

BTM - 1/13/71  
Page 2

The following bid was received:

NEW YORK TRAP ROCK CORPORATION  
162 Old Mill Road, West Nyack N Y

Net Bid (Per Ton).....\$3.50 per ton (net)

(1971-29) Councilman Bolander offered the following resolution:

RESOLVED, that bid for furnishing Shoulder Screenings Fill be awarded to New York Trap Rock Corporation, 162 Old Mill Road, West Nyack, New York at cost to town of \$3.50 per ton, net, based upon recommendation of Hway Supt.

Seconded by Councilman D'Antoni.

All voted Aye.

Town Board signed the following Orders:

ORDER extending Clarkstown Consolidated Water Supply District to include COUNTRY SIDE LAKES (See Attached)

ORDER extending Clarkstown Consolidated Water Supply District #1 to include SILVER HEIGHTS, Bardonia N Y. (See Attached)

ORDER extending Clarkstown Consolidated Water Supply District #1 to include TED SCHULTZ-FORD, INC. (See Attached)

(1971-30) Councilman Niehaus offered the following resolution:

(INSERT RESOLUTION RESERVING DECISION ON PROPOSED AMEIDMENT TO ZONING ORDINANCE -JEAN D. GUTERL (R22 to PO) FOR PROP. LOCATED AT ROUTE 304 & CHURCH RD., NEW CITY)

Seconded by Councilman Bolander.

All voted Aye.

(1971-31) Councilman D'Antoni offered the following resolution:

(INSERT RESOLUTION RESERVING DECISION ON PETITION FOR ZONE CHANG MADE BY TORSOE DEVELOPMENT CORP (R7.5 to RG-2) FOR PROP. LOCATED ON THE W/S OF COLLEGE AVE & SOUTH OF FIRST ST., NANUET)

Seconded by Supervisor Vines

All voted Aye

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

1971  
01/13

In the Matter of the Petition for EXTENSION of the Clarkstown Consolidated Water Supply District #1 to include COUNTRY SIDE ACRES

ORDER  
EXTENDING  
DISTRICT

In the Town of Clarkstown, Rockland County, New York

A petition in this matter for the extension of the Clarkstown Cons. Water Supply District #1 - COUNTRY SIDE ACRES 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 18th day of November, 1970, for the hearing of all persons interested in the matter on the 13th day of January, 1971 at 8:15 P.M. EST Time, at the Board Room of the Town Hall of the Town of Clarkstown, at 10 Maple Avenue, New City, New York, and a Public Hearing by the said Town 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 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 Clarkstown Cons. Water Supply District #1 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 January 13, 1971

Anthony J. Anton  
Councilman

James J. ...  
Councilman

[Signature]  
Supervisor

William R. Nichols  
Councilman

[Signature]  
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 the Clarkstown Cons. Water Supply Dist. #1 COUNTRY SIDE ACRES with the original now on file in said office, and find same to be a true and correct transcript and of the whole of such original.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the seal of said Town of Clarkstown this 13th day of January, 1971.

[Signature]  
Town Clerk

SCHEDULE "A"

ALL that certain plot, piece or parcel of land with the buildings and improvements thereon, situate, lying and being in the Town of Clarkstown, County of Rockland and State of New York, bounded and described as follows:

BEGINNING at a point on the easterly side of West Clarkstown Road the Northwesterly corner of lands now or formerly of Haberkorn; said point being the most Southwesterly corner of the premises; running thence

(1) Northerly along the Easterly side of West Clarkstown Road, North 20 degrees 02 minutes 52 seconds East, 16.66 feet to the Southwesterly corner of lands now or formerly of Bilbon Corp.;

(2) South 77 degrees 57 minutes 14 seconds East, along the Southerly line of lands of said Bilbon and lands now or formerly of Zaretsky, 811.53 feet;

(3) North 16 degrees 42 minutes 38 seconds East, along part of the Easterly line of said lands of Zaretsky, 445.99 feet to a fence post;

(4) North 15 degrees 29 minutes 33 seconds East along the remainder of the Easterly line of Zaretsky and along the Easterly line of lands now or formerly of Brykczynski, 533.06 feet to the Northwesterly corner of the premises;

