

PUBLIC HEARING

Town Hall

12/9/70

8:00 PM

Present: Councilmen Bolander, D'Antoni, Supervisor Vines
Town Clerk Anne E. O'Connor
Town Attorney

Absent: Co. Frohling, Niehaus
Deputy Town Attorney

RE: PROPOSED ASSESSMENT ROLL FOR IMPROVEMENT OF LOUIS ROAD AND
A PORTION OF STANLEY ROAD:

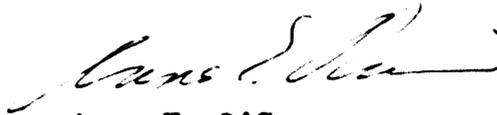
Supervisor Vines called public hearing to order; Town Clerk read notice of public hearing.

Town Clerk sworn in and testified as to proper posting and publication of notice of public hearing.

Town Attorney inquired if anyone present wished to appear as being opposed or in favor of proposed assessment roll. No one appeared.

On resolution offered by Co. Bolander, seconded by Co. Niehaus and unanimously adopted, public hearing was closed.

Signed,



Anne E. O'Connor
Town Clerk

PUBLIC HEARING

Town Hall

12/9/70

8:15 PM

Present: Co. Niehaus, Bolander, D'Antoni, Supervisor Vines
Town Clerk Anne E. O'Connor
Town Attorney

Absent: Co. Frohling
Deputy Town Attorney

RE: PROPOSED LOCAL LAW REGULATING AN INTERIM PERIOD:

Verbatim minutes taken by Mariet Van der Heide; copy will be made available as soon as received in the Town Clerk's Office.

Signed,



Anne E. O'Connor
Town Clerk

PUBLIC HEARING

Town Hall 12/9/70 8:30 PM

Present: Co. Niehaus, Bolander, D'Antoni, Supervisor Vines
Town Clerk and Town Attorney

Absent: Councilman Frohling, Deputy Town Attorney

RE: PROPOSED EXTENSION TO CLARKSTOWN CONSOLIDATED WATER SUPPLY
DISTRICT NO. 1 TO INCLUDE "TOR TERRACE (WINDFOR DEVELOPMENT):"

Supervisor called public hearing to order; Town Clerk read Notice of Public Hearing and testified as to proper posting and publication of said notice.

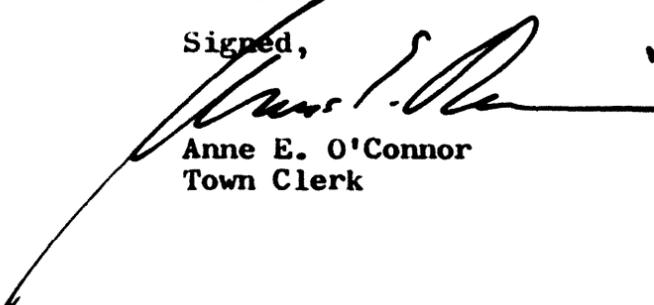
Attorney for petitioner appeared before the Town Board and testified as follows:

Mr. John Booth signed petition as president of Windfor Development Corp. Proposed extension will benefit all property owners within proposed extension. All property owners who will benefit are include within limits of proposed extension. Would be in the public interest to grant because it would provide fire protection for the safety and well being of property and lives and would bring about a reduction in fire insurance rates.

IN FAVOR: No one appeared.
OPPOSED: No one appeared.

On resolution offered by Co. Bolander, seconded by Co. D'Antoni and unanimously adopted, public hearing was closed.

Signed,


Anne E. O'Connor
Town Clerk

PUBLIC HEARING

Town Hall 12/9/70 8:45 PM

Present: Co. Niehaus, Bolander, D'Antoni, Supervisor Vines
Town Clerk and Town Attorney

Absent: Co. Frohing and Deputy Town Attorney

RE: PROPOSED AMENDMENT TO THE ZONING ORDINANCE - KAUFMAN PROPERTY
R-15 to R-40:

Verbatim minutes in Kaufman folder.

PUBLIC HEARING

Town Hall 12/9/70 9:00 PM

Present: Co. Niehaus, Bolander, D'Antoni, Supervisor Vines
Town Clerk and Town Attorney

Absent: Co. Frohling and the Deputy Town Attorney

RE: PROPOSED LOCAL LAW ESTABLISHING STANDARDS OF ETHICAL CONDUCT
FOR OFFICERS AND EMPLOYES OF THE TOWN:

Supervisor called public hearing to order; Town Clerk testified as to proper posting and publication of notice of hearing.

