

## PUBLIC HEARING

Town Hall

12/21/66

8:15 P.M.

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

RE: REPEAL OF SEC. 5-2, CHAPTER 5 OF THE CODE-BINGO ORDINANCE:

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

Town Attorney explained that purpose of hearings is to permit bingo to be played on Sundays. Hearings being held in response to group of citizens who wish same.

There were no questions.

IN FAVOR: Mr. Bob Monroe 1 Hickory Drive, Nanuet (He initiated).

OPPOSED: None

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

Signed,

  
 Anne E. O'Connor  
 Town Clerk

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PUBLIC HEARING

Town Hall

12/21/66

8:30 P.M.

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

RE: ZONE CHANGE PETITION - HARRY WAITZMAN & SIMON WAITZMAN (R-1 to R-2)  
Property located on north side of Laurel Rd., New City :

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

PLANNING BOARDS'S RECOMMENDATIONS:

COUNTY: No major adverse effect on Rt. 304. Made no review of local effects of the petition.

TOWN: DENY. An example of spot zoning; major departure from Town Development Plan; would have serious effect upon residential character of neighborhood.

Attorney for petitioners: Harry Waitzman, Esq. 18 Laurel Rd., New City  
(Also one of petitioners)

Mr. Arthur Wrubel, 276 Riverside Dr., New City; sworn in by Supervisor and stated the following

5.129 acres located on intersection of Laurel & Rt. 304. Slope of about 30' and dense tree coverage in northern section. Physical characteristics of this 5 acre site make it physically oriented into the hamlet center.

Since 1955 new Rt. 304 has been built. Shopping center has been expanded south and north. Population developed since zoning ordinance adopted. Master Plan has provided for garden apartments. Re. Master Plan, this is "guide" plan. County Planning Board suggested that garden apartments be located near center of Town.

People who live in garden apartments need ability to walk to some shopping, etc. Re Trees: Would separate this area from the existing single family homes.

Site: (a) At present 12 units permitted by right. This would remove the trees and make separation insignificant.

(b) Construction of single family homes would provide much less amenity to the people who moved in. Houses would be looking out on to a highway.

(c) Garden apartments set the building back more.

Need exists - newly married and elderly. Experience with garden apartments in Rockland Co. bad because they were built in too short a time on too small lots.

Re: Prejudice: (Rockland County study): Over 2,000 1960-1965 - 90% built within 5 year period and were grossly inadequate.

Reasons for displeasure of garden apartments: Large quantity-bad quality.

Architectural Review Board can regulate - Shade Tree Commission can regulate- 5.129 acres - 88 units under present ordinance.

SITE LAYOUT: Will preserve trees.

RE OBJECTIONS: They object to type of people in garden apartments.

Submitted brief of Board's consideration. Supervisor accepted brief but requested that attorney for petitioners incorporate some if possible in his presentation.

(Councilman Holbrook; This is financial analysis as to what this development will mean to Town in the way of taxes, children schools and list of covenants.)

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ROOM RATIO: 26 one bedroom  
54 studio or one bedroom -- Total 80 units

80 units would produce about 31 children.

.38 children for apartment.

Costs: Over \$1,100,000. a \$336,000. project assessment.

\$26,000 per year in revenues.

\$487. cost for educating child a year -- \$15,000 total cost.

Under present Zone: 2½ children for single family home - 30 children.

Cost to educate - \$14,600 a year.

School tax \$5,500. or deficit of \$9,000.

COMPATIBILITY: With residential character of neighborhood. Proposed green belt would be restrictive covenant acceptable to petitioners.  
(Mr. Waitzman stated they can insure compatibility with single family residences. Will be limited to coop basis or condominium basis.

Petitioners could not accept less than 80 units for an economical standpoint.

QUESTIONS FROM BOARD:

Re cost of units: Intend to construct roads, plant trees, etc.  
Swimming Pool with lifeguard.  
If you have less apartments you would not support installation of all these things.  
Putting in less apartments would effect cost of each owner of apartments.

QUESTIONS: Would you be willing to make contribution to Town Recreation Program?

ANSWER: Yes. \$125 per unit.

QUESTION: Laurel Road would have to be widened. Would builder do same?

ANSWER: Yes

Easements will be granted free of charge.

QUESTION: Presented to Planning Board as Garden Apartments or Condominium?

ANSWER: There was no mention of either. These would be garden apartments operated either as co-op or condominium.

(Petitioner went before Planning Board on Garden Apartment basis stating that he would like to go on garden apt. co-op or condominium basis.)

TYPE OF CONSTRUCTION: Too early for that. Architectural Review Board will control.