(5) South 75 degrees 58 minutes 49 seconds East, along lands of the Palisades Interstate Park Commission, 268.68 feet to the Northeasterly corner of the premises;

(6) Southerly along the Westerly line of Palisades Park Commission lands the following two (2) courses and distances:

A. South 3 degrees 12 minutes 47 seconds East, passing through a P. I. P. monument on line, 516.17 feet;

B. South 3 degrees 21 minutes 05 seconds East, passing through another P. I. P. monument on line 534.12 feet to a P. I. P. monument marking the southeasterly corner of the premises;

(7) North 75 degrees 22 minutes 00 seconds West, along the Northerly line of lands of Goldring and Rubincoff and the Northerly terminus of West Burda Place, 450.40 feet;

(8) North 74 degrees 56 minutes 30 seconds West, along part of the Northerly line of lands now or formerly Ortenberg, 166.14 feet;

(9) North 77 degrees 57 minutes 41 seconds West, along the remainder of the Northerly line of said Ortenberg lands and the Northerly line of lands now or formerly of Haberkorn, 812.50 feet to the Easterly side of West Clarkstown Road, the point or place of beginning.

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

*orig. made.*

In the Matter of the Petition for  
EXTENSION of the Clarkstown Consolidated Water Supply  
District #1 to include SILVER HEIGHTS  
(Bardonia, New York)

ORDER  
EXTENDING  
DISTRICT

In the Town of Clarkstown, Rockland County, New York

A petition in this matter for the extension of the Clarkstown Consolidated Water Supply Dist.#1 - SILVER HEIGHTS 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 December, 1970, for the hearing of all persons interested in the matter on the 13th day of January, 1971 at 9:00 P.M. EST Time, at the Board Room of the Town Hall of the Town of Clarkstown, at 10 Maple Avenue, New City, New York, and a Public Hearing by the said Town 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 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 Clarkstown Consolidated Water Supply District #1 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 January 13, 1971

Anthony D'Antonio  
Councilman  
Frank B. ...  
Councilman

William R. McKenna  
Supervisor  
Councilman  
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 Ext. Clarkstown Cons. Wtr Supply Dist.#1 SILVER HEIGHTS with the original now on file in said office, and find same to be a true and correct transcript and of the whole of such original.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the seal of said Town of Clarkstown this 13th day of JANUARY, 1971.

Anne E. O'Connor  
Town Clerk

## Schedule "A"

ALL that certain plot, piece or parcel of land shown within the perimeter confines of the subdivision as shown on a map entitled "Silver Heights Estates in Bardonia, Town of Clarkstown, Rockland County - New York," made by William A. Yuda Assoc., West Nyack, New York, dated November 21, 1969, and last dated September 24, 1970, and filed in the Rockland County Clerk's Office on September 25, 1970, in Book 80 of Maps at Page 59 as Map No. 4052, specifically excepting therefrom, however, that part shown on said filed map as "EXCEPTION."

## LAW OFFICES

WILLIAM A. YUDA AND  
DAVID H. REEDER  
100 N. Main Street  
Spring Valley, N.Y.

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

A22  
017  
6

ORDER

In the Matter of the Petition for EXTENSION of the Clarkstown Consolidated Water Supply District #1 to include TED SCHULTZ-FORD, INC.

EXTENDING DISTRICT

In the Town of Clarkstown, Rockland County, New York

A petition in this matter for the extension of the Clarkstown Cons. Wtr. supply Dist.#1 TED SCHULTZ-FORD, INC. 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 16th day of November, 1970, for the hearing of all persons interested in the matter on the 13th day of January, 1971 at 9:15 P.M. EST Time, at the Board Room of the Town Hall of the Town of Clarkstown, at 10 Maple Avenue, New City, New York, and a Public Hearing by the said Town 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 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 Clarkstown Consolidated Water Supply District #1 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 January 13, 1971

*[Signature]*  
Councilman  
*[Signature]*  
Councilman

*[Signature]*  
Supervisor  
*[Signature]*  
Councilman  
*[Signature]*  
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 at Clarkstown Cons. Wtr Supply Dist.#1-TED SCHULTZ INC with the original now on file in said office, and find same to be a true and correct transcript and of the whole of such original.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the seal of said Town of Clarkstown this 13th day of January, 1971.

