

PUBLIC HEARING

Town Hall

5/24/72

8:00 PM

Present: Councilmen D'Antoni, Lodico, Pizzutello, Supervisor Vines
Town Attorney Frederick P. Roland
Deputy Town Attorney Martin S. Friedman
Town Clerk Anne E. O'Connor

Absent: Councilman Niehaus..

RE: SPECIAL PERMIT APPLICATION MADE BY HOWARD TARANOW & PHYLLIS TARANOW
PROPERTY LOCATED CORNER ROUTE 59 & SMITH ROAD, NANUET N Y:

(Verbatim minutes taken by Court Stenog)

Supervisor Vines called public hearing to order. Town Clerk testified as to proper posting and publication of Notice of Hearing.

Ronald M. Kahn, Esq., Attorney at Law, 135 South Main St., New City N Y appeared as attorney for petitioner.

CORRESPONDENCE:

ROCKLAND COUNTY PLANNING BOARD:

".....NYS Dept. of Transportation points out that Route 59 at the subject location is a controlled access highway and that the right-of-way was purchased without right of access to the corner parcel. If the Town Board grants a special permit, it need not be detrimental to the safe and efficient flow of traffic on State Route 59 or to nearby Route 304 as long as vehicular access and egress, off-site drainage and sign location of the subject site are submitted to the NYS Dept. of Transportation for their review and approval."

CLARKSTOWN PLANNING BOARD:

".....RECOMMENDATION: That the Honorable Town Board DENY the request for Special Permit for Gas Station for the following reason:

Granting of this permit would exacerbate an already existing bad traffic situation and will cause undue traffic congestion.
(Majority opinion - 3-2)

TOWN PLANNER:

".....In conclusion I find no objections on the application for a special permit for a gas station except that the Town Board should be completely satisfied that the site plan conforms to the Site Layout Regulations and Zoning Ordinance. May I further point out that the Town Board should exercise its right to review the site plan and set forth their intentions for development as part of its resolution."

(Complete copies of all correspondence in Town Clerk's File)

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Ronald Kahn, attorney for petitioners, presented the following correspondence in evidence:

Exh. I: Letter from Spring Valley Water Co. stating that they have water main installation to the northwest corner of Route 59 and Smith Road in the Hamlet of Manuet.

Exh. II: Letter from Rockland Coaches, Inc. stating that in their opinion, public transportation is adequate in this area at this time.

Exh. III: Letter from Clarkstown Police Department stating that in the opinion of the Chief of Police, they have and are able to provide adequate police service in this area.

Exh. IV: Letter from Orange & Rockland Utilities, Inc. stating that electric facilities at the location are available. They strongly suggest that a plot plan be provided to them to determine which pole will be selected to take service from; natural gas is not available for any commercial type of application as indicated.

Exh. V: Letter from Manuet Fire Engine Co., Inc. stating their equipment sufficient, also fire hydrants are available in this location; filling station poses no problem to their Fire Company.

Exh. VI: Letter from Town Engineer Alfred Berg stating to their knowledge the sanitary sewer facilities in this area of town are adequate for domestic waste from a gasoline filling station.

(Complete copies of all correspondence in Town Clerk's file)

Mr. Peter Avarras, 145 South Little Tor Road, New City N Y: (Sworn In):

Real Estate appraiser since 1959 in town. Is familiar with area involved. Checked immediate area as well as area involved during this last week. Proposed request will not adversely effect general character of area or adversely effect property values in area.

E.J. Korvette across the way; Mobil station across way, which handles traffic going eastbound. Nothing going westbound (no gas stations) Station going eastbound is Volkswagon Dealer. As far as traffic pattern goes, there is frontage on 59, but also on other street (Smith Road).

This would not create any undue traffic congestion, but would tend to minimize it. Access on Smith and 59. Business will be drawn from Smith Road or general location.

This would not create any more dangerous or objectionable business than already is in immediate area. Smith Road and Route 59 wide roads.

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(Mr. Avarass - continued)

Petition for gas station in this particular area would not impair morals, comfort, prosperity and general welfare of the town. There is need for station at that particular location. Traffic coming from the south would need this facility if they desire to get off and need gas.

No further questions.

Mr. Ronald Kahn:

Survey will show that we meet requirements of having 20,000 square feet -- 285' road frontage (150' on Route 59). In all other respects, we will meet all requirements of zoning law.