STAGE OF CONSTRUCTION: 80 Units: 6 buildings. We are selling apartments. When we sell one building, we will build another.

OPPOSED:

I. Mr. G. Dalzell - Poor construction and planning in Spring Valley.

Question to builder: Have you built anything recently, last 3 to 4 years in New City?

Answer: Yes, building south of Post Office.

Mr. Dalzell: In that building, you cannot park.

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Re need for garden apartments. No admitt need.

II. Mr. Vavaro: 50 Deerfield Dr., New City: Presented Petition with 500 names opposing.

III. Mr. Mitchell, 7 Casirngorm Rd., New City. Presented petition oppoising, signed by owners of 60% or more (required 4-1 vote of Town Board to approve.)

Mr. Mitchell stated that this will affect large area. If this is granted, there is nothing to prevent owner of adjoining property for same thing.

This piece up before the Board some time ago. Change this one spot and you will have a new Spring Valley along Rt. 304. Re location to get to center of Town: It is on wrong side of 304 - If this is allowed, it would become a heavily populated area; you would get more traffic fatalities.

Re former bad experience with garden apartments: Until you have strong restrictive building codes for garden apartments, you are going to get what Spring Valley got.

Re Archtecturaal Review Board, etc. to insure excellent location and development- Rockland Plaza not asset to New City.

In the official notice published in the Journal News, presented wrong. (Town Attorney stated it was not misrepresented).

OPPOSED cont.

IV. James Mahoney, Laurel Rd., New City: (Representing CAPRA) 3/8/65 resolution adopted by Town Board. CAPRA wants Board to honor this.

V. Mr. Wm. Carey: Pineview Ave., Bardonia: Read copy of letter by Town Planner to Planning Board.

VI: Wm. Citti, 132 Third St. Show of hands opposing.

VII: Mr. Warren Donahue; 3 Tavo Lane: Presented 100 signatures opposing.

VIII: Mr. Robert O'Connell, Laurel Rd (across from property in question): Nine homes across road; 2 years old -opposed.

IX. Mr. Manascal, 3 Doran Rd: Same development as O'Connell; four homes that face New 304. Re condominium and co-op; mentioned at Planning Board hearing. They were aware that condominium and co-op were desired.

X: Mr. A. Kanner, 4 Doran Rd: Traffic - noise from garden apartments.

XI: Resident: 15 Gable Rd. Re 80 units - many more people

XII: Mr. Harry Morton: 4 Donna St. 33 children unrealistic figure - 80 units on Laurel Rd.; traffic, children.

XIII: Dr. Johnson, 21 Laurel Rd. Opposed.

XIV: Chester Black, 6 Lenbar Circle; Difficult to get across 304 now; this wouldmake it impossible.

(Supervisor: We have difficult time in getting State to put up traffic lights where we think they are needed).

XV: Mr. Matthew Henry, 1 Benfrew Ct., New City: Opposed.

Councilman Frohling: (to the opposed) We will consider your objections Everyone has right to petition board. Have patience until we adopt Master Plan.

REBUTTAL: (Mr. Waitzman)

1. Re Planning Board Report dated 10/11/66:

- a. Finding of fact 75% correct.
- b. Property along it west line adjacent to A&P, etc.
- c. This wouldn't be spot-zoning.
- d. This report is predicated upon a petition that would involve 880 units.
- e. We think the Master Plan should be revised.

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Supervisor read letter from Mr. J. Tomicki - opposed.

There being no one further to be heard, on resolution offered by Councilman Frohling, seconded by Councilman Brenner and unanimously adopted, Public Hearing was closed.

*S/ R E Brenner  
John Clark*

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PUBLIC HEARING

Town Hall

12/21/66

8:45 P.M.

Present: Councilman Holbrook, Frohling, Brenner, Supervisor Mundt  
Town Attorney  
First Deputy Town Attorney  
Deputy Town Attorney  
Town Clerk Anne E. O'Connor

RE: PETITION FOR RE-ASSESSMENT OF JERRY'S AVENUE, NANUET:

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

Donald G. Partridge, Esq. 135 Main St., Nanuet, appeared as attorney for petitioners.

Five (5) parcels involved. Through some misunderstanding, oversight or late recording of deeds, five houses are assessed as one parcel. Purpose of this application is to subdivide the assessment so that each of the properties will be separately assessed.

People involved are all in accord.

