

## PUBLIC HEARING

Town Hall

2/1/67

8:45 P.M.

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

RE: APPLICATION FOR SPECIAL PERMIT - ARLEN OPERATING CORP: (GASOLINE FILLING STATION) PROP. LOCATED ROUTE 59, NANUET - KORVETTE SHOPPING CENTER:

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

Irving Garson, Esq. appeared as attorney for petitioners.

PLANNING BOARD RECOMMENDATIONS:

COUNTY: None. No jurisdiction.

TOWN: Economic need or advantage to general area not demonstrated. Enough gas stations already exist in area. State would not allow new curb cut on Route 59, thus existing confused circulation would be further affected.

Attorney for petitioner stated the following:

Re Exh. III: Town Planner requested correction, which was made. (New Exhibit presented)

Re creating additional vehicular flow: Route 59 - Travel Consultant will discuss.

Re set-backs - area of proposed gas station: Complied with requirements of ordinance as far as special permit requirements are concerned.

Traffic will be channeled to avoid hazards not only within shopping center, but to improve flow as it now exists. Square footage well in excess of 20,000 square feet. With gas station, here are well in excess number of parking spaces. 100 over proposed theatre requirements.

Mr. Rawson: (Planning Board): Building Inspector said it would meet. Cannot say how many spaces in addition.

EXHIBIT IV: 354,500 square feet available for parking in excess of 1409 cars ordinance now required.

(FROM PETITION):

Total Area	24.85 acres =	1,082,200 sq. ft.
Gas Station	30,600 sq. ft.	
Leeching Field	26,000 sq. ft.	<u>56,600 sq. ft.</u>
		1,025,600 sq. ft.

1401 cars at 300 sq. ft. =	420,300	
Gr. Fl. Bldgs.	<u>250,787</u>	<u>671,087</u>

Remaining area for future buildings and Parking:		354,513 sq. ft.
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WITNESS I: (Sworn in by Supervisor):

Mr. Jos. Marini, 838 Logan Ave., Bronx, N.Y.: His firm engaged in design of shopping center. Would add to tax rolls. General service of shopping centers requires gas station. Comes under service qualifications such as dry cleaning, barber shop, etc.

WITNESS II: (Sworn in by Supervisor):

Mr. S. E. Bergner, Assistant to Manager; Service Station Department: 90 Willow Road, Metuchen, New Jersey (HESS OIL)

Operation consists of vending gasoline. No repair work; no greasing of cars; no washing; no selling of oil; no selling of T.V.A. Dispense gasoline through gas outlets and sell oil to those who require added to crankcase. This is complete function.

(Presented photos of existing Hess facilities).

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Promotion made approx. twice a year for tie in products. Stations clean.

Capital Investment for construction: \$35,000.00 per building.

Glass on both sides - building over 90' in length - Sales area 19' in depth; one wing houses boiler room, etc. - other wing storage facilities. Nothing but desk in sales area.

(Presented exhibit showing plot plan) (In Town Clerk's Office):

Will conform to zoning ordinance in all respects. Staggered islands no accidents ever occurred on properties they are located on.

Experience in shopping centers shows that by locating these facilities in front end, traffic is channelled in shopping center area.

Question from Co. Frohling: Is this to replace Army Recruiting Office?  
Answer: No. This will be located in the immediate area of Korvette Shopping Center.

Re obscuring shopping center: Size of our building is such that this would not occur. Our building, as located on the property, will be away from all other buildings in center

DEPARTMENT STORE :	480'	from this facility
SUPERMARKET:	385'	"
MISCELLANEOUS		
STORE SECTION:	365'	"
FURNITURE STORE:	480'	"
TIRE SHOP:	400'	"
RESTAURANT:	450'	"

Our building 50' from side of the land we are leasing. This puts us 163' away from our entrance to shopping center and approximately 130' away from exit of shopping center from our pump islands and building.