Town Attorney:

Re pending proposal to amendment of zoning ordinance to prohibit gas stations within 1000 feet from each other; is this within 1000 feet of another filling station?

Mr. Ronald Kahn:

This application was filed in the latter part of 1971 and has been pending.

Town Attorney: If law changed before Board grants special permit, new law applies. I think you should be aware of this.

Mr. R. Kahn:

Nearest filling station on the northerly side on 59 much more than 1000 feet. However, on the south side of 59 there is a Mobil - 140'. However, there would not have to be cross-over from westerly to easterly line.

Mrs. Bermer: Just gas station or car wash too? Answer: (Mr. Kahn): Just gas filling station.

IN FAVOR: No one appeared.

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OPPOSED:

Mr. Thomas Hickey, 5 Acorn Terrace, New City: Three stations within walking distance in 1/4 mile. John's (on Smith Road); Citgo and Sunoco. No more stations.

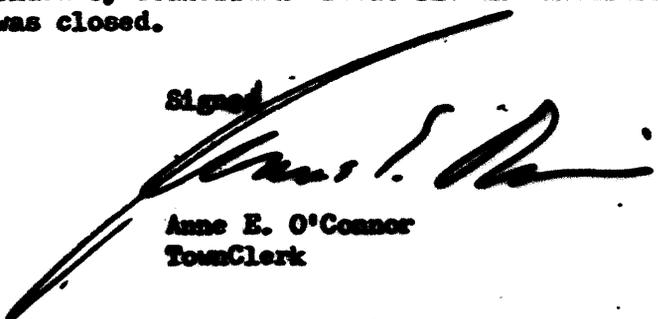
Mr. Bertram Strauss, New City: Do not oppose gas station per se; however, for those pending and submitted in the future, affidavit submitted by petitioner from Orange & Rockland saying there is plenty of power. We have had power brown-outs and power failures because Orange & Rockland cannot keep up with the demand. Investigate O & R's affidavit to see if it is fact or just a ploy to get more business.

REBUTTAL: (Ronald Kahn Esq., Attorney for Petitioners):

Johnnie's Gas Station closed 60-65% of year. Closed during winter months and after 7:00 PM,

No one further wishing to be heard; on resolution offered by Councilman D'Antoni, seconded by Councilman Pizzutello and unanimously adopted, public hearing was closed.

Signed



Anne E. O'Connor
Town Clerk

PUBLIC HEARING

Town Hall

5/24/72

8:05 PM

Present: Councilmen D'Antoni, Lodico, Pizzutello, Supervisor Vines
Town Attorney
Deputy Town Attorney
Town Clerk

Absent: Councilman Niehaus,

RE: ZONE CHANGE APPLICATION MADE BY RONALD J. ANDERSON & RALPH P. MOORE-R15 to LS)
PROPERTY LOCATED N/E CORNER MILLICH'S LANE & SO. LITTLE TOR RD., NEW CITY:

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

CORRESPONDENCE: (Complete copies in Town Clerk's File)

ROCKLAND COUNTY PLANNING BOARD:

"....Granting the subject request will give impetus to LS zone change requests for other occupied and unoccupied parcels on the e/s of Little Tor Road and ultimately reflect back upon the extent of commercial zoning on the west side. We recommend against granting the change and suggest the question of additional commercial zoning near the subject intersection be handled in a comprehensive manner for all of the nearby parcels--including the problems of vehicular and pedestrian movements."

CLARKSTOWN PLANNING BOARD:

RECOMMENDATIONS:

...A. DENY for following reasons:

1. Proposed zoning is contrary to the 1966 Town Development Plan Map (and also 1971 Master Plan map).
2. Adjacent presently zoned residential.
3. South Little Tor Rd is boundary demarcation between zones (local shopping on its west side).
4. Granting would stimulate further requests.

B. If Town Board approves of zone change the Planning Board hereby requests that decision be deferred until the Planning Board has re-examined and evaluated the entire area, and made the appropriate recommendations for change in the Master Plan Map."

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CORRESPONDENCE -- continued:

TOWN PLANNER:

"....Request would be in conflict with land use policy established in the 1966 and 1971 Master Plan. Granting would set forth new policy which could precipitate similar requests along the easterly side of Little Tor Rd. If Town Board finds that R15 does not permit reasonable use, then all the properties surrounding should be restudied with the purpose of establishing a development policy which sets forth appropriate land uses harmonizing with the existing and planned uses."