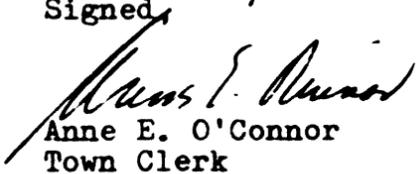
IN FAVOR: (5) Arthur Acevido & Wife, 30 Jerry's Ave., Nanuet  
Gustav Filer and Wife, 47 Jerry's Ave., Nanuet  
Geo. McDonald & Wife, 38 Jerry's Ave., Nanuet  
Francis Young & Wife, Jerry's Ave., Nanuet  
Russell Smith & Wife, 40 Jerry's Ave., Nanuet

OPPOSED: None

Board to direct the Assessor to write to the County Treasurer and ask him to cancel the sale and lien for 1965 and 1966. This would wipe out the error in effect.

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

Signed,

  
Anne E. O'Connor  
Town Clerk

TOWN BOARD MEETING

Town Hall

12/21/66

3:00 P.M.

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

Supervisor Mundt called Town Board Meeting to order.

(961) Councilman Holbrook offered the following resolution:

RESOLVED that minutes of three (3) public hearings and regular Town Board meeting held on 12/7/66 are hereby approved and accepted as submitted by the Town Clerk.

Seconded by Councilman Brenner.

All voted Aye.

(962) Councilman Holbrook offered the following resolution:

RESOLVED, that time for receiving bids for revisions and additions to Sewage Treatment Plant (Sewer Dist. #8) is closed, and be it

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

Seconded by Councilman Brenner.

All voted Aye.

The following bids were received:

(1) ERIC BINDER EXCAVATING CO.  
No. Main St.  
Spring Valley, New York

Alternate A:.....\$70,680.00  
Alternate B:.....\$69,335.00

(2) BECKERLE & BROWN  
Pearl River, New York

Alternate A:.....\$67,965.62  
Alternate B:.....\$67,517.87

Both bids turned over to Mr. George Suttie of Charles R. Velzy Associates who will make recommendation to the Town Board within next ten days.

(963) Councilman Brenner offered the following resolution:

RESOLVED, that time for receiving bids for the furnishing of eleven (11) Police Cars 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 Holbrook.

All voted Aye.

The following bids were received: (Purchase 11-Trading in 7-1966 & 1965)

- (1) ERICKSON OLDS, INC.  
215 Route 59, Monsey, N.Y.....\$23,254.15 NET BID
- (2) MONSEY GARAGE, INC.  
114 Route 59, Monsey, N.Y.....\$22,144.00 NET BID
- (3) BURNWEIT PONTIAC, INC.  
Main St., Nyack, N.Y. ....\$21,664.00 NET BID

All bids turned over to Chief of Police Ernest F. Wiebicke for recommendation.

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TOWN BOARD MEETING

Town Hall

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(964) Councilman Frohling offered the following resolution:

WHEREAS, ARLEN OPERATING CORP. has petitioned the Town Board of the Town of Clarkstown for a Special Permit for the erection of a gas filling station on premises described in said 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 use district; be it

RESOLVED, that a public hearing pursuant to said provisions of the Building Zone Ordinance 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 1st day of February, 1967 at 8:45 P.M. o'clock, to consider the application of ARLEN OPERATING CORP. 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, the official newspaper of the Town of Clarkstown, as aforesaid and file proof thereof in the office of the said Clerk.

Seconded by Councilman Holbrook.

All voted Aye.

(965) Councilman Holbrook 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 an RA-1 & Sc district to an R-1 district;

BE IT RESOLVED, that a public hearing pursuant to Sections 264 and 265 of the Town Law be had at the Board Room of the Town Hall of the Town of Clarkstown, at 10 Maple Avenue, New City, Rockland County, New York in the said Town of Clarkstown, on the 18th day of January 1967, at 9:05 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 Brenner.

All voted Aye.

Mr. Cecil Cowan appeared before Town Board re danger of cancer homes in Valley Cottage. Presented petition signed by residents of Mountain View Ave., Valley Cottage complaining about the health menace and possible fire menace concerning certain houses in the area - all vacant dwellings. Supervisor requested Chief of Police to get together with Mr. Murdock, Fire Inspector and take any steps necessary to resolve matter.

(966) Councilman Brenner offered the following resolution:

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

Seconded by Councilman Frohling.

All

(967) Councilman Holbrook offered the following resolution:

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

Seconded by Councilman Brenner.

All Voted Aye.

(968) Councilman Frohling offered the following resolution:

WHEREAS, The Town Board of the Town of Clarkstown, be resolution duly adopted on the 2nd day of November, 1966, provided for a public hearing 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", and

## TOWN BOARD MEETING

Town Hall

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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 Section 5-2 (10) of Chapter 5 of the Code of the Town of Clarkstown (The General Ordinances of the Town) is hereby repealed.

Seconded by Councilman Holbrook.

All voted Aye.