Re drainage: We do not anticipate any problems with drainage. If necessary, will put in dry wells.

Supervisor inquired of Hwy. Supt. and Town Eng. if all drainage problems relating to Korvette's were solved.

Answer: Since this is paved area, it should not make drainage problem any greater. There are drainage problems on this complex. Mr. Marazzo stated that he has not requested cooperation as yet. His office has had trouble in past as to cooperation with Korvette.

Planning Board stated that there was no need for service station in this general area. On Route 59, 11 filling stations - on both sides of road.

Councilman Brenner stated that re controlling traffic; gas station not necessary can control without.

### WITNESS III

Mr. Herman Rich, 12 Tilden Ct., Livingston, N.J.: Professional Engineer and Travel Consultant: (B.S. & M.S. CIVIL Engineering):

Has examined site and makes following recommendations:

Gas station would not create traffic; most users already on road. Traffic caused by going to gas stations - 10%. Using figure of 50,000 gallons per month, based on 30-day month operation - 16,070 gallons a day. 10 gallons average sale - 167 cars in and out during hours of operation. 10% of cars that have come out specifically to use facilities - not 17 cars per hour. During peak hour of operation - 35 cars in and out of station.

Impact of 35 additional cars during peak traffic hour on Route 59.

20,000 cars average daily - 12% during peak. Taking 35 cars as %; approximately 2/10 of 1% added traffic load.

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Entrance Lanes: Possibility of short deceleration lane. Does not require considerable reduction of speed. Exit Ramp: Same general character - exits can be made smoother.

Lighting: Will add to general visibility of area.

Peak hours for shopping centers 2PM to 8PM. Peak exiting traffic: 3PM and 7PM.

Re flow of traffic: (presented copy of proposed plan - in Town Clerk's file) Certain dimensions in this plan may be changed - elements may be added by town - landscaping etc. West to east movement will be created through station. Cross pattern of traffic will be eliminated.

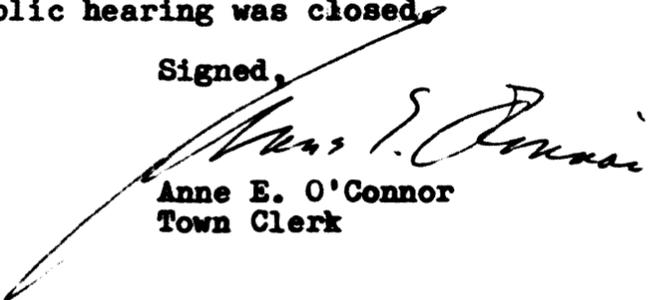
Site Review would dictate traffic pattern. Survey shows .08% traffic accidents involved service stations.

IN FAVOR: NONE

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

CCJ301

## PUBLIC HEARING

Town Hall

2/1/67

9:00 P.M.

Present: Councilman Holbrook, Branner, Damiani, Frohling, Supervisor Mundt  
Town Attorney Donald S. Tracy  
First Deputy Town Attorney Murray N. Jacobson  
Town Clerk Anne E. O'Connor

Supervisor Mundt called Town Board Meeting to order

RE: PROPOSED AMENDMENT TO LOCAL LAW NO. 3-1964 ENTITLED "LOCAL LAW REGULATING THE USE OF PUBLIC AND PRIVATE SEWERS AND DRAINS, PRIVATE SEWAGE DISPOSAL, THE INSTALLATION AND CONNECTION OF BUILDING SEWERS, AND THE DISCHARGE OF WATERS AND WASTES INTO THE PUBLIC SEWER SYSTEM: AND PROVIDING PENALTIES FOR VIOLATIONS THEREOF: IN THE TOWN OF CLARKSTOWN, COUNTY OF ROCKLAND, STATE OF NEW YORK:

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

Toby Marazzo of the Town Engineer's Office stated the following:

County Board of Health only permit 25 houses at a time to be approved in a subdivision. Cost for sewer construction would be \$30,000.00 Fee was based on \$100,000. construction cost. We have broken it down to make it more equitable for smaller projects.