Town Attorney F. P. Roland informed the Town Board that the county was considering adoption of a similar proposal and that the Town Board should recess this hearing until such time as the county makes their determination to enable town to be guided by that determination.

On resolution offered by Co. Colander, seconded by Co. D'Antoni and unanimously adopted, public hearing was recessed

12/9/70

until January 27, 1971 at 8:00 PM.

Signed,

Anne E. O'Connor
Town Clerk

PUBLIC HEARING

Town Hall 12/9/70 9:45 PM

Present: Co. Niehaus, Bolander, D'Antoni, Supervisor Vines
Town Clerk and Town Attorney

Absent: Co. Frohling and Deputy Town Attorney

RE: PROPOSED REPEAL OF LOCAL LAW 1-1964 AS AMENDED BY LL 1-1966
RELATING TO CONFLICTS OF INTEREST AND ETHICS FOR OFFICERS AND
EMPLOYEES OF THE TOWN:Supervisor called public hearing to order; Town Clerk testified
as to proper posting and publication of notice of public hearing.Town Attorney informed the Town Board that since county
considering similar proposal, subject public hearing should be recessed
until after they make a determination so town could be guided by same/On resolution offered by Co. Bolander, seconded by Co. D'Antoni
and unanimously adopted, public hearing was recessed until 1/27/71 at 8:30 PM.

Signed,

Anne E. O'Connor
Town Clerk

TOWN BOARD MEETING

Town Hall 12/9/70 8:00 PM

Present: Co. Niehaus, Bolander, D'Antoni, Supervisor Vines
Town Clerk and Town Attorney

Absent: Councilman Frohling and Deputy Town Attorney

Supervisor called Town Board meeting to order; assemblage
saluted the flag.

(1970-804) Co. Bolander offered the following resolution:

WHEREAS, 59-304 REALTY CO. made application for a Special
Permit for a gas filling station located on the s/w corner of the
intersection of NYS Route 59 and Rose Road in Nanuet, N Y, pursuant
to Sec. 8.334 of the Zoning Ordinance of the Town of Clarkstown, andWHEREAS, after due notice published and posted, a public
hearing was held before the Town Board on 10/28/70 at 8:15 PM to
consider such application;NOW THEREFORE, the Town Board makes the following Special
Findings pursuant to Section 4.31 of the Zoning Ordinance of the
Town of Clarkstown:THAT, the proposed use as described and represented by
the applicant

- (1) will be properly located with respect to transportation,
water supply, waste disposal, fire and police protection,
and other public facilities;
- (2) will not cause undue traffic congestion or create a
traffic hazard;

(continued)

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PH - cont.

- (804)
- (3) will not create at any point of determination set forth in Sections 4.16, 4.17 and 4.18 of the Zoning Ordinance of the Town of Clarkstown any more dangerous and objectionable elements referred to in Section 4.11 than is characteristic of the use expressly permitted as of right in the same district;
 - (4) will not adversely affect the character of, or property values in, the area;
 - (5) will not otherwise impair the public health, safety, morals, convenience, comfort, prosperity, and other aspects of the general welfare of the town;
 - (6) will comply with all other requirements applicable to such use;
 - (7) will be situated on a lot with an area of at least 20,000 square feet and a minimum lot frontage of 150 feet, and all major repairs will be made within a totally enclosed structure, and a maximum of five currently licensed vehicles will be parked on lots of less than one acre and one additional such vehicle for each one-fifth of an acre of the lot above said one acre, and all gasoline pumps and service facilities will be set back at least 20 feet from the front lot line; all of said requirements being pursuant to Col. 3, Sec. 3.12, Table of General Use Regulations of the Zoning Ordinance of the Town of Clarkstown;
 - (8) will be screened along any lot line where the gas filling station is located on a lot, any lot line of which lies within 25 feet of an R District or SC District boundary, and flood lighting shall be arranged so there will be no glare of light toward such district boundary, pursuant to Col. 8, Sec. 3.12, Table of General Use Regulations of the Zoning Ordinance of the Town of Clarkstown;
 - (9) that this site is no closer than 300' to a school, church, or place of assembly, and that within 25' of residential districts, no vehicle may continually be parked outside for a period exceeding three days and no bus or truck over 1-1/2 ton capacity nor more than two private passenger cars may be parked over any one night;

NOW THEREFORE, be it

RESOLVED, that a Special Permit for a gas filling station pursuant to said application is hereby granted and the reasons for granting such Special Permit are that the proposed use of the premises will be for the convenience, comfort, prosperity and general welfare of the community; and be it

FURTHER RESOLVED, that the within Special Findings and Resolution setting forth the reasons for granting such Special Permit shall constitute a written report to be filed with the Town Clerk pursuant to the Zoning Ordinance of the Town of Clarkstown.