*[Signature]*  
Town Clerk

DESCRIPTION OF PROPOSED EXTENSION OF  
CLARKSTOWN CONSOLIDATED WATER SUPPLY  
DISTRICT NO. 1

BEGINNING at a point in the northerly side of Demarest Mill Road at its intersection with the existing easterly boundary of Clarkstown Consolidated Water Supply District No. 1 and running thence,

1. in a northeasterly direction along said line, a distance of 317 $\frac{1}{2}$  feet to lands now or formerly of the People of the State of New York; thence,
2. along lands now or formerly of the People of the State of New York, S 25°-11'-40" E, a distance of 205 $\frac{1}{2}$  feet to a New York State monument; thence,
3. along lands now or formerly of the People of the State of New York, on a curve to the left having a radius of 707.00 feet, an arc distance of 64.99 feet to a New York State monument in the northerly line of Demarest Mill Road; thence along the northerly line of Demarest Mill Road the following courses and distances:
4. S 82°-42' W, a distance of 121.23 feet; thence,
5. S 7°-18' E, a distance of 45.93 feet; thence,
6. S 82°-59'-00" W, a distance of 50 $\frac{1}{2}$  feet to the BEGINNING POINT.

IDENTIFICATION AND ASSESSMENT OF PREMISES AFFECTED  
BY PROPOSED EXTENSION OF CLARKSTOWN CONSOLIDATED WATER  
SUPPLY DISTRICT NO. 1, AS IDENTIFIED ON TAX ROLL OF  
TOWN OF CLARKSTOWN

Southeasterly corner of real property identified on Tax Assessor's Rolls of Town of Clarkstown on Tax Map 33, Block A, Lot 6

Assessed Valuation:

Land	\$3,400.00
Total Assessment	\$7,400.00

RESOLUTION #30 ADOPTED TOWN BOARD MEETING 1/13/71

RESOLVED, that the Town Board of the Town of Clarkstown  
reserve decision on proposed amendment to zoning ordinance -  
Jean D. Guterl (R22 to PO) for prop. located at Route 304 & Church Rd.  
New City.

## RESOLUTION #32 ADOPTED TOWN BOARD MEETING 1/13/71

RESOLVED, that the Town Board of the Town of Clarkstown reserve decision on petition for prop. amendment to zoning ordinance - R40 to M - made by Chromalloy American Corp; Clinton Asphalt Company; and New York Highway Products Corporation; prop. located on the E/S of Western Highway, West Nyack, New York.

## PUBLIC HEARING

Town Hall

1/14/71

8:00 PM

Present: Councilmen Niehaus, Bolander, D'Antoni, Supervisor Vines  
Town Attorney and Deputy Town Attorney

Absent: Town Clerk  
Councilman Frohling

RE: PROPOSED AMENDMENT TO ZONE ORDINANCE - JEAN D. GUTERL (R22 to P0)  
(PROPERTY LOCATED ON ROUTE 304 & CHURCH RD., NEW CITY N Y)

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

CORRESPONDENCE:Town Planning Board:

RECOMMEND DENIAL without prejudice to re-examination after the entire area lying along Route 304 from Bardonia Road to Palisades Interstate Parkway be restudied and appropriate new recommendations made.

County Planning Board:

Could possibly be detrimental to Route 304 inasmuch as increased traffic friction on the nearby portion of Church St. can affect traffic on Route 304.

Department of Transportation: (To County Planning Board)

The DOT would insist that all traffic movements into and out of the site be via Church Road, because the intersection of Route 304 and Church Road is signalized and is the proper place to make left turns. This is true whether cars are entering the site or leaving it.

Church Road beyond their jurisdiction but is on about a 16% grade at its intersection with Route 304. About 400 feet west of Route 304 there is a very little sight distance due to a vertical curve at the top of the hill. Still further west Church Road makes a right-angle turn to the north.