\$10.00 per sewer unit (1 family \$10.00; 2 family \$20.00) multiple pay for as many units in dwelling.

There would be two (2) classes of sewer permits: (1) for residential, and two (2) for service to establishments producing commercial and industrial wastes. Both shall make application on a special form furnished by Town, which is to be supplemented by plans, specifications and other information considered pertinent to judgement of Superintendent.

\$10.00 per sewer unit (sec. 34.4)

<u>Estimated Total Building Cost</u>	<u>Amount</u>
0 - \$20,000	.01% of highest amount
20,001 - 100,000	.005% "
100,000 - 500,000	.0025% "
500,001 - 2,500,000	.00125% "

IN FAVOR: No one appeared

OPPOSED: Mr. Howard Beck (Mailing Address: 13 Park Avenue, New City)  
Residence: Town of Ramapo  
President of Rockland County Builders Assoc.

Request that fee schedule be re-examined in order to come up with something more equitable. Would like experts to work with Town Board and Town Engineer in this connection.

Supervisor stated that Engineer that Town has retained professional engineers. They would have access to same documents Mr. Beck referred to. He informed Mr. Beck that Town Board would like to have written statement by Town Engineer's Office as to these fees; and if Board feels that matter should be further explored, they will do so.

Mr. Beck will present written statement from opposition as soon as possible.

On resolution offered by Councilman Holbrook, seconded by Councilman Brenner and unanimously adopted, Public Hearing was closed.

Signed,

*Anne E. O'Connor*  
Anne E. O'Connor  
Town Clerk

## PUBLIC HEARING

Town Hall

2/1/67

9:15 P.M.

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

Supervisor Mundt called Town Board Meeting to order

RE: PROPOSED AMENDMENT TO LOCAL LAW NO. 2-1964 ENTITLED "LOCAL LAW PROVIDING FOR REGULATIONS GOVERNING CONDITIONS HAZARDOUS TO LIFE AND PROPERTY FROM FIRE OR EXPLOSION:

Supervisor Mundt declared public hearing in session. Town Clerk read notice of public hearing.

Councilman Frohling explained proposed amendment as follows:

These permits and fees are relative to our Fire Code. Prime reason for permits and fees are so that there is a record in Fire Inspector's Office of all type operations requiring a permit so that inspections can be followed up on these establishments. To sustain Fire Inspector's Office, there must be fees. Fees required for (a) to create record of establishments by way of permit, and (b) to put Fire Inspector on notice that these establishments must be inspected.

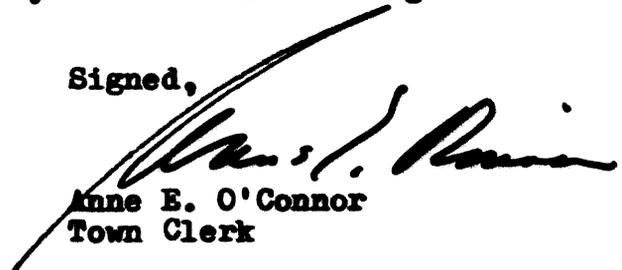
Fee Schedule will be carried out through the county by other townships having such a code. Permits and fees will be required to further implement our Fire Code.

These are Annual fees.

IN FAVOR: None  
 OPPOSED: None

There being no questions, public hearing was adjourned on motion made by Councilman Brenner and seconded by Councilman Frohling.

Signed,

  
 Anne E. O'Connor  
 Town Clerk

CCJ301

## TOWN BOARD MEETING

Town Hall

2/1/67

8:00 P.M.

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

Supervisor Mundt called Town Board Meeting to order.

(97) Councilman Frohling offered the following resolution:

RESOLVED, that minutes of three (3) public hearings and regular Town Board meeting held on 1/18/67 are hereby approved and accepted as submitted by the Town Clerk.

