

## PUBLIC HEARING

Town Hall

3/10/71

8:00 PM

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

RE: PROPOSED EXTENSION OF CLARKSTOWN CONSOLIDATED WATER SUPPLY DISTRICT #1  
TO INCLUDE WHITE OAKS SUBDIVISION:

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

Jonah Jacobson, Esq., 60 South Main St., New City N Y appeared before the Town Board as attorney for the petitioners and testified as follows:

Petition signed by Amedeo Pomerano, President of Zadig Construction Corp.,

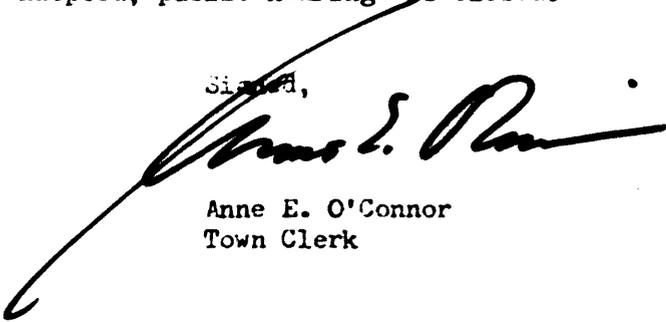
Proposed extension to the Water District will benefit all the property owners within the proposed extension; all the property owners who will benefit from this proposed extension are included within the limits of the proposed extension.

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 will bring about a reduction in fire insurance rates.

Proposed extension would be at no expense to the town.

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

Signed,



Anne E. O'Connor  
Town Clerk

PUBLIC HEARING

Town Hall

3/10/71

8:15 PM

Present: Councilmen Nichaus, Bolander, D'Antoni, Supervisor Vines;  
Town Attorney and Deputy Town Attorney  
Town Clerk

RE: PROPOSED INTERIM DEVELOPMENT LAW REGULATING THE APPROVAL OF RESIDENTIAL SUBDIVISION PLATS AND SUBDIVISION AND SITE REVIEW OF ALL COMMERCIAL AREAS; RS, (REGIONAL SHOPPING), LS (LOCAL SHOPPING), CS (COMMUNITY SHOPPING), AND PO (PROFESSIONAL OFFICE) IN THE UNINCORPORATED AREA OF THE TOWN OF CLARKSTOWN PURSUANT TO THE ORDERLY UPDATING OF THE MASTER PLAN BEING PRESENTLY PREPARED BY THE TOWN PLANNING BOARD:

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

Deputy Town Attorney Martin S. Friedman read proposed Local Law as follows:

"BE IT ENACTED by the Town Board of the Town of Clarkstown as follows:

Sec. 1. Title.

This local law shall be known and may be cited as the "Interim Development Law of the Town of Clarkstown."

Sec. 2. Legislative Intent and Findings of Fact.

A. Background. The Town of Clarkstown in Rockland County, New York, being a suburb of the New York, New Jersey metropolitan region, has been experiencing unprecedented and rapid growth with respect to population, housing, economy, land development and utilization of resources in recent years. Schools, roads, public services and facilities have been and are being constructed to meet the needs of the Town's growing population, but these services and facilities have been unable to keep adequate pace with the ever growing public need. Faced with a number of major physical, social and fiscal problems caused by this unprecedented growth in relation to drainage, road construction, sewage disposal, school and library needs and other new or expanded needs for public services and concerned with the overall quality, density and character of land development within the community, the Town of Clarkstown, through its duly authorized, appointed and organized Town Planning Board, has undertaken a comprehensive program to update its Master Plan, or Town Development Plan (originally adopted August 16, 1966) as a guide for the future development of the Town of Clarkstown, and concerning and adopting future prospective amendments to the Town Zoning Ordinance.

The Clarkstown Planning Board when adopting the original Master Plan, when adopting the original Master Plan, committed itself and future Boards to an orderly study and review with an eye to making such changes as deemed necessary for the benefit of the Town of Clarkstown.

The comprehensive planning program necessary to the updating of the Master Plan is being accomplished by the Town Planning Board with the assistance of the Town of Clarkstown Town Planner, the Town Building Inspector, the Town Attorney, the Town Engineer and the Rockland County Planning Board staff serving in the capacity of planning consultants to the Town Planning Board with close liaison maintained with the Town Board and all Town agencies and officials.