(969) Councilman Frohling offered the following resolution:

RESOLVED, that bid for furnishing of eleven(11) Police Cars be awarded to Burnweit Pontiac Inc., Main St., Nyack, N.Y., at net price to Town of \$21,664.00.

Seconded by Councilman Holbrook.

All voted Aye.

(970) Councilman Brenner offered the following resolution:

WHEREAS, the petition of CHESTNUT GROVE HOMES, INC. from an RA-1 to and R-1 district has been amended to request a change from an RA-1 district to an R-1 and LS district;

NOW THEREFORE, be it

RESOLVED, that the application of CHESTNUT GROVE HOMES, INC., for a change of zoning from an RA-1 district to an R-1 and LS district, on property located on the east side of No. Middletown Road, New City, New York, be re-referred to the Planning Board for report pursuant to the provisions of 8.51, 8.52 and 8.522 of the Clarkstown Building Zone Ordinance.

Seconded by Councilman Frohling.

All voted Aye.

(971) Councilman Holbrook offered the following resolution:

RESOLVED, that the application of ARTHUR L. SVENSSON & DOROTHY M. SVENSSON, for a change of zoning from an R-1 district to an C-2 district, on property located e/s of North Middletown Rd., Nanuet, New York 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 Brenner.

All voted Aye.

(972) Councilman Frohling offered the following resolution:

RESOLVED, that the application of ARTHUR L. SVENSSON and DOROTHY M. SVENSSON for a Special Permit for the erection of a gas filling station pursuant to requirements of Section 3.11 (Table of General Use Regulations) of the Town of Clarkstown Building Zone Ordinance adopted April 4, 1939, and as amended, for property located on the e/s of North Middletown Road, Nanuet, New York, be referred to the Clarkstown Planning Board for report.

Seconded by Councilman Holbrook.

All voted Aye.

(973) Councilman Brenner offered the following resolution:

RESOLVED, that the application of James & Rose Thurer, for a change of zoning from an R-1 District to an C-2 district, on property located at s/e corner of Rt. 304 & Crambrook Road, New City, New York be referred to the Planning Board for report pursuant to the provisions of 8.51, 8.52 and 8.522 of the Clarkstown Building Zone Ordinance, and also to the Rockland County Planning Board pursuant to sections 239-1 and 239-m of the General Municipal Law.

Seconded by Councilman Frohling.

All voted Aye.

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(974) Councilman Frohling offered the following resolution:

RESOLVED, that the application of James Thurer and Rose Thurer for a Special Permit for the erection of a gas filling station pursuant to requirements of Section 3.11 (Table of General Use Regulations) of the Town of Clarkstown Building Zone Ordinance adopted April 4, 1939, and as amended, for property located on s/e corner Route 304 and Crambrook Road, New City, New York, be referred to the Clarkstown Planning Board for report.

Seconded by Councilman Brenner.

All voted Aye.

(975) Councilman Holbrook offered the following resolution:

RESOLVED, that the application of Joseph Lagana, Michale Lagana & Frank Lagana, for a change of zoning from an RO district to an M-1 district, on property located on Old Nyack Turnpike & Pascack Road, Town of Clarkstown, New York be referred to the Planning Board for report pursuant to the provisions of 8.52, 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 General Municipal Law.

Seconded by Councilman Frohling.

(976) Councilman Brenner offered the following resolutions:

RESOLVED, that the Town Clerk is hereby authorized to advertise for bids for Sewer District #16 - Bids to be returnable 1/31/67 at 2:05 P.M.

Seconded by Councilman Holbrook.

All voted Aye.

Town Board signed Order Extending New City-West Nyack Water Supply District to include Lakewood, Lakeland and Beechwood. (See page 447 for attached order)

(977) Councilman Frohling offered the following resolution:

RESOLVED, that upon recommendation of the Chief of Police, the Highway Superintendent is hereby authorized to install a full STOP sign on "Prospect Ave. at the intersection of Fairview Ave., Nanuet; said sign to be placed on the southwest corner facing East bound traffic along with necessary white stop line on the street.

Seconded by Councilman Holbrook.

All voted Aye.

(978) Councilman Frohling offered the following resolution:

RESOLVED, upon the recommendation of the Chief of Police, that the Highway Superintendent is hereby authorized to install full STOP sign at the intersection of Mary Lane and Lake Rd. (Quaspeck) Valley Cottage; said sign to be placed on the southeast corner of Mary Lane and Lake Road, facing northbound traffic on Mary Lane; northbound traffic on Mary Lane to stop for Lake Road.

Seconded by Councilman Holbrook.

All voted Aye.