Seconded by Councilman Holbrook.

All voted Aye.

Messrs. Mazzucca and Levy, who were scheduled to appear re piping on Silver Birch Lane did not appear.

Letter received from Department of Public Works re resolution of Town Board to have left turn storage lanes constructed on Route 59 in advance of Rose Road. They informed us that 1966 work load did not permit construction; that they will endeavor to complete the project in the spring.

(99) Councilman Frohling offered the following resolution:

RESOLVED, that the Clarkstown Planning Board is hereby granted an extension of time to April 4, 1967 for submitting recommendation on the following zone change applications:

S.A. & W Mason  
 Chestnut Grove  
 John Knussen  
 Lake DeForest  
 Lester Clark

Lagana Assoc.  
 Mite Realty  
 Saieva, Frances  
 Albright, Wilhelmina  
 Svensson, Dorthy & Arthur  
 Reis, Robert A.

Seconded by Councilman Holbrook

All voted Aye.

(100) Councilman Holbrook offered the following resolution:

RESOLVED, that resolution #1000, adopted 12/30/66, which re-referred Zone Change Application made by S.A. & W. Constructors, Inc., to Clarkstown Planning Board, is hereby rescinded.

Seconded by Councilman Frohling

All voted Aye.

Sewer Construction Accounts - December, 1966 received and noted by Town Board. Ordered filed in Town Clerk's Office.

Town Board signed ORDER in the matter of the premises owned by George A. Smith situate on the west side of Mountainview Avenue, Central Nyack, New York ordering owner to commence removal of certain buildings and structures within fifteen (15) days; said removals to be completed within sixty (60) days from this date; further ordering that this be served on George A. Smith as provided in ordinance of Town of Clarkstown. (Order on following page)

2/1/67

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TOWN OF CLARKSTOWN  
COUNTY OF ROCKLAND

-----X  
:
  
In the Matter of :
  
:
  
the premises owned by George A. Smith : NOTICE OF
  
situate on the West side of Mountain- : VIOLATION
  
view Avenue, Central Nyack, New York :
  
:
  
:
  
-----X

SIR:

PLEASE TAKE NOTICE that the buildings and structures situate on the premises owned by George A. Smith, on the west side of Mountainview Av., Central Nyack, N.Y. which premises are described on the Tax Map of the Town of Clarkstown as Map 121 Block A, Lot 7, are in an unsafe and dangerous condition. Therefore, the condition of the premises is in violation of Chapter 43 of the Code of the Town of Clarkstown dealing with Unsafe Buildings and Collapsed Structures.

The buildings and structures thereon are unsafe and dangerous in that the condition of this building as created by conflagration constitutes a serious fire hazard and is a threat to the health, safety and welfare of the community.

Therefore, attached hereto and made part hereof you will find an Order promulgated by the Town Board of the Town of Clarkstown, Rockland County, New York, requiring the removal of said buildings and structures.

Dated: Feb. 1, 1967

Yours, etc.

DONALD S. TRACY  
TOWN ATTORNEY  
TOWN OF CLARKSTOWN  
Office & P. O. Address  
10 Maple Avenue  
New City, New York  
Telephone: 914 NE 4-4353

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Town Board signed ORDER in the matter of the premises owned by Ruth W. K. Rimmer situate on the west side of Mountainview Ave., Central Nyack, New York ordering owner to commence removal of certain buildings and structures within fifteen (15) days; said removals to be completed within sixty (60) days from this date; further ordering that this be served on Ruth W. K. Rimmer as provided in ordinance of Town Clarkstown (ORDER on following page)

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, 10 Maple Ave., New City, N. Y., in said Town of Clarkstown, on the 1st day of February, 1967

PRESENT:

Hon. Paul F. Mundt	Supervisor
Martin E. Holbrook	Councilman
Philip J. Frohling	Councilman
James V. Damiani	Councilman
William Brenner	Councilman