Seconded by Co. D'Antoni.

All voted Aye.

(Above resolution granting Special Permit to 59-304 Realty Co. to become effective when Principal signs restrictive covenant agreement)

12/9/70

(1970-805) Co. Bolander offered the following resolution:

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

Seconded by Co. D'Antoni.

All voted Aye.

(1970-806) Co. D'Antoni offered the following resolution:

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

Seconded by Co. Niehaus.

All voted Aye.

(1970-807) Co. D'Antoni offered the following resolution:

WHEREAS, an assessment roll has been prepared by this Town Board for and in connection with the improvement of Louis Road and a portion of Stanley Road, a public highway in said Town of Clarkstown; which said roll was completed and filed in the Office of the Town Clerk of said Town on October 23^m 1970; and

WHEREAS, due notice of the completion of said 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 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 official newspapers 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 assessment roll;

NOW THEREFORE, be it

RESOLVED, that said 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 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 assessment roll, the sum or sums opposite their respective names, and to pay the same to the Supervisor of the Town.

Seconded by Co. Bolander.

All voted Aye.

(1970-808) Councilman Bolander offered the following resolution:

RESOLVED, that decision on proposed Local Law regulating an interim period for the issuance of building permits, and the approval of subdivision plats in areas of the town affected by prospective amendments to the Zoning Ordinance, pursuant to the Town Master Plan prepared by the Town Planning Board and amendments thereto be RESERVED.

Seconded by Councilman D'Antoni.

All voted Aye

Town Board signed order extending Clarkstown Consolidated Water Supply District #1 to include TOR TERRACE.

Town Attorney suggested to the Town Board that three public hearings re Local Laws, viz. Ethics, be recessed until outcome of county proposed local laws is determined. The following resolutions were introduced and adopted.

(1970-809) Councilman Bolander offered the following resolution:

WHEREAS, the County of Rockland is in the process of considering a proposed Local Law Establishing a Standard of Ethical Conduct for Officers and Employees; and

WHEREAS, the Town Board of the Town of Clarkstown prefers to await the outcome of the county proposed local law;

NOW THEREFORE, be it

RESOLVED, that the public hearing be recessed until 8:00 PM 1/27/71, at which time the public hearing shall be continued.

Seconded by Co. D'Antoni.

All voted Aye.

(1970-810) Councilman Bolander offered the following resolution:

WHEREAS, the County of Rockland is in the process of considering a proposed Local Law establishing a Board of Ethics; and

WHEREAS, the Town Board of the Town of Clarkstown prefers to await the outcome of the county proposed local law;

NOW THEREFORE, be it

RESOLVED, that the public hearing be recessed until 8:15 PM, January 27, 1971, at which time the public hearing will be held.

Seconded by Councilman D'Antoni.

All voted Aye.

(1970-811) Councilman Bolander offered the following resolution:

WHEREAS, the County of Rockland is in the process of considering a proposed Local Law relating to Conflicts of Interest and Ethics for Officers and Employees, and

WHEREAS, the Town Board of the Town of Clarkstown prefers to await the outcome of the County proposed Local Law;

NOW THEREFORE, be it

RESOLVED, that the public hearing be recessed until 8:30 PM 1/27/71, at which time the public hearing will be continued.

Seconded by Councilman D'Antoni.

All voted Aye.

(1970-812) Councilman Bolander offered the following resolution:

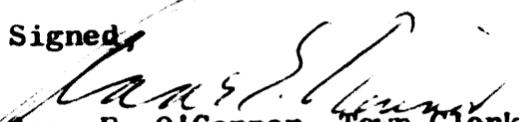
RESOLVED, that decision on Proposed Amendment to the Building Zone Ordinance by re-districting certain property from R-15 District to R-40 District (KAUFMAN PROPERTY) be RESERVED.

Seconded by Councilman Niehaus.

All voted Aye.

On resolution offered by Councilman Bolander, seconded by Councilman D'Antoni and unanimously adopted, Special Town Board Meeting was adjourned until Wednesday, December 16, 1971 at 8PM.

Signed,


Anne E. O'Connor, Town Clerk