(cont)

'The planning program being undertaken will include a study and analysis of the Town's physical resources, population trends and characteristics, economic and business activity, existing land use and zoning, community facilities, roads and transportation facilities, and fiscal trends and available financial resources.

'As a result of this study, the comprehensive Master Plan originally adopted on August 16, 1966, pursuant to Sec. 272(a) of the Town Law of the State of New York will be updated and revised to reflect recommendations for the proposed future residential, historical, commercial, industrial and public land uses, community facilities, including future schools, recreation and other public facilities, road and highway improvements. In addition, the comprehensive planning program includes the preparation of

- (1) Specific recommendations for the revision and amendment of the Town of Clarkstown Zoning Ordinance in accordance with the proposed revised comprehensive Master Plan.
- (2) Specific recommendations for the revision of the Town Subdivision Regulations.
- (3) Specific recommendations for the revision of the Town Official Map.
- (4) Specific recommendations for revision of the Town Site Layout Review Regulations.
- (5) Recommendations with regard to street improvements, public utilities and other community facilities.

B. Legislative Findings of Fact.

The Town Board does hereby find that; pending the necessary study and review and the required hearings to be held pending adoption of the revision and amendments to the present Town of Clarkstown Master Plan by the Town of Clarkstown Planning Board; and pending the necessary preliminaries and hearings incident to proper decisions for the adoption and upon the terms of the revision and amendments of the Town of Clarkstown Zoning Ordinance, in accordance with the revision of the comprehensive Master Plan as set forth above, that unless reasonable measures are taken for a reasonable interim period to protect the public interest by preserving the integrity of the said plan until the appropriate amendments to the Master Plan and to the Zoning Ordinance are adopted and become effective, any significant variations in the unincorporated Town area will destroy the integrity of the revised Master Plan and its basic purposes and comprehensive aspects.

C. Legislative Intent.

It is the intention of the Town Board to protect the revised comprehensive Master Plan and to insure its implementation by hereby adopting pursuant to the authority vested in the Town Board, reasonable interim legislation for a reasonable time during the consideration of the aforesaid review, study and updating of the Master Plan and the proposed Zoning changes, to protect the public interest and welfare.

(cont)

PH - 3/10/71  
LL - Interim  
Page 3

C. Legislative Intent - cont.

'It is the intention of the Town Board to assure a course of action in the establishment of a pattern of land use and development which would neither be inconsistent with the revised Master Plan nor violate its basic intent and purpose. This course of action is necessary to protect the community and its general welfare during this interim period.

D. The provisions of this law shall be applicable to those portions of the Town of Clarkstown outside the limits of any incorporated village.

Sec. 3. Scope of Controls.

A. Up to and including the first day of June, 1971.

1. The Town Planning Board of the Town of Clarkstown shall not accept or process any applications for any subdivision plats of property and/or site layout approval for residential, LS (Local Shopping), RS (Regional Shopping), CS (Community Shopping) or PO (Professional Office) zoned property for any stage of approval bearing a submission date subsequent to January 11, 1971.

2. All applications for subdivision plats of property and/or site layout approval for residential, LS (Local Shopping), RS (Regional Shopping), CS (Community Shopping) or PO (Professional Office) zoned property submitted to the Town of Clarkstown Planning Board on or prior to January 11, 1971, whether in sketch, preliminary or final stage shall continue to be processed in the orderly course of business and under the laws and regulations presently in effect.

3. Nothing herein contained shall be deemed to affect in any way whatsoever the applications for subdivision plats of property and/or site layout approval for property zoned LIO (Light Industrial Office), LO (Laboratory-Office or M (Manufacturing).

Sec. 4. Appeal Provisions.

A. The Town Board shall have the power to alter or otherwise modify the application of any provision of this local law upon its determination, in its legislative discretion, that such alteration or other modification is consistent with the spirit of the comprehensive Master Plan presently being studied, reviewed and updated, upon which this local law is based and with the health, safety, morals and general welfare of the Town.