-----X

In the Matter of :  
the premises owned by George A. Smith : ORDER  
situate on the west side of Mountainview : FEB. 1, 1967  
Avenue, Central Nyack, New York :  
: :  
-----X

WHEREAS, a report on the condition of the premises owned by George A. Smith, situate on the west side of Mountainview Avenue, Central Nyack, New York made by the Building Inspector of the Town of Clarkstown, the Chief of Police of the Town of Clarkstown, the Fire Chief of the Valley Cottage Fire Department, and the Fire Inspector of the Town of Clarkstown, has been read and discussed by the Town Board of the Town of Clarkstown, and

WHEREAS, it appears from said report that the buildings and structures on the premises owned by the said George A. Smith, on Mountainview Ave., Central Nyack, N.Y. which premises are described on the Tax Map of the Town of Clarkstown as Map 121, Block A, Lot 7, are in an unsafe and dangerous condition, and a threat to the health, safety and welfare of the community;

- 1 -

Town Board signed ORDER in the matter of the premises owned by Ruth W. K. Rimmer situate on the west side of Mountainview Ave., Central Nyack, New York ordering owner to commence removal of certain buildings and structures within fifteen (15) days; said removals to be completed within sixty (60) days from this date; further ordering that this be served on Ruth W. K. Rimmer as provided in ordinance of Town Clarkstown (ORDER on following page)

NOW THEREFORE, be it

ORDERED, that the owner commence removal of the said buildings and structures presently existing upon said premises within fifteen (15) days from the date hereof and that removal of said buildings and structures be completed within sixty (60) days from the date hereof, and be it

FURTHER ORDERED, that this Order be served upon said George A. Smith as provided in the ordinance of the Town of Clarkstown.

Dated: February 1, 1967

TOWN BOARD OF THE TOWN OF CLARKSTOWN

s/ Paul F. Mundt  
Supervisor

s/ Philip J. Frohling Jr  
Councilman

s/ James V. Demiani  
Councilman

s/ Martin E. Holbrook  
Councilman

s/ William B. Bensen  
Councilman

Town Board signed ORDER in the matter of the premises owned by Ruth W. K. Rimmer situate on the west side of Mountainview Ave., Central Nyack, New York ordering owner to commence removal of certain buildings and structures within fifteen (15) days; said removals to be completed within sixty (60) days from this date; further ordering that this be served on Ruth W. K. Rimmer as provided in ordinance of Town Clarkstown (ORDER on following page)

2/1/67

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TOWN OF CLARKSTOWN  
COUNTY OF ROCKLAND

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	:	
	:	
In the Matter of	:	
the premises owned by Ruth W. K. Rimmer:	:	NOTICE OF
situate on the west side of Mountain-	:	VIOLATION
view Avenue, Central Nyack, New York	:	
	:	
	:	

-----X

SIR:

PLEASE TAKE NOTICE that the buildings and structures situate on the premises owned by Ruth W. K. Rimmer, on the west wide of Mountainview Ave., Central Nyack, N.Y., which premises are described on the Tax Map of the Town of Clarkstown as Map121, Block A , Lot 4 , are in an unsafe and dangerous condition. Therefore, the condition of the premises is in violation of Chapter 43 of the Code of the Town of Clarkstown dealing with Unsafe Buildings and Collapsed Structures.

The buildings and structures thereon are unsafe and dangerous in that the condition of this building as created by conflagration constitutes a serious fire hazard and is a threat to the health, safety and welfare of the community.

Therefore, attached hereto and made part hereof you will find an Order promulgated by the Town Board of the Town of Clarkstown, Rockland County, New York, requiring the removal of said buildings and structures.

Dated: February 1, 1967      Yours, etc.  
 DONALD S. TRACY  
 TOWN ATTORNEY  
 TOWN OF CLARKSTOWN  
 Office & P. O. Address  
 10 Maple Avenue  
 New City, New York  
 Telephone: 914 NE 4-4353

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, 10 Maple Ave., New City, N. Y., in said Town of Clarkstown, on the 1st day of February, 1967.