Town Planner:COMMENTS & RECOMMENDATIONS:

1. Cognizant of the vehicular traffic on Route 304, it is apparent from our recent observations that residential development in this area has occurred along Route 304 in spite of highway. This fact is borne out with the subdivision construction of the aforementioned Sandstone Farms subdivision to the south of

(cont)

PH = BUTERL  
Page 2

Town Planner - cont:

petitioner's property and other residential developments constructed along Route 304 to the North and South.

2. From the above description of the land use and zoning patterns, we believe that this is a stable residential area which has not been changed by the construction of Route 304. I might add that the Local Shopping District described above has been in existence prior to the Master Plan Program started in 1964 and no additional commercial development has occurred. Further, sufficient land zoned PO is available in the New City C.B.D. about one mile North of the petitioner's property on Route 304. Therefore, the petitioner does not demonstrate the need for additional commercial zoning for his property.

3. The granting of this petition would, in fact, create a "spot zone" which is contrary to proper planning and zoning principles

(extensive letter in Town Clerk's files -- )

Mr. Zollendeck concluded ".....In light of the above comments, we recommend that the petition be denied without prejudice at this time, so that this petition and the surrounding properties can be reviewed for appropriate land uses within the context of the comprehensive zoning program which is expected to be completed by early Spring, 1971."

Alfred E. Festa, Esq. appeared before the Town Board as attorney for petitioner and stated the following:

Petitioner has entered into contract with Mr. & Mrs. David Levine, owners of property, to purchase premises which consists of a vacant piece of land comprising 1.219 acres which is located at the southwest corner of Rt. 304, as widened, and Church Rd., New City - presently zoned R-22.

Because of present use, property would lend itself to PO use rather than to R22 residential. Petitioner desires to erect professional building. Would cooperate with DOT to push traffic further away from intersection.

IN FAVOR: No one appeared.

OPPOSED: No one appeared.

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

Signed,

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

CHROMALLOY CORP et al  
Page 3

(DEB - cont)

You cannot finance long range if you have a non-conforming use. We are non-conforming use at the present time; we are in R-40 zone, which is foreign to our operation. It is impossible to plan and to finance when there is improper zoning.

Operations conducted by his clients on middle and southern parcels were there before zone was adopted in 1939. They were permitted to exist; they have existed since that time rendering services. Town has planning this property for industrial use in 1966; however, when zoning law was written, it was zoned R-40, making operation illegitimate.

IN FAVOR: No one appeared

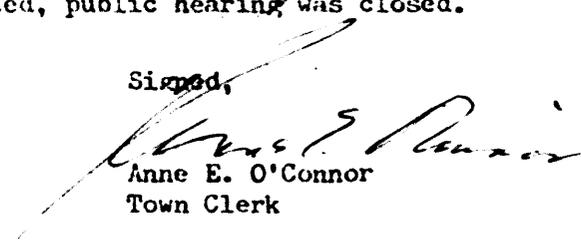
OPPOSED:

1. Mr. Benjamin Kish, Pineview, West Nyack: Pollution, noise, 15 families in area.
2. Mr. A. Venezia, 12 Pineview Road, West Nyack: Pollution, noise.
3. Mr. Walter Anderson, Pineview Rd., West Nyack: 14 children on road. Let them apply for variance, this would be alright. Do not change to M because property could be sold to someone in the future for any use they wish.
4. Mrs. Mable Costa, 16 Pineview Ave.: Agrees with above.
5. Mr. Walter McAndrews, Pineview Ave: Granting would make neighborhood change, would make it more unbearable.

In reply to question put to him by Councilman Bolander, Mr. McAndrews stated he moved in after Chromalloy.

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

Signed,

  
Anne E. O'Connor  
Town Clerk

## PUBLIC HEARING

Town Hall

1/13/71

8:15 PM

Present: Councilmen Niehaus, Bolander, D'Antoni, Supervisor Vines  
Town Attorney - Deputy Town Attorney  
Town Clerk

Absent: Councilman Frohling

RE: PROPOSED EXTENSION OF CLARKSTOWN CONSOLIDATED WATER SUPPLY DIST. #1  
TO INCLUDE COUNTRY SIDE ACRES:

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

Attorney Carl Wanderman appeared for the petitioner and testified as follows:

His client Isaac Cesla signed petitioner as owner of property in question which contains 17 lots known as Country Side Acres. Proposed extension will benefit all the property owners within the proposed extension; all the property owners who will benefit are included within the limits of the proposed extension.