B. Application in writing for such alteration or other modification shall be filed with the Town Clerk. The Town Clerk shall forthwith transmit such written application to the Supervisor. The Supervisor shall refer such written application, within twenty-four (24) hours after the receipt of the same in his office, to the Planning Board and the Town Planner for the written reports of said Planning Board and Town Planner with respect to the effect of the proposed alteration or other modification upon the proposed revised Master Plan. Such written reports shall be returned by the Planning Board and Town Planner to the Town Board for its judgment within seven (7) days of such reference. The application shall thereupon be placed on the agenda of the next regular meeting of the Town Board for action.

(cont)

PH - 3/10/71  
 LL - Interim  
 Page 4

Sec. 5. Penalties.

Any person, firm, entity or corporation who shall construct, erect, enlarge or alter structurally, any building or structure in violation of the provisions of this local law, or shall otherwise violate any of the provisions of this local law, shall be subject to a fine of not more than \$50.00 or ten (10) days in jail or both. Each day that a violation continues shall be deemed a separate offense.

Sec. 6. Validity.

The invalidity of any word, section clause, paragraph, sentence or part or provision of this local law shall not affect the validity of any other part of this local law which can be given effect without such invalid part or parts.

Sec. 7. Effective date.

This local law shall take effect immediately."

Mr. Frank Steffens, Chairman of the Clarkstown Planning Board spoke in favor of adoption as follows:

His Board has considered this Interim Development Law and feels it necessary. Would be reviewed every five years and brought up to date. Basis for necessity; they could have the time for go over the entire town; also to site review and subdivision regulations up to date.

If no such law enacted, Mr. Steffens, continued, the Planning Board could not do a good job because it would be deluged with applications while they were studying any area. All the Boards could not process all the applications and make a proper study. If Interim Law not adopted, we would have to process requests; we would have to decide on them. If continued processing would go on, work on Master Plan would be made useless.

He continued, updating of Master Plan would be in best interests of the population of the town. Proposed ordinance is also in best interests of residents of the town.

Councilman Bolander: Land would be used up during this interim zoning period if we did not have an interim zoning period - How is that land being handled right now?

Mr. Steffens: We are continuing the process right now; we have no right to deny. We are working with the remaining vacant land in the town (6 to 8,000 acres). Re 6 to 8000 acres now vacant; Mr. Steffens stated that town would probably have applications before the Planning Board from now until 6/1/71 for a good portion of it.

Mr. Theodore Zollendeck, Town Planner, sworn in by Supervisor Vines and testified as follows:

Considered the proposed interim development law; conclusions concerning that law in his capacity. Master Plan adopted 1966, 5-6 years old. We have had rapid growth; 1966 Zoning Ordinance has inconsistencies with the Master Plan. Planning Board will revise every five years; 40% of land use study completed.

Mr. Zollendeck continued, that in his opinion, that there should be some kind of temporary regulation to allow Town Board to evaluate these future developments as to whether or not they would be an asset or a liability to the revised Master Plan. He recommends its adoption, stating it would be in the best interest of the Town, time allotted in the interim zoning law (between date of adoption and 6/1/71) is sufficient time to accomplish the work to be done. This would free us time-wise so we need this temporary stay.

Deputy Town Attorney to Mr. Zollendeck: Do you feel that the time between the date of the adoption and 6/1/71 would be sufficient to permit your purposes to be accomplished?

Mr. Zollendeck: Yes; it would take away the amount of applications that the Board would have to review so time could be given to Master Plan.

Councilman Bolander: Re time span; from now until 6/1/71 - would this be sufficient time to take care of the other 60% of the work that has to be done in terms of zoning?

Mr. Zollendeck: Yes. Completed Master Plan, along with Zoning Ordinance, Official Map, etc., would take six (6) months.

Councilman Bolander: Then you are going beyond the sixty days?

Mr. Zollendeck: Land used could be done in a short period of time.

In Favor: Mrs. Mary Romaine, 243 West Nyack Road, West Nyack:

In favor of part of the plan. Likes idea of taxpayer having change to re-assess our land; but can't go along with deletion of Manufacturing and Industrial. Is not a comprehensive plan. If they are going to do it, include these categories. You cannot separate manufacturing and industrial from the rest of the town, you would have to have everything included.

Mr. Pat Murphy, Congers: In favor of town adopting interim ordinance; this could be broadened to include all of the zoning areas in the town and possibly made for longer than 90 days.