PRESENT:

Hon. Paul F. Mundt	Supervisor
Martin E. Holbrook	Councilman
Philip J. Frohling	Councilman
James V. Damiani	Councilman
William Brenner	Councilman

-----X

In the Matter of	:	
	:	ORDER
the premises owned by Ruth W. K. Rimmer	:	FEBRUARY 1, 1967
situate on the west side of Mountainview	:	
Avenue, Central Nyack, New York	:	
	:	

-----X

WHEREAS, a report on the condition of the premises owned by Ruth W. K. Rimmer, situate on the west side of Mountainview Avenue, Central Nyack, New York, made by the Building Inspector of the Town of Clarkstown, the Chief of Police of the Town of Clarkstown, the Fire Chief of the Valley Cottage Fire Department, and the Fire Inspector of the Town of Clarkstown, has been read and discussed by the Town Board of the Town of Clarkstown, and

WHEREAS, it appears from said report that the buildings and structures on the premises owned by the said Ruth W. K. Rimmer, on Mountainview Ave., Central Nyack, N.Y. which premises are described on the Tax Map of the Town of Clarkstown as Map 121, Block A, Lot 4, are in an unsafe and dangerous condition, and a threat to the health, safety and welfare of the community;

NOW THEREFORE, be it

ORDERED, that the owner commence removal of the said buildings and structures presently existing upon said premises within fifteen (15) days from the date hereof and that removal of said buildings and structures be completed within sixty (60) days from the date hereof, and be it

FURTHER ORDERED, that this Order be served upon said Ruth W. K. Rimmer as provided in the ordinance of the Town of Clarkstown.

Dated: February 1, 1967

TOWN BOARD OF THE TOWN OF CLARKSTOWN

s/ Paul F. Mundt  
Supervisor

s/ James V. Damiani Jr  
Councilman

s/ Philip J. Frohling Jr.  
Councilman

s/ Martin E. Holbrook  
Councilman

s/ William Brenner  
Councilman

2/1/67

TBM

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(101) Councilman Holbrook offered the following resolution:

WHEREAS, Certification of Eligibles, TYPIST, #CR-1, received from Rockland County Personnel Office, contains the name of Tillie Schwartz, and she having indicated her availability for employment as a full time typist,

NOW, THEREFORE, upon recommendation of Merton E. Rawson, Chairman of the Clarkstown Planning Board, be it

RESOLVED, that the Supervisor be authorized to execute the necessary Civil Service form for the Permanent Appointment of Tillie Schwartz of First Street, Nanuet, New York to the position of Typist in the Clarkstown Planning Board, at a salary of \$3794 per annum effective February 6, 1967.

Seconded by Councilman Damiani

All voted Aye.

(102) Councilman Frohling offered the following resolution:

WHEREAS, the Town of Clarkstown is desirous of entering into an agreement with S.R.S. Building Corp., in connection with dedication of roads in a subdivision known as Sec. 2-D, The Dells:

NOW THEREFORE, be it

RESOLVED, that the Supervisor of the Town of Clarkstown is authorized to execute an agreement with S.R.S. Building Corp., providing for the deposit of \$670.00 with the Town of Clarkstown by said S.R.S. Building Corp. to be held by the Town pending final and complete improvements of the roads in said development by the developer, subject to final approval of the Town Engineer and the Superintendent of Highways of the Town of Clarkstown.

Seconded by Councilman Holbrook,

All voted Aye.

(103) Councilman Damiani offered the following resolution:

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

Seconded by Councilman Brenner

All voted Aye.

(104) Councilman Holbrook offered the following resolution:

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

Seconded by Councilman Frohling

All voted Aye.

(105) Councilman Holbrook offered the following resolution:

RESOLVED, that Orange & Rockland Utilities is hereby authorized to install 15 - 4000 lu Street Lights on Kings Highway and Jodi Place at the annual cost to the Town of \$702.00

Seconded by Councilman Frohling.