Town Clerk will contact Mr. Anthony D. Farina, Quaspeck, Blvd. Valley Cottage, Notifying him of Board's action in connection with the above mentioned signs.



describing the same are on file in the Town Clerk's Office for public inspection and specifying Nov. 16th , 1966 at 9:15 o'clock P.M. as the time when, and the Town Hall, 10 Maple Avenue, New City, in said Town, as the place where the said Town Board would meet to consider the proposed extension of said New City-West Nyack Water Supply District and the supplying of services therein, and to hear all persons interested in the subject thereof concerning the same, and for such other action on the part of said Town Board in relation thereto as may be required by law; and

WHEREAS, copies of such order were duly published and posted pursuant to the provisions of Article 12-A of the Town Law; and

WHEREAS, a public hearing in the matter was duly held by said Town Board on the 16th day of Nov. , 1966, commencing at 9:15 o'clock P.M. at said Town Hall, at which all interested persons desiring to be heard were heard, including those in favor of, and those opposed to, the establishment of said proposed extension of the New City-West Nyack Water Supply District and the performance or supplying of services therein; and

WHEREAS, said Town Board by resolution adopted on Nov. 16 , 1966 determined that

(a) the notice of public hearing was published and posted as required by law, and is otherwise sufficient; and

(b) all the property and property owners included within the proposed extension of the New City-West Nyack Water Supply District hereinabove referred to are benefited thereby;

(c) all the property and property owners benefited are included within the limits of said proposed extension of

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Nyack  
New City-West/ Water Supply District; and

(d) it is in the public interest to establish said proposed extension of the New City-West Nyack Water Supply District, and

WHEREAS, pursuant to said resolution, the Town Board approved the extension of the New City-West Nyack Water Supply District as described therein and the supplying of services as set forth in said order calling the public hearing, and

WHEREAS, the Town Board, pursuant to said resolution, provided that the maximum amount proposed to be expended for the performance or supplying of services in said extension is \$100.00 annually for each fire hydrant installed, which said amount shall be raised by taxation in the proposed extension of said district pursuant to the Town Law, and

WHEREAS, the Town Board, pursuant to said resolution, provided that said resolution shall take effect thirty days after its adoption unless there shall be filed with the Town Clerk a petition signed and acknowledged by the owners of taxable real property situate in the proposed extension, as provided by law, and no such petition requesting that the matter be submitted to a referendum of the owners having been filed with the Town Clerk;

NOW THEREFORE, be it

ORDERED that the New City-West Nyack Water Supply District is hereby extended, said extension being more particularly described in Schedule A attached hereto and made a part hereof, and be it further

ORDERED that the cost of performing or supplying the services in said extension shall not exceed \$100.00 annually for each fire hydrant installed, which said amount shall be raised by taxation in the said extension of said district pursuant to the Town Law, and be it further

ORDERED that within ten days after the adoption

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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 the Town Clerk.

Dated: Dec. 21, 1966

TOWN BOARD OF THE TOWN OF CLARKSTOWN

*D. W. McH...*  
\_\_\_\_\_  
Supervisor

*[Signature]*  
\_\_\_\_\_  
Councilman

*[Signature]*  
\_\_\_\_\_  
Councilman

*[Signature]*  
\_\_\_\_\_  
Councilman

\_\_\_\_\_  
Councilman

(SEAL)

Members of the Town Board of the  
Town of Clarkstown, New York

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## TOWN BOARD MEETING

Town Hall

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(979) Councilman Holbrook offered the following resolution:

RESOLVED, that Spring Valley Water Company is hereby authorized to install (1) hydrant on w/s Green Avenue, Approximately 226' north of the north curb line of Sequoia

Seconded by Councilman Brenner.

All voted Aye.

(980) Councilman Holbrook offered the following resolution:

RESOLVED, that Spring Valley Water Co. is hereby authorized to install one (1) hydrant on n/s Deermeadow Drive, approximately 50' East of East Curb Line of Fox Lane.

Seconded by Councilman Brenner.

All voted Aye.

(981) Councilman Holbrook offered the following resolution:

RESOLVED that the Spring Valley Water Company is hereby authorized to install five (5) hydrants, on Rockford Drive; Nuthatch Lane and Dearborn Road.

Seconded by Councilman Brenner.

All voted Aye.

(982) Councilman Holbrook offered the following resolution:

WHEREAS, HENRY HUDSON ASSOCIATES 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 IS 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 1st day of February, 1967, at 8:39 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 Brenner.

All voted Aye.

(983) Councilman Brenner offered the following resolution:

Duplication of Resolution 964.

(984) Councilman Holbrook offered the following resolution:

WHEREAS, the Rockland County Personnel Office has certified that the position of SECRETARIAL ASSISTANT II in the Town Clerk's Office, Town of Clarkstown, can now be established,

NOW THEREFORE, BE IT RESOLVED, that the position of Secretarial Assistant II in said Town Clerk's Office be and the same is hereby established as of this date.