Would be in the public interest to grant because it will 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 Councilman Niehaus, seconded by Councilman Bolander and unanimously adopted, public hearing was closed.

Signed,

  
Anne E. O'Connor  
Town Clerk

## PUBLIC HEARING

Town Hall

1/15/71

8:30 PM

Present: Councilmen Niehaus, Bolander, D'Antoni, Supervisor Vines  
 Town Attorney  
 Deputy Town Attorney  
 Town Clerk  
 Absent: Councilman Frohling

RE: ZONE CHANGE APPLIC. MADE BY TORJOE DEV. CORP - R7.5 to RG-2) FOR  
 PROPERTY LOCATED ON THE WEST SIDE OF COLLEGE AVE., NANUET N Y:

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

CORRESPONDENCE:

TOWN PLANNING BOARD: Majority of members recommend that petition be granted; insofar as showing the area in an RG-2 district. However restricted to not more than ten dwelling units per acre. Minority recommend denial "as not conforming the the town development plan map".

TOWN PLANNER: Recommends that the petition be denied without prejudice and that it be referred to the Nanuet-Bardonia Hamlet Advisory Committee for further study. (Copies of his complete letter sent to all concerned). - copy in Town Clerk's files).

Mr. Paul J. Le Vine, attorney for the petitioner, appeared before the Town Board and stated the following:

Request is for rezoning of 3.05 parcel on the w/s of College Avenue which immediately adjoins the Normandie Village complex for the purpose of erecting a projected fifty garden apartment units. Under existing zoning can erect 10 2-family houses or 13 one family; which could result in increase in school children.

Area changed by egress and access routes to and from the Korvette Shopping Center; almost entirely commercial. Need for housing in convenient area for elderly. Would eliminate use of cars because of proximity to shopping, and transportation (busses). Extension of Normandie Village essential for needed housing for elderly, etc.

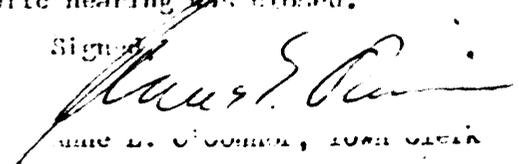
IN FAVOR: No one appeared.

OPPOSED:

1. Mrs. Schwartz, 103 College Ave., Nanuet: Residents of Normandie Village have 2-3 cars; enough trees being demolished. Traffic problem exists now. Someone hit in Normandie Village recently.
2. Mrs. R. Kelly, 11 Pearce Lane, Nanuet: Appearing for herself and neighbors: Landlocking of 8 acres of land; 1-2 of the lots should be made public. Children come thru using as short cut - wants fence and public road.

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

Signed



THOMAS L. O'CONNOR, TOWN CLERK

## PUBLIC HEARING

Town Hall

1/13/71

8:45 PM

Present: Councilmen Niehaus, Bolander, D'Antoni, Supervisor Vines  
Town Attorney - Deputy Town Attorney  
Town Clerk

Absent: Councilman Frohling.

RE: PROPOSED AMENDMENT TO ZONING ORDINANCE - CHROMALLOY AMERICAN CORP.  
CLINTON ASPHALT COMPANY & NEW YORK HIGHWAY PRODUCTS CORP. (R40 to M)  
Property located east side of Western Highway and west of the West  
Shore Railroad and abutting the Orangetown boundary:

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

CORRESPONDENCE:

ROCKLAND COUNTY PLANNING BOARD: ...."if town grants the requests, it should receive assurances of proper screening and landscaping as well as road widening easements along Western Highway." (Complete letter in Town Clerk's Files

TOWN PLANNING BOARD: RECOMMENDATION: that all properties concerned in this joint petition be rezoned to "M" district, with all uses SPECIFICALLY LIMITED TO THOSE PERMITTED IN HIS DISTRICT.

HACKENSACK WATER COMPANY: The area proposed to be rezoned is not within a sewer district. For the protection of the water supply watershed, it is suggested that the area under consideration be included in the sewer district.