Ronald M. Kahn, Esq., Attorney for Petitioner:

Property located on the n/w corner of Milichs Lane and South Little Tor Road, New City. Surrounding property R15. However, the area is surrounded by LS zoning - particularly directly across the way -- (shopping center). Diagonally across street - gas filling station. South 100', another to the south (gas filling station). Catering establishment and Italian restaurant. To the south, office building. Re chain reaction; to ask this to be used for one family residences impossible. Too much in area - filling stations, etc.

East Side: Cluster of Trees
 North Side: Property with dense cluster of trees.

We are not, he continued, going to touch this tree area. Re PO - we petition for LS because area on three corners LS. Petitioner does not contemplate erecting LS zone building. We want to be consistent with zoning of three corners. Granting would conform with present zoning. Leaving this corner R15 would spot zone it.

IN FAVOR: No one appeared.

OPPOSED: Mr. John Percesepe, 23 William St.: Within 500' of proposed zone change. (Representing himself and neighbors).

Presented petitions opposing containing 300 signatures. Also signatures of people who have adjoining or directly opposite property which under town law (Sec. 265) representing more than 20% and therefore require and 75% vote of the Town Board. (Petitions in Town Clerk's File).

He stated that no LS surrounding this property -- all non-conforming use. Gas station, petitioner has real estate office on south corner -- that was zoned LS. Sidewalk running across street from shopping center used by school children (they are not bussed). Backing on to property all R15. Re trees: not on their property. This is attempt at spot zoning. Master Plan being chipped away at. Re Davies Lake property, crowded, -- traffic.

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OPPOSED:

(Mr. John Percesepe (continued):

Character of area would change - now entirely residential. Petitioner bought property knowing it was residential. He not being able to sell houses in area -- houses have been sold in the area and are being lived in right now. Petitioners bought property as residential. Now they want to make it more valuable by making it commercial. Downzoning this property would be for the good of one petitioner.

OPPOSED:

Mr. Eugene Grogan, 10 Glenn Lane, New City:

Safety of children is main concern. If granted, a few hundred feet from Chestnut Grove Elementary School; too dangerous for children walking to school.

OPPOSED:

Mr. Edward Yusko, William St. -- Dangerous for children

OPPOSED:

Mrs. Prevot, 7 William St.:

This property directly behind mine. Shrubs and trees mine. Has been zoned residential 15 years. Do not change to LS when we have everything across the street. We do not need any more shopping or office buildings.

OPPOSED:

Mr. Bill Healy, 6 Millichs Lane: Directly opposite. Concerned about children having to walk to school. We have all the shopping we need, and we can all get to it. Re community need; area already congested - we do not need any more commercial property on this corner.

Mrs. Marg. Devine, 12 Deerwood Drive, New City: No more commercial. What is there already has come in without us knowing it. We did not hear about them coming in. Business there now (Pizza, etc.) and they are eye-sores. This will cause more traffic -- we cannot get out of our side roads now. (Mrs. Devine mother of six children). Property across street should not be used as reference, it is a disgrace. Our children in constant danger.

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Supervisor: In the past two years and five months only 2-3 downzones. We must represent the right of everyone to petition.

OPPOSED: (continued)

Lee Licht, 2 Milichs Lane: Agrees with foregoing.

REBUTTAL: Ronald Kahn, Attorney for Petitioners.

Petition brought before Board by Anderson & Moore knowing Board's policy re downzoning. Mr. Anderson not in real estate business, he maintains office across the street - construction line.

Re further south on Little Tor; area referred to is not area that is essentially residential. You cannot see gas stations, etc.

Re traffic: This is busy intersection - warrants traffic light.

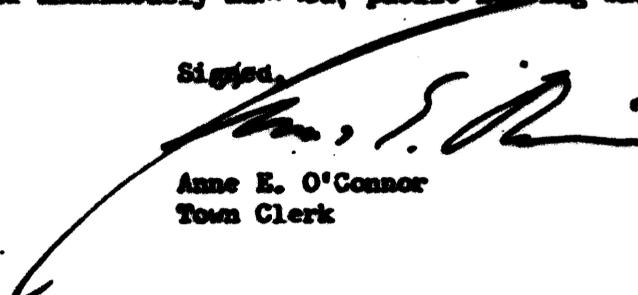
Restrict egress and ingress by Town Board would be acceptable to petitioners. Petitioners using this property for either LS or PO would not place a further drain on the schools, but would add ratable to the Tax Rolls. Re Chestnut Grove School: Not far away -- but it is further south on Little Tor and off Old Middletown Road, so it is actually not that close to the parcel involved.