Seconded by Councilman Frohling.

All voted Aye.

(985) Councilman Holbrook offered the following resolution:

WHEREAS, the position of SECRETARIAL ASSISTANT II in the Town Clerk's Office, as this date established upon certification of the Rockland County Personnel Office,

AND WHEREAS, the name of Ann Hyvonen appears on Certification of

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Eligibles #6507A - #6603 - #6672, dated November 29, 1966, furnished by said Personnel Office, and said Eligible List having been canvassed, now, therefore, upon recommendation of Anne E. O'Connor, Town Clerk, be it

RESOLVED, that the Supervisor be authorized to execute the necessary Civil Service form for the Permanent appointment of ANNE HUVANE, of 2 Tuplis Drive, Garnerville, New York, to the position of Secretarial Assistant II, in the Town Clerk's Office, at a salary of \$5,070. per annum effective immediately.

Seconded by Councilman Frohling.

All voted Aye.

(986) Councilman Holbrook offered the following resolution:

RESOLVED, that the decision of Zone Change Application made by Harry & Simon Waitzman (R-1 to R-2) is reserved.

Seconded by Councilman Frohling.

All voted Aye.

(987) Councilman Brenner offered the following resolution:

WHEREAS, a correction to the assessment roll has been prepared by this Town Board for and in connection with the improvements of Jerry & Fremont Avenues, a public highway in the Town of Clarkstown; which said correction to the assessment was completed and filed in the Office of the Town Clerk of said Town on December 2, 1966; and

WHEREAS, due notice of the completion of said correction to the assessment roll and of the time and place when and where this Board would meet to hear and consider any objections that might be made to said correction of assessment roll and for the purpose of reviewing, correcting and amending the same, was duly given by the Town Clerk by the publication of due notice thereof in the Journal News, a newspaper designated as the official newspaper of the Town of Clarkstown, and the Town Board duly met at the time and place specified, and a hearing was duly had upon said correction of assessment roll;

NOW THEREFORE, be it

RESOLVED, that said correction to the assessment roll be and it hereby is approved, affirmed and adopted by the Town Board, as originally proposed and filed; and it is

FURTHER RESOLVED, that the Town Clerk be instructed to annex to said correction to the assessment roll a warrant which shall be signed by the Supervisor and countersigned by the Town Clerk, commanding the Receiver of Taxes and Assessments to collect from the several persons named in said correction to the assessment roll, the sum or sums opposite their respective names, and to pay the same to the Supervisor of the Town.

Seconded by Councilman Frohling.

All voted Aye.

(Town Attorney to supply Town Board with analysis as to how this situation occurred)

(988) Councilman Frohling offered the following resolution:

WHEREAS, a Zoning Ordinance for the Town of Clarkstown was adopted by the Town Board of the Town of Clarkstown on the 4<sup>th</sup> day of April, 1939, and

WHEREAS, said Zoning Ordinance of the Town of Clarkstown was comprehensively amended on the 13<sup>th</sup> day of September, 1955, and

WHEREAS, said Zoning Ordinance has been amended from time to time since said last mentioned date, and

WHEREAS, the Planning Board of the Town of Clarkstown has adopted a Town Development Plan on the 16<sup>th</sup> day of August, 1966, and

WHEREAS, the Town Board of the Town of Clarkstown desires to comprehensively amend the Zoning Ordinance of the Town of Clarkstown

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including a revised Zoning Map in furtherance of the objects of the said Town Development Plan;

NOW THEREFORE, be it

RESOLVED, that a public hearing pursuant to Sections 264 and 265 of the Town Law be held at the Auditorium of the County Office Building, New Hempstead Road, New City, Rockland County, New York, in the said Town of Clarkstown, on the 30<sup>th</sup> day of January, 1967, at 8:00 P.M. (E.S.T.), relative to such proposed comprehensive amendment and revised Zoning Map, and be it

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, and be it

FURTHER RESOLVED, that the proposed Zoning Ordinance be referred to the Rockland County Planning Board pursuant to Section 239-m of the General Municipal Law for their recommendations and report.

Seconded by Councilman Holbrook.

All voted Aye.