Mr. Gad Hakarem: Industrial should be included. Everything should be reviewed, not only residential areas.

Mr. Walter Plotnick: In favor. Should be more comprehensive by taking in industrial; every zone should come under this interim freeze. Adoption would give town time to come up with growth pattern which would be good for the town.

Mr. George Goodman, 44 Goebel Rd., New City: In favor - but Planning Board should acknowledge that only 2-3 months ago, in their statement, they said there was no need for one. I assume they have since changed their position. However, I think it should be brought out that they stated at that time was whether we ever attempted to consult with them on the prior interim zoning law. We are interested in interim zoning; Re 6-8000 vacant land; 1000 acres have disappeared since 7/15/70 which we could have planned. We do not have time to argue - do it before another 1000 acres disappear.

Page 6.

Opposed: Mr. John Mackey, 384 Strawtown Rd., West Nyack:

1967 Zoning Ordinance fiasco, this one fails too. We need new Planning Board which will place zoning in hands of the people.

Mr. Robert R. Granik, New City:

Not opposed to adoption, but considers there is no constitutional support for same and that interim zoning law and moratorium is illegal. Adoption, he believes would be beneficial to town, but suggested that Town Board, instead of dating back to January, make it effective as of the date of adoption or proposed law will be attacked.

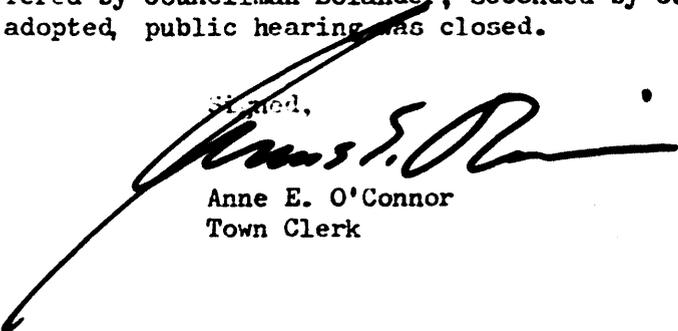
Waiting to see a master plan that will provide for the growth of the county. If development restricted instead of providing for growth; not good ordinance.

Also, in part, Mr. Granik - believes time element is too short. He doubts that they can do the job by June 1st. They will be asked for extension; at that point, we will come in to oppose extension because you will be depriving people without due course of law.

Biggest vested interest is group of lay people who own their homes and get in Civic Associations to accomplish what they want and is not concerned about what anyone else wants. They are not always right, or in the best interests of the whole town. Just in the best interests of their own little civic group. Most of the people who live here and have their businesses here, do not come down to the meeting and oppose every single thing.

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

3/10/71

8:30 PM

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

RE: PROPOSED AMENDMENT TO LOCAL LAW NO. 1-1965 ENTITLED "LOCAL LAW RELATING TO THE ESTABLISHMENT OF A BOARD OF ARCHITECTURAL REVIEW".

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

Deputy Town Attorney Martin S. Friedman read proposed amendment as follows:

"Be it enacted by the Town Board of the Town of Clarkstown that Local Law No. 1-1965 is hereby amended as follows:

Sec. 3.3 Powers and Duties of Board of Architectural Review.

The Board of Architectural Review may approve, modify and approve, or disapprove, any application for a building permit referred to it by the Building Inspector as provided in Section 3.4 hereof, provided that such disapproval shall be by a majority vote of the members of the Board, and further provided, that the Board finds that the building or structure for which the permit was applied would, if erected or altered, be so detrimental to the desirability, property values or development of the surrounding areas as to provoke one or more of the harmful effects set forth in Section 3.1 hereof by reason of:

Excessive dissimilarity or inappropriateness in relation to any other structure existing or for which a permit has been issued or to any other structures included in the same permit application in respect to one (1) or more of the following features:

- A. Design features such as material or quality of architectural design, color, roof structures, chimneys, exposed mechanical equipment, service and storage enclosures, signs and building lighting;

provided that a finding of excessive dissimilarity or inappropriateness shall state not only that such excessive dissimilarity or inappropriateness exists but further that it is of such a nature as to be expected to provoke one or more of the harmful effects set forth in Section 3.1 hereof, and provided further, that the Board is not empowered and has no jurisdiction to review, vary, alter, modify or otherwise change any act or action of the Planning Board of the Town of Clarkstown, any act or action of the Zoning Board of Appeals of the Town of Clarkstown, any act or action of the Town Board of the Town of Clarkstown, and provided further, that the Board is not empowered and has no jurisdiction to review, vary, alter, modify or otherwise question or rule upon any matters contained in any application which is within the jurisdiction of the Planning Board of the Town of Clarkstown, the Zoning Board of Appeals of the Town of Clarkstown or the Town Board of the Town of Clarkstown, whether or not the Planning Board of the Town of Clarkstown, the Zoning Board of Appeals of the Town of Clarkstown or the Town Board of the Town of Clarkstown has considered these matters.

This local law shall take effect immediately."

APPEARING IN FAVOR:Mr. Steffens, Chairman of the Clarkstown Planning Board:

His Board has considered proposed amendment and stated they are not against or fighting the ARB, but are against the system under which they and his Board must operate. Same things being reviewed by both Boards. Duties should be clearly delineated so that each Board knows what they must do. He mentioned several site reviews that were okayed by the Planning Board being changed after they had given it their approval. Feels that proposed amendment will correct these difficulties.

Mr. Theodore Zollendeck, Town Planner: Reviewed proposed amendment. In his opinion there ought to be a clearer delineation of duties of both Boards. He stated he forwarded his ideas as to what they should be to the Town Attorney's Office. Proposed amendment would clearly delineate these powers and duties, and would avoid present conflicts.

Mr. Robert Bowman, Building Inspector: Reviewed proposed amendment. Stated it would help to clarify duties and responsibilities of ARB and would be in keeping with intent of the Town Board. Town has been in litigation over problems existing in our present Zoning Ordinance. Needs clarification; duties overlap, difficult to understand at present.

Mr. Richard Gardner, Member of ZBA: Problems in past because of definition of ARB duties. They overlap with ZBA duties. Adopt.

OPPOSED:Mr. Robert Orth, Chairman of the ARB:

Proposed amendment would limit ARB. Stated people should be grateful for overlapping of duties. Reminded Town Board of condominium which was approved because of inaction of ZBA. Re Bardonia structure, stated that Planning Board allowed although number of parking spaces less than required under zoning law. Also, building will have to be razed with taxpayers' monies. ARB wanted it removed. Proposed amendment presented to Town Board without consent of ARB. ARB has no liason with Town Board or Town Attorney. If proposed amendment adopted, no reason for existance of ARB and we will resign.

Mr. Nathan Schneider, Member of the ARB:

Re medical building, our board was denied right to review rendering by Planning Board. Re Post Office, building in front of gas station, Chicken Delight and condominium; these are what brought us here. If we feel we cannot approve, all we can say is no. Our decision is unanimous.

OPPOSED: (cont)

Mr. Bertram Strauss, 16 Linden Court, New City

Familiar with duties of ARB. Town needs a system of reviews.

Mr. Sydney Reiff, Valley Cottage, Member ARB:

Nothing wrong with overlapping of duties; town benefits.

Deputy Town Attorney Martin S. Friedman stated at this point that the Planning Board and the Zoning Board of Appeals enacted in town law by state legislature. Architectural Review Board established by act of Town Board. Confusion that exists must be clarified. Creation of ARB by previous administration brought about primarily because of a serious number of litigations. Proposed amendment makes no attempt to drive ARB out in determining esthetics.

Mr. Reiff stated that nursing home granted in 1965 by special permit of ZBA. There will be others in the future (Also Nanuet Post Office). Deputy Town Attorney stated this not proper forum to get into question of whether the ARB, ZBA or Planning Board was correct in these particular cases.

Mr. Reiff stated that if this proposed amendment adopted ARB could not function properly.

Mr. Robert Munholland, New City: Agrees with Mr. Strauss.