Re trees: It was just pointed out that trees between our property line and any residential areas. To the east and north -- dense trees. We would comply with any requirements as far as traffic patterns.

We just want, he continued, to use this property to enhance the town -- not to increase traffic or impair safety of children. Let us put up something that will not further create this honky-tonk situation that has arisen on this particular intersection. You cannot put another residential house there. Maybe a doctor or dentist might want to buy a house, but we would not want to live there. Let us put up an office building.

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

Signed,



Anne E. O'Connor
Town Clerk

PUBLIC HEARING

Town Hall

5/24/72

8:15 PM

Present: Councilman Niehaus, D'Antoni, Lodico, Pizutello, Supervisor Vines
Town Attorney and Deputy Town Attorney
Town Clerk

RE: PROPOSED EXT. OF CONSOLIDATED WATER SUPPLY DIST. #1 TO INCLUDE
CLARKSTOWN ESTATES SUBDIVISION:

Walter I. Werner, Esq., attorney for petitioners, appeared before the Town Board.

Hugh LaBonne, 11 Parkway Drive South, Orangeburg, New York, was sworn in by Supervisor and upon being questioned by attorney for petitioners, stated the following:

I s familiar with petition. All property owners within the proposed extension will be benefited. All 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 benefit the property owners involved by providing fire protection for the safety and well-being of property and lives, and would bring about a reduction in fire insurance rates.

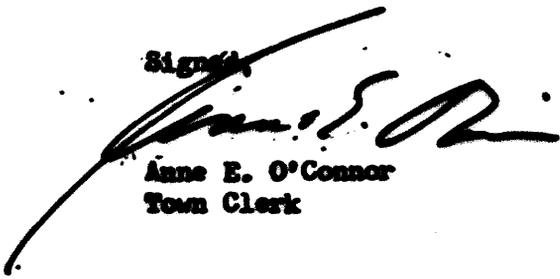
Proposed extension would be at no expense to the town, total cost being borne by petitioner.

IN FAVOR: No one appeared

OPPOSED: No one appeared.

There being no further questions, public hearing was closed, on resolution offered by Councilman D'Antoni and seconded by Councilman Lodico.

Signd,



Anne E. O'Connor
Town Clerk

PUBLIC HEARING

Town Hall

5/24/72

8:20 PM

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

RE: PROPOSED AMENDMENT TO LOCAL LAW NO. 8-1967, AS AMENDED BY LL #3-1969
& LL #2-1971 ENTITLED "LOCAL LAW REGULATING GARBAGE REMOVAL IN THE TOWN
OF CLARKSTOWN:

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

Mr. Jack Weiss, Chairman of the Sanitation Commission, sworn in by Supervisor, and on questioning by Deputy Town Attorney, testified as follows:

Proposed amendment result of work of the Sanitation Commission. Re grass, recommendations are: Rate should be flat rate of \$10.00 per season. He stated some members of Sanitation Industry against this but the Commission, although not unanimous, recommended this rate. Mr. Sutera wanted \$15.00 a season.

Sanitation Commission, he continued, said grass should be taken out of garbage. Alternatives - purchase truck, hire men, have town pick it up like Town of Ramapo; or have Highway Department pick it up or Refuse Collectors pick it up for nominal fee. Majority felt people who want grass picked up pay for it, not the town. Survey showed that less than 50% of homeowners wanted this grass pickup service, so it was not fair.

Sanitation Commission's opinion, as stated by Mr. Weiss, was that those who want grass service should pay for it, and those who do not want should not pay for someone else's grass to be picked up. Two members against 'grass' being taken out of garbage. Majority in favor.

\$1.50 per month or \$15.00 year if collected by scavengers, at option of homeowner. Homeowner has final say.

Sanitation men stated, Mr. Weiss continued, that when they charged \$1.50 a month, it required too much bookkeeping. Also, some customers did not pay. They asked for annual rate. We recommend -- 4/1 to 11/3 -- 20 bags month; 160 bags - 8 months. If any homeowner does not want to pay, he can dump his grass at town dump.

Re increase in rates; unfair for one refuse collector who did more business than another, to pay the same fee. We hope, he continued, to eliminate this by "per dump" schedule.

(Deputy Town Attorney suggested striking this from record because nothing in the proposed amendment re dumping rates.)

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Re reason for hours -- Deputy Town Attorney stated Dump Master stated Health Department official requested that Town Dump be closed at 3:30 PM.