(989) Councilman Frohling offered the following resolution:

WHEREAS, the Town Board of the Town of Clarkstown considers that it is in the public interest, pursuant to Section 270 of the Town Law of the State of New York, to establish an Official Map of that part of the Town of Clarkstown which is outside the limits of any incorporated village, showing the streets, highways and parks and drainage profiles theretofore laid out, adopted and established by law, and

WHEREAS, the Town Engineer of the Town of Clarkstown has prepared a proposed Official Map of that part of the Town of Clarkstown which is outside the limits of any incorporated village;

NOW THEREFORE, be it

RESOLVED, that a public hearing be had at the Auditorium of the County Office Building, New Hempstead Road, New City, New York, on the 30<sup>th</sup> day of January, 1967, at 8:00 o'clock in the evening, relative to such proposed Official Map; and it is

FURTHER RESOLVED, that notice of the time, place and purpose of such hearing shall be published in the Journal News, Nyack, New York, and posted in the manner provided by law; and it is

FURTHER RESOLVED, that the Town Attorney prepare notice of said hearing and that the Town Clerk cause the same to be published and posted as aforesaid and file proof thereof in the Office of the said Town Clerk.

Seconded by Councilman Holbrook.

All voted Aye.

(990) Councilman Holbrook offered the following resolution:

WHEREAS, the Rockland Personnel Office has certified that the position of SECRETARIAL ASSISTANT II, in the Town Engineer's Office of the Town of Clarkstown, can now be established,

NOW THEREFORE, BE IT RESOLVED, that the position of SECRETARIAL ASSISTANT II in said Town Engineer's Office be and the same is hereby established as of this date.

Seconded by Councilman Brenner.

All voted Aye.

(991) Councilman Holbrook offered the following resolution:

WHEREAS, the position of SECRETARIAL ASSISTANT II IN THE Town Engineer's Office was this date established upon certification of the Rockland County Personnel Office,

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AND WHEREAS, the name of Simone Griffin appears on Certification of Eligibles #6508A - #6603 - #6672, dated November 29, 1966, furnished by said Personnel Office, and said Eligibles List having been canvassed, now, therefore upon recommendation of Frederick G. Busch, Town Engineer, be it

RESOLVED, that the Supervisor be authorized to execute the necessary Civil Service form for the Permanent appointment of Simone Griffin, of 557 Milburn Court, Valley Cottage, New York, to the position of Secretarial Assistant II, in said Enginner's Office, at a salary of \$5,070 per annum effective immediately.

Seconded by Councilman Brenner.

All voted Aye.

(992) Councilman Frohling offered the following resolution:

WHEREAS, the position of POLICEWOMAN in the Clarkstown Police Department was established upon certification of the Rockland County Peronnel Office,

AND WHEREAS, the name of Janice Rogan appears on Certification of Eligibles #6685, dated December 5, 1966, and furnished by said Personnel, now, therefore, upon recommendation of Police Chief Ernest F. Wiebicke, be it

RESOLVED, that the Supervisor be authorized to execute the necessary Civil Service form for the Permanent appointment of JANICE ROGAN, of 453 South Pascack Road, Spring Valley, New York, to the Postion of Police woman, in Clarkstown Police Department at a salary of \$6,300.00 per annum effective January 15, 1967.

Seconded by Councilman Holbrook.

All voted Aye.

(993) Councilman Holbrook offered the following resolution:

RESOLVED, that upon recommendation of the Highway Superintendent and the Town Engineer, deed from Selah Home Builders, Inc. (Roseland Estates) to the Town of Clarkstown conveying 720 l.f. Eileen Avenue, 558 l.f. Roseland Court be accepted and be it

FURTHER RESOLVED, that said roads be included in the Town Highway System, and that the Town Attorney be directed to record the deed.

Seconded by Councilman Brenner.

All voted Aye.

(994) Councilman Holbrook offered the following resolution:

WHEREAS, the Superintendent of Highways has reported to the Town Board that the road work in Woodland Manor Subdivision has been satisfactory completed, now therefore be it

RESOLVED, that the Supervisor be and he is hereby authorized to return the \$200. held in escrow for this work in the Guraranty Deposit Account to Mr. Robert Dorfman.

Seconded by Councilman Frohling.

All voted Aye.

(995) Councilman Holbrook offered the following resolution:

WHEREAS, CENTRAL SCHOOL DISTRICT NO. 1 OF THE TOWN OF CLARKSTOWN, ROCKLAND COUNTY, NEW YORK, desires to release all its rights, title and interest in and to a 30 ft. right of way on the southerly line of lands of Crown Estates, and

WHEREAS, CENTRAL SCHOOL DISTRICT NO.1 OF THE TOWN OF CLARKSTOWN, ROCKLAND COUNTY, NEW YORK, desires to release all its right, title and interest in and to a 13 ft right of way running from Chesnut Grove School to Harmon Place, New City, New York;

NOW THEREFORE, be it

RESOLVED, upon the recommendation of the Superintendent of Highways

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and the Town Attorney, and in accordance with the terms of an agreement between CENTRAL SCHOOL DISTRICT NO. 1. OF THE TOWN OF CLARKSTOWN, ROCKLAND COUNTY, NEW YORK, and the TOWN OF CLARKSTOWN, ROCKLAND COUNTY, NEW YORK, the Supervisor of the Town of Clarkstown is hereby authorized to sign said agreement and accept said rights of way.