All voted Aye.

(106) Councilman Brenner offered the following resolution:

RESOLVED, that the Highway Supt. is hereby authorized to advertise for bids for the purchase of (2) New 1967 4 cu yard dump trucks; said bids to be returnable 2/28/67 at 1:05 P.M.

Seconded by Councilman Holbrook.

All voted Aye.

Chief of Police Ernest Wiebicke requested to submit recommendation re NO PARKING sign on the north side of New Hempstead Road, between Eberling Drive and the west side entrance to building known as 18 New Hempstead Road.

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2/1/67

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(107) Councilman Holbrook offered the following resolution:

## TOWN OF CLARKSTOWN

LOCAL LAW NO. 4 1967

AMENDMENT TO LOCAL LAW NO. 3-1964  
 ENTITLED "LOCAL LAW REGULATING THE  
 USE OF PUBLIC AND PRIVATE SEWERS AND  
 DRAINS, PRIVATE SEWAGE DISPOSAL, THE  
 INSTALLATION AND CONNECTION OF BUILD-  
 ING SEWERS, AND THE DISCHARGE OF WATERS  
 AND WASTES INTO THE PUBLIC SEWER SYSTEM;  
 AND PROVIDING PENALTIES FOR VIOLATIONS  
 THEREOF; IN THE TOWN OF CLARKSTOWN,  
 COUNTY OF ROCKLAND, STATE OF NEW YORK"

Be it enacted by the Town Board of the Town of Clarkstown  
 that Local Law No. 3-1964 is hereby amended as follows:

Section 32-1. Delete definition of "Subdivision" and in-  
 sert the following definition:

SUBDIVISION -- Shall mean the division of any parcel  
 of land into two (2) or more lots, plots, sites, or other  
 divisions of land, with or without new streets, for the pur-  
 pose, whether immediate or future, of transfer of ownership  
 or building development, and shall include resubdivision,  
 except the term subdivision shall not be deemed to include  
 the division of any parcel of land into two lots, sites or  
 other divisions of land, for the purpose, whether immediate  
 or future, of transfer of ownership or building development,  
 where no new streets are created and where such parcel of  
 land is not capable of further division pursuant to the then  
 existing building and zoning ordinance of the Town of Clarks-  
 town as amended.

Add a new definition as follows:

HOUSE CONNECTIONS -- Shall mean the extension from the  
 building drain to the public sewer or to an existing exten-  
 sion from a public sewer when available.

- 1 -

Seconded by Councilman Damiani

All voted Aye

2/1/67

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Page 5

(107) Councilman Holbrook offered the following resolution:

Section 32-17 is hereby revised as follows:

"There shall be two (2) classes of sewer permits: (1) for residential, and (2) for service to establishments producing commercial and industrial wastes. In either case, the owner or his agent shall make application on a special form furnished by the town. The permit application shall be supplemented by any plans, specifications or other information considered pertinent in the judgment of the Superintendent. See Article VI of this local law for application and permit fees."

32 - 35

Add word "residential" to read "the builder of a subdivision for one family residential purposes require etc".

Suggest fee schedule be changed to:

0 - 5,000	12% of actual construction cost
5,001 - 10,000	10% of actual construction cost
10,001 - 20,000	9% of actual construction cost
20,001 - 30,000	8.5% of actual construction cost
30,001 - 40,000	8% of actual construction cost
40,001 - 50,000	7% of actual construction cost
50,001 - 60,000	6.5% of actual construction cost
60,001 - 70,000	6% of actual construction cost
70,001 - 80,000	5% of actual construction cost
80,001 - 90,000	4% of actual construction cost
90,001 - 100,000	3.5% of actual construction cost

Section 32-36. Add to title "and multiple dwellings" and change fee schedule as follows:

<u>Estimated Total Building Cost</u>	<u>Amount</u>
\$ 0 - \$20,000	.01% of the highest amount
20,001 - 100,000	.005% of the highest amount
100,001 - 500,000	.0025% of the highest amount
500,001 - 2,500,000	.00125% of the highest amount

Section 34.4. Change fee to read \$10.00 per sewer unit.