TOWN PLANNER: Petition should be denied without prejudice at this time so that the future development of this property can be reviewed under the comprehensive Zoning Program.

On the other hand, if the types of uses were controlled to be compatible with the residential area to minimize the traffic generation on Western Highway, an industrial district could be granted with certain use limitations to preserve the aforementioned residential character.

Everett J. Johns Esq., appeared as attorney for petitioner, representing Chromalloy; Daniel T. Brucker Esq., appeared as attorney for petitioner, representing other two petitioners.

Mr. Johns stated the following:

Situate on e/s Western Highway; bound by West Shore-Penn Central RR.  
Pr mises divided into three parcels owned by three different petitioners:

Parcel I: 5.5 acres  
Parcel II: 3.6 acres  
Parcel III: 2.09 acres.

Presently zoned R-40; residential, in master plan it was zoned for industrial use. Amendment placed it in R-40.

(cont)

CHROMALLOY MFC.  
Page 2

(EJJ - cont):

Present Use:

Parcel I: Existing two-story dwelling and driveway  
Parcel II: One-story brick building; several other smaller buildings. To the North; area which is presently under operation by the Bituminous Corporation for use in manufacturing process.  
Parcel III: Large masonry building adjoining shed.

Structures in existnece since 1952. Subsequently used for warehouse, etc. Presently in use by Chromalloy for combination of uses of warehouse and assemblage and partial office uses.

All of these parcels have a non-conforming use; can continue their operations as such in a manufacturing capacity. With size and requirements of M or LIO, it will require more than a Special Permit for any other use of structures; it would require a Variance.

Non-conforming use stigma when to be sold. Building in serious need of repair. In provess of consolidating; wants to use this building for headquarters. Would aid employment; would add ratables.

LIO use as recommended by Planning Board, prohibits manufacturing. LIO use would be unacceptable to petitioner as now drawn.

Re Town Planner's recommendation for local - large piece of this nature cannot plan any larger moves insix months or sometimes a year.

Daniel T. Brucker, Esq., appeared as attorney representing other two (Clinton Asphalt - Parcel I; and New York Highway Products Corp., - Parcel II:)

Supports the arguments as made by Mr. Johns. Parcels I & II sold in 1950; same use made of premises. On property; office, garage, steam boiler room and storage for 135,000 gallons of road building materials (tar and paving asphalt)

Prior to World War II and from the date of the beginning of the operation in 1930, the facility of the West Shore RR was used in connection with the operation of the plant of Highway Products Corp. However, with the shortages that became apparent at the start of W/ II, the company gave those switches to Camp Shanks to use in connection with the camp. Since then, the company has been trucking materials. This has been a substantial operation. There are approximately three million gallons of road materials which are trucked from the plant during six month season.

They mix and blend materials in tanks with the aid of blenders and heaters. As business develops, it contemplates the manufacture of asphalt emulsion on the premises. However, it is impossible for the company to plan, unless the property is properly zoned.

(cont)

## PUBLIC HEARING

Town Hall

1/13/71

9:00 P.M.

Present: Councilmen Niehaus, Bolander, D'Antoni, Supervisor Vines  
Town Attorney - Deputy Town Attorney  
Town Clerk

Absent: Councilman Frohling

RE: PROPOSED EXTENSION OF CLARKSTOWN CONSOLIDATED WATER SUPPLY DISTRICT #1  
TO INCLUDE: SILVER HEIGHTS

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

Attorney Michael Reeder appeared for the petitioner and testified as follows:

His client Henry Frydman signed petitioner as owner of property in question which contains 142 lots known as Silver Heights. Proposed extension will benefit all the property owners within the proposed extension; all the property owners who will benefit are included within the limits of the proposed extension.

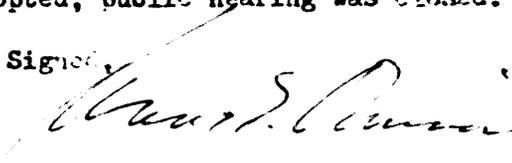
Would be in the public interest to grant because it will provide fire protection for the safety and well-being of property and lives, and would bring about a reduction in fire insurance rates.