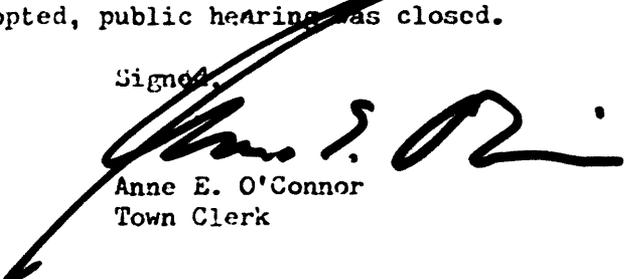
Mr. Ashein, Member of the ARB: Architectural review cannot be limited to just the esthetics; must include colors, site, lighting, parking and surroundings. Limiting scope of duties of ARB would be disservice to community. If limited, better to abolish and Town Board would have to answer for unsightly non-functional plights on the community which I am sure will follow.

Mr. George Goodman, Goebel Road; Suggested withholding of judgement of proposed amendment until matter discussed thoroughly with all agencies involved.

Mr. James Coyle, Christian Herald Road, Valley Cottage: Involved with ARB as client (nursing home). They tried their best; ARB has come a long way since then. Matter should be discussed; ARB created by former administration to blame errors on.

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

Signed,

  
Anne E. O'Connor  
Town Clerk

## TOWN BOARD MEETING

Town Hall

3/10/71

8:00 PM

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

Absent: Councilman Frohling

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

(1971-156) Councilman D'Antoni offered the following resolution:

WHEREAS, it is necessary to acquire title to a strip of land approximately 10 ft. wide and 120 ft. long on the southerly side of Rockland Lake Road in connection with Phase I of the Valley Cottage Mall, which property is owned by John C. Voss, Sr., Mary Voss, Bernard Sherman and Muriel Sherman, and

WHEREAS, negotiations have been conducted for the purchase of said parcel of land by the Town of Clarkstown and the owners of the property have agreed to accept the sum of Six Hundred (\$600.) Dollars in full payment; and

WHEREAS, the Town Planner has recommended that the Town of Clarkstown pay the sum of Six Hundred (\$600.) Dollars for the purchase of said parcel of land,

NOW THEREFORE, be it

RESOLVED, that the Town of Clarkstown purchase the said parcel of land for the sum of Six Hundred (\$600.) Dollars and that the Town pay the sum of Six Hundred (\$600.) Dollars to the owners of the said property upon transfer of title.

Seconded by Councilman Niehaus.

All voted Aye.

(1971-157) Councilman D'Antoni offered the following resolution:

RESOLVED, that bid for furnishing One 80 CFM Air Compressor in accordance with town specifications be awarded to HIGH TOR CONTRACTORS SALES, INC., 3 Dogwood Lane, West Nyack N Y, low bidders, at cost to town of \$2,997.72.

Seconded by Councilman Bolander.

All voted Aye.

(1971-158) Councilman Niehaus offered the following resolution:

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

Seconded by Councilman Bolander.

All voted Aye.

(1971-159) Councilman D'Antoni offered the following resolution:

RESOLVED, that Town Board meeting is hereby resumed, scheduled public hearing having been held.

Seconded by Councilman Bolander.

All voted Aye.

Town Board signed Order Extending Clarkstown Consolidated Water Supply Dist. #1 to include WHITE OAKS Subdivision. (See Attached)

(1971-160) Councilman D'Antoni offered the following resolution:

RESOLVED, that decision on proposed Local Law re Interim Development regulating the approval of residential subdivision plats and subdivision and site review of all commercial areas; RS (Regional Shopping), LS (Local Shopping)1, CS (Community Shopping) and PO (Professional Office) in the Unincorporated Area of the Town of Clarkstown pursuant to the orderly updating of the Master Plan being presently prepared by the Town Planning Board, be RESERVED.

Seconded by Councilman Niehaus.

All voted Aye.

(1971-161) Councilman D'Antoni offered the following resolution:

RESOLVED, that decision on proposed Local Law amending Local Law No. 1-1965 entitled "LOCAL LAW RELATING TO THE ESTABLISHMENT OF A BOARD OF ARCHITECTURAL REVIEW, be RESERVED.

Seconded by Councilman Niehaus.

All voted Aye.