Re pickups, he continued, Same - twice a week; 4 cans.
Re cans being placed 100' from curb - we recommended that.

Councilman D'Antoni: Re Health Department, what is their reasons for closing at 3:30 PM?

Answer: In order that there be adequate time to cover.

Four cans a week, excluding Saturdays, Sundays and holidays -- no hours for Saturday's in this law?

Answer: No hours on Saturday -- time is different.

Deputy Town Attorney: Re Sec 11. -- WALKWAY?

Mr. Weiss: When there is snow or rain -- customer to make sure there is access for collector -- path - not covered walkway.

No further questions from the Deputy Town Attorney.

Councilman Lodico: Number of pickups required. (Sec. 5).

Reading should be \$4.50 per month for a maximum of 4 pails per pickup -- wording should be corrected and clearly spelled out. Two pickups; 4 pails maximum, with additional charge of \$.50 month for over 4.

Re Sec. 10; time for Saturdays should be in - 8:00 AM - 3:30 PM weekdays -- 8:00 AM to 1:00 PM, Saturdays. 4 cans twice a week.

Mr. D. Serniak, 29 Great Oaks Drive, Spring Valley N Y:

Question: Are we resolving grass pickup? If I have 10 bags, what are my options?

Mr. Weiss: Sanitation Commission finds it impossible to arrive at formally as to number of bags. We have set precedent of up to five bags. Otherwise, you will have to come to some arrangement with your collector.

Mr. Serniak: Limiting to 5 bags - people will dump their grass on the side of the road.

Mr. Vines: All residents have access to Sanitary Landfill.

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Mr. Serniak: On Saturday dump closes at 1:00 PM. Traffic jam now. People take easy way and dump on side of road. Suggestion: Town of Orangetown has no limit on grass pickup. They have a monthly charge. Consider adjusting rate, or people will dump on road.

Mr. Gordon Jones, 80 Lyncrest Ave., New City:
Not for, not against. \$1.50 month; \$15.00 year last year. (Miele). Exceed \$15.00 a year and he would not count the bags - he was willing to bend. Question: I have three weeks of grass near my house now. They are not picking it up. Resolve this - I would like to get rid of the grass. I would like to see the Sanitation men forced to pick up the grass. Would rather pay \$15.00 than go to the dump.

OPPOSED:

Mr. Arthur Ferraro, Attorney; Representing the Independent Carters' Association:

Town Attorney to Mr. Ferraro: Regulations presently provide for Sanitation Commission holding the hearing for the Rules and Regulations of the Commission and Ordinance requiring the Town Board to hear public hearing. Tonight's hearing is for amendment to Local Law and is not jurisdiction of Town Board.

Mr. Walter Werner: Question: Can I speak before the Town Board re the rates?

Town Attorney: Anything that is under the jurisdiction of the Commission. That was the opportunity for you to be heard. Recommendation of the Sanitation Commission is made consequently under public hearing held by the Commission.

Mr. Ferraro: 11/12/70 public hearing held re grass. It was decided to take grass out of definition and to set a certain rate (\$15. per year, or \$1.50 per month). My clients do not know what is meant. They are in business of picking up garbage - they would rather not pick up grass. Several spoke re difference in picking up grass -- bags heavy.

(Called Sanitation Men)

Bill Mucio, 35 Barry Lane, Bardonia: (sworn in): No grass; additional weight. More in summer; hours shortened at dump; 1-1/2 hours eliminated because of Board of Health ruling. We also have additional bags to pick up. If 50% of our customers have grass, in addition to garbage - five additional bags of grass. I cannot get help. We are charged for loads at Town Dump - Dump hours shortened. At rate of \$10., I have to put on extra help and I would not be able to defray expenses.

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Councilman Lodico:

Did refuse collectors agree that \$10. rate not appropriate, or did they agree that they do not want to pick it up? (Is rate acceptable -- do you want to pick it up at all?)

Mr. Ferraro:

Overwhelming majority would rather not pick up grass; if amendment goes through; there would be increase to town of \$55,000.00 with increased rate, the figure would be \$105,000.00

Supervisor Vines:

Rates have nothing to do with hearing.

Ferraro: (It was stated at this point that scavengers do not want to pick up -- let highway do. If scavengers have to, \$15.00 not sufficient. Mr. Ferraro stated \$20.00 preferable.)