IN FAVOR: No one appeared

OPPOSED: No one appeared

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

Signed

  
Anne E. O'Connor  
Town Clerk

## PUBLIC HEARING

Town Hall

1/13/71

9:15 P.M.

Present: Councilmen Niehaus, Bolander, D'Antoni, Supervisor Vines  
Town Attorney - Deputy Town Attorney  
Town Clerk

Absent: Councilman Frohling

RE: PROPOSED EXTENSION OF CLARKSTOWN CONSOLIDATED WATER SUPPLY  
DISTRICT #1 TO INCLUDE: TED SCHULTZ-FORD INC.

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

Attorney Michael H. Fury appeared for the petitioner and testified as follows:

His client Ted Schultz signed petition as owner of property in question. Proposed extension will benefit all the property owners within the proposed extension; all the property owners who will benefit are included within the limits of the proposed extension.

Would be in the public interest to grant because it will 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 Councilman Niehaus, seconded by Councilman Bolander, and unanimously adopted, public hearing was closed.

Signed,

Anne E. C'Connor  
Town Clerk

## SPECIAL TOWN BOARD MEETING

Town Hall

1/13/71

7:50 PM

Present: Councilmen Niehaus, Bolander, D'Antoni, Supervisor Vines  
 Town Clerk  
 Town Attorney  
 Deputy Town Attorney

Absent: Councilman Frohling.

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

Mr. William Mahan, 18 Mark Lane, New City N Y appeared before  
 the Town Board requesting that award be made for Sewer District 39-D.  
 Supervisor informed Mr. Mahan that matter will be on the agenda for the next  
 Town Board meeting.

(1971-26) Councilman Niehaus offered the following resolution:

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

Seconded by Councilman Bolander.

All voted Aye.

(1971-27) Councilman D'Antoni offered the following resolution:

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

Seconded by Supervisor Vines.

All voted Aye.

(1971-28) Councilman Niehaus offered the following resolution:

RESOLVED, that time for receiving bids for the furnishing of 'Shoulder  
 Screenings Fill', and be it

FURTHER RESOLVED that any and all bids received up to and including  
 this time be opened.

Seconded by Councilman Bolander.

All voted Aye.

RESOLUTION # 31 ADOPTED TOWN BOARD MEETING 1/13/71

RESOLVED, that the Town Board of the Town of Clarkstown  
reserve decision on Petition for zone change made by Torsoe Development  
Corp. (R7. to RG-2) for prop. located on the W/S of College Ave.  
& South of First St. Nanuet.

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(1971-32) Councilman Bolander offered the following resolution:

(INSERT RESOLUTION RESERVING DECISION ON PETITION FOR PROP. AMENDMENT TO ZONING ORDINANCE - R40 to M - MADE BY CHROMALLOY AMERICAN CORP; CLINTON ASPHALT COMPANY; AND NEW YORK HIGHWAY PRODUCTS CORPORATION; PROP. LOCATED ON THE E/S OF WESTERN HIGHWAY, WEST NYACK, NEW YORK)

Seconded by Councilman Niehaus.

All voted Aye.

(1971-33) Councilman D'Antoni offered the following resolution:

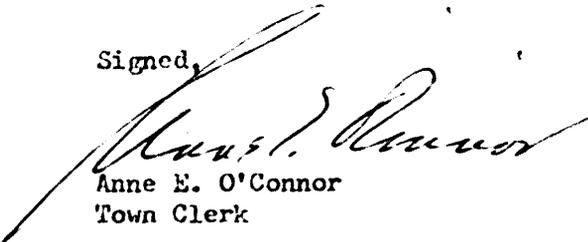
RESOLVED, that Robert H. Bowman, Building-Inspector, is hereby authorized to attend the NAHB Convention in Houston, Texas from 1/17 to 1/21/71 at cost not to exceed amount of \$200.00.

Seconded by Councilman Bolander.

All voted Aye.

On resolution offered by Councilman Niehaus, seconded by Councilman Bolander and unanimously adopted, Special Town Board meeting was adjourned until Wednesday, January 20<sup>th</sup>, 1971, at which time regular Town Board meeting will be held.

Signed,

  
Anne E. O'Connor  
Town Clerk