ORDER

In the Matter of the Petition for  
EXTENSION of the Clarkstown Consolidated Water Supply  
District #1 to include WHITE OAKS

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 District #1 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  
17th day of February, 1971, for the hearing of all persons interested  
in the matter on the 10th day of March, 1971 at 8:00 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 with-  
in 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,  
I hereby,

ORDERED, that the Clarkstown Consolidated Water Supply District #1  
of the Town of Clarkstown be extended in the said Town of Clarkstown, Rock-  
land County, New York, to include lands in the said Town of Clarkstown,  
described as follows:

(INSERT DESCRIPTION)

DATED March 10, 1971

W. R. Michaels  
Councilman

Frank Tolander  
Councilman

[Signature]  
Supervisor  
Thomas D. Anton  
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 Spoly Dist. #1 - WHITE OAKS 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 10th day of March, 1971.

[Signature]  
Town Clerk

SEAL

Schedule "A"

ALL THAT certain lot, piece, or parcel of land, situate, lying and being at Bardonia, Town of Clarkstown, Rockland County, New York and being more particularly bounded and described as follows:

BEGINNING at a point at the South Easterly corner of White Oak Lane as it appears on a certain sub-division map entitled, "Pineview Estates, Section 2 and 1B", dated 3/15/63 and filed in the Rockland County Clerk's Office on 9/30/63 in Book 67 of Maps on Page 18 as Map #3166 and running, thence;

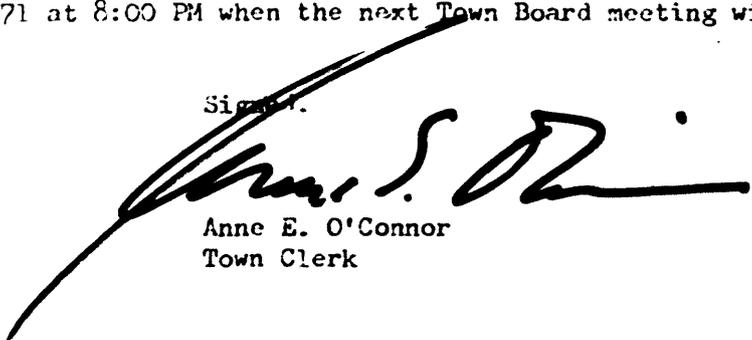
WESTERLY across the southerly terminus of White Oak Lane and along the Southerly line of the lands known as Pine View Estates and lands of the Palisades Interstate Parkway, the following two courses and distances;

- 1) South  $81^{\circ} 39' 08''$  West 551.96 feet, and;
- 2) South  $85^{\circ} 57' 27''$  West 298.41 feet to a Palisades Interstate Parkway Monument, thence;
- 3) Along the Easterly line of lands of the Palisades Interstate Parkway South  $14^{\circ} 36' 32''$  East 445.32 feet to an iron pipe, thence;
- 4) Along the Northerly line of lands now or formerly of R. Wildenberger, L. Monisanith, G. Monaco, P. Sarantapoulas, G. Zavatin, B. Kaplan, C. Hellings, J. Mottolese, M. Bottalico and part of lands now or formerly of V. Timoner N  $81^{\circ} 36' 22''$  East 1,107.00 feet to a point, thence;
- 5) Along the Westerly line of lands now or formerly of Mildred Goldstein N  $8^{\circ} 23' 38''$  West 267.71 feet to a point, thence;
- 6) South  $81^{\circ} 36' 22''$  West along the Southerly line of lands of Rita Louise Sportswear 265.43 feet to a point in the Easterly line of a Southerly extension of White Oak Lane as it appears on the aforesaid map, thence, along the Easterly line of said Southerly extension of White Oak Lane the following three courses and distances;
- 7) North  $39^{\circ} 20' 52''$  West 43.75 feet, thence;
- 8) Along a curve to the right having a radius of 125.00feet, an arc length of 67.63 feet, and,
- 9) North  $8^{\circ} 20' 52''$  West 50.00 feet to the Southeast corner of White Oak Lane as it appears on the aforesaid map, the point or place of beginning.

TBM - 3/10/71  
Page 3

On resolution offered by Councilman Bolander, seconded by Councilman D'Antoni and unanimously adopted, Town Board meeting was adjourned until Wednesday, March 17th, 1971 at 8:00 PM when the next Town Board meeting will be held.

Sign.

A handwritten signature in black ink, appearing to read "Anne E. O'Connor", written over a horizontal line.

Anne E. O'Connor  
Town Clerk