This local law shall take effect immediately.

2/1/67

TBM

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(108) Councilman Frohling offered the following resolution:

TOWN OF CLARKSTOWN

LOCAL LAW NO 2 1967

AMENDMENT TO LOCAL LAW NO. 2-1964,  
ENTITLED "LOCAL LAW PROVIDING FOR  
REGULATIONS GOVERNING CONDITIONS HAZ-  
ARDOUS TO LIFE AND PROPERTY FROM FIRE  
OR EXPLOSION".

CCJ301

Be it enacted by the Town Board of the Town of Clarkstown that  
Local Law No. 2-1964 is hereby amended as follows:

Add to Section 15.11 as follows:

E. Permits and fees are required for the following uses:

<u>PERMIT</u>	<u>ANNUAL FEES</u>
Junk Yards	\$25.00
Bowling Alleys	10.00
Dry Cleaning	10.00
Explosives	25.00
Flammable Liquid	25.00
Garages	10.00
Hazardous Chemicals	25.00
Liquefied Petroleum Gases	25.00
Lumber Yards	25.00
Oil Burning Equipment	10.00
Places Public Assembly	10.00
Demolition	10.00
Storage of Readily Combustible Materials	10.00
Welding or Cutting	10.00

This local law shall take effect immediately.

Seconded by Councilman Damiani

All voted Aye

2/1/67

TBM

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(109) Councilman Holbrook offered the following resolution:

WHEREAS, the Town of Clarkstown is desirous of entering into an agreement with S.R.S. Building Corp., in connection with dedication of roads in a subdivision known as Sec. 2-D, The Dells;

NOW THEREFORE, be it

RESOLVED, that the Supervisor of the Town of Clarkstown is authorized to execute an agreement with S.R.S. Building Corp., providing for the deposit of \$670.00 with the Town of Clarkstown by said S.R.S. Building Corp. to be held by the Town pending final and complete improvements of the roads in said development by the developer, subject to final approval of the Town Engineer and the Superintendent of Highways of the Town of Clarkstown.

Seconded by Councilman Frohling

All voted Aye.

(110) Councilman Holbrook offered the following resolution:

RESOLVED, that upon recommendation of the Highway Superintendent and the Town Engineer, deed from S.R.S. Building Corp., 60 Hempstead, Lynbrook, N.Y. to the Town of Clarkstown conveying Glennere Road (1322 l.f.) and Ardsley (770 l.f.) be accepted, and be it

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

Seconded by Councilman Frohling

All voted Aye

The following Maint. Bonds were signed by Town Board, approving same as to form and sufficiency:

Cont. Casualty Co. Maint. Bond #2239734  
S.R.S. BUILDING CORP. Prin.  
Amount: \$920.00  
Period: 2/1/67-1/31/68 (1 year)  
Covers: Sewers

Cont. Casualty Co. Maint. Bond. #2239733  
S.R.S. BUILDING CORP. Prin.  
Amount: \$5,600.00  
Period: 2/1/67-1/31/68 (1 year)  
Covers: ROADS - Glennere Road; Ardsley Drive

Mr. Horan, representing CAPRA, appeared before Board requesting access to proposed Zoning Map (hearing 2/13/67). Mr. Horan was instructed to make arrangements with Mr. Cassels of the Planning Board, who will furnish Mr. Horan with copy of map so he can have supply made for information of public.

On resolution offered by Councilman Frohling, seconded by Councilman Damiani and unanimously adopted, Town Board meeting was adjourned until Wednesday 2/15/67 at 8:00 P.M.

Signed,

  
Anne E. O'Connor  
Town Clerk