Letter received from State Commission of Correction approving Town Lockup.

Request was made for NO PARKING signs in front of New City Library and Twin Elms and Main Street. Town Clerk to inform Chief of Police of same and request that he make his recommendations to Town Board by 12/30/66 Town Board Meeting.

Messrs. Scalice, 6 Sable Court; and Adulla, 10 Sable Court appeared before Board re drainage problem. Town Engineer instructed to check out and make recommendation to Town Board at 12/30/66 meeting.

(996) Councilman Holbrook offered the following resolution:

WHEREAS, the Town of Clarkstown is desirous of leasing premises from Philip J. Frohling and Helen Frohling, his wife, said premises being located at 275 East Route 59, Nanuet, New York to be used as garage space for Town Highway<sup>2</sup> vehicles;

NOW THEREFORE, be it

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

Seconded by Councilman Brenner.

On roll call the vote was as follows:

AYES: Councilman Holbrook, Brenner, Supervisor Mundt.  
ABSTENTION: Councilman Frohling.

(997) Councilman Holbrook offered the following resolution:

WHEREAS, the Town of Clarkstown entered into a lease with Daken Realty Company (later Daken Realty Corp.) on February 3, 1966, and

WHEREAS, said lease contained an option to terminate on 60 days' notice after one year, and

WHEREAS, the said Landlord, Daken Realty Corp. has requested that the lease be amended to modify the option to terminate to amek it upon 60 days' notice so that it is applicable after two years;

NOW THEREFORE, be it resolved that the lease between Daken Realty Corp. and Town of Clarkstown be modified to read as follows:

"The Town has an option to terminate the lease after two (2) years upon giving sixty (60) days written notice to the landlord."

and be it

FURTHER RESOLVED that the Supervisor of the Town of Clarkstown is hereby authorized to execute a modification of the lease to that effect.

Seconded by Councilman Frohling.

All voted Aye.

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

Continental Casualty Co. Performance Bond #2239482  
GREEN VALLEY MANOR, INC. Princ. (Mark Wyle & Shirley Wyle) Co-Princ.  
Amount: \$9,000.00  
Period: Two (2) - 12/21/66 - 12/21/68 (Changed to One (1) Year-See rider)  
Covers: Installation of approximagely 100 l.f. 18" CMP  
Rough grading of Boeci, parking, Little League baseball field & rear areas.

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Clearing pond areas and providing ditch  
 Fine Grading, seed, lime & fertilizer approximately eight acres  
 (ROCKLAND COUNTRY DAY SCHOOL)

w/Rider Amending Term to one (1) Year

Copy of Local Law to ensure that homebuyers shall be protected from loss of their contract deposits because of the financial failure of a builder submitted to Town Clerk.

Councilman Holbrook instructed to contact Mr. Lagana re lights on 3 poles on Old Nyack Turnpike.

Request for sidewalks made by Congers Civic Association. Mr. Gerber to set up meeting with various P.T.A. groups, etc. to set up priorities.

Councilman Brenner advised Town Board that he received letter from Grand Jury West Nyack (which he turned over to Councilman Frohling, Police Commissioner). Report was made of serious traffic problem existing at High St. and Route 59, West Nyack. Request was made for traffic light. Since this is State road, thought was that perhaps Town could help with installation of blinker. Councilman Frohling will discuss with Chief of Police and come up with recommendation which he will pass on to Town Board.

Councilman Brenner notified Town Board that Roosevelt Avenue now has hard surface. Highway Superintendent complimented.

Councilman Brenner - re Side walk Ordinance : Snow removal has caused a problem Highway Superintendent has to clear snow from sidewalks at high cost. Highway Superintendent stated that very few of them removed snow from their sidewalks. This ordinance should be enforced such as in business areas, etc.

(998) Councilman Holbrook offered the following resolution:

RESOLVED that Highway Superintendent is hereby authorized to advertise for bids for furnishing of Rubber Tired Loader and New Sweeper - Bids to be opened 1/18/67 - at 8: 10 P.M.

Seconded by Councilman Brenner.

All voted Aye.

On resolution offered by Councilman Brenner, seconded by Councilman Frohling and unanimously adopted, Town Board Meeting was adjourned in memory of Edwin Wallace, former Supervisor of the Town of Ramapo.

Signed,

  
 Anne E. O'Connor  
 Town Clerk