Brenner offered the following resolution:

RESOLVED, that the Highway Superintendent is hereby authorized to commence any work necessary in Roosevelt Avenue Road Improvement District, said work to be commenced as soon as the Town Attorney approves legality of same.

Seconded by Councilman Holbrook.

All voted Aye.

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(855) Councilman Holbrook offered the following resolution:

RESOLVED, that the Highway Superintendent is hereby authorized to take any and all necessary steps to alleviate all drainage problems existing on property of J. Behan, Capral Lane, New City, upon obtaining easement, and be it

FURTHER RESOLVED, that any and all funds for same be obtained from Drainage Bond Issue.

Seconded by Councilman Frohling.

All voted Aye.

(856) Councilman Frohling offered the following resolution:

WHEREAS, upon certification of the Rockland County Personnel Office, the position of SENIOR ACCOUNT CLERK AND TABULATING EQUIPMENT OPERATOR in the Town of Clarkstown can now be established, and said position having this day been established by Town Board Resolution, now, therefore, be it

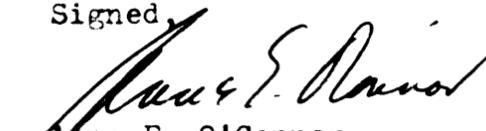
RESOLVED, that the Supervisor be authorized to execute the necessary Civil Service form for the Provisional appointment, pending examination of E. Irene Saccende of 11 Windmill Lane, New City, New York to the position of SENIOR ACCOUNT CLERK AND TABULATING EQUIPMENT OPERATOR, at a salary of \$4336.00 per annum effective immediately.

Seconded by Councilman Holbrook.

All voted Aye.

On resolution offered by Councilman Damiani, seconded by Councilman Brenner and unanimously adopted by Town Board meeting was adjourned.

Signed,



Anne E. C' Connor  
Town Clerk