Re Sec. 10 (a): Hours used to be to 6:00 -- proposal is for from 5:30 AM to 3:30 PM. There is no documentation that the Health Department has made this request. You are cutting out three working hours for each of the men. They are opposed. Continue the same hours.

Re Sec. 10 (j): Question: (To Mr. Weiss) -- Re 100' requirement, what are reasons?

Mr. Weiss: In our opinion, that is distance most of homeowners are putting their garbage today. Also, we do not want pails on curb.

Mr. Ferraro: Why set at 100' if in fact distance somewhat less than that. Could you lower it to 50 or 50'?

Supervisor Vines: Collectors complained in the past that they have to go further than that. This was incorporated for the benefit of the collector. 100' seems like reasonable figure. If house is 50' from street, homeowner should not put back to 100'. This would be alright.

Mr. Ferraro: Re Sec. 10 (j): Town Board consider amending in order to provide more particulars in order to define obligations of homeowner and carter; amendment to read 'Homeowners shall attempt to clear path so carter can take pails that distance' or to provide a paved portion -- Under old law, if customer does not comply with regulations, carter has right not to make pickup -- if you make it clear in this section, then you will clearly set obligations for both parties.

Re grass pickup, each homeowner and each carter should be allowed to make their own arrangement re the pickup of grass.

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Mr. Charles Capasso, 2 Traprock Circle, New City: (Scavenger):

Why does Sanitation Commission have right to put set price on grass?
Supervisor Vines: Designated Commission.

\$1.50 or \$15.00 a year for grass; does not pay to handle. Re 100',
leave as is. Re 3:30 closing -- not in favor.

Mr. Frank Ippollitto, Hackensack NJ (Scavenger): \$10.00 season for grass
pickups not enough. No grass pickups wanted; but \$15.00 price - we do not
have so many customers. \$10.00 rate, we have quite a few. Re 100' --
few residents 100' or more back. Out of 250, only 60 more than 100'. We
would like those few to put their pails up.

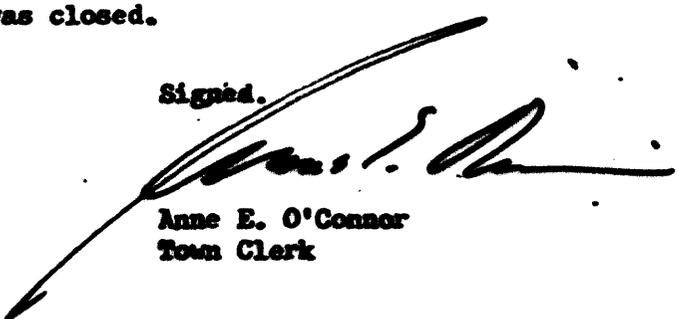
Mr. Walter Werner: Re hours: Summer hours could be made longer than winter
hours. Winter - 3:30 alright. Summer: Make later closing. Personnel
in landfill area could be staggered.

Mr. William Luberto, Cliffside Park, NJ: (scavenger): Grass heavy; help
quitting. Putting on extra men; not making money.

Mr. Ferraro: Re new proposed rate for grass, everything rising.

No one else wishing to be heard, on resolution offered by
Councilman Lodico, seconded by Councilman D'Antoni, and unanimously
adopted, public hearing was closed.

Signed.



Anne E. O'Connor
Town Clerk

PUBLIC HEARING

Town Hall

5/24/72

8:25 PM

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

RE: REQUEST FOR CORRECTION TO THE OFFICIAL MAP OF THE TOWN OF CLARKSTOWN:

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

Town Planner Theodore Zollendeck stated he made research, and presented report to the Town Board.

John Hekker, Esq. appeared as attorney for landowner - Baker-Firestone, Inc. and called Mr. Jones of said firm, who, after being sworn in, stated the following, in conjunction with remarks made by Mr. Hekker.

Presented Exh. A to D; amendment to zoning ordinance of 1964 granted to Mr. Elish. Property in question originally owned by the late Albert Elish who applied for zone change in 1964. Parcel 50 acres - to a then R-2 district. It was granted by the then Town Board and filed with the Town Clerk on 2/2/65, at which time it became law. Exhibit A: Photocopy of actual zoning map in 1964 - red check mark, property which was subject to the granting of the permit for a zone change to multiple residence. (T-Tip - R-Rear). Property changed, until Baker-Firestone purchased in 1967, at which time, the town had undergone a complete Master Plan, which was never adopted, and new zoning ordinance - 1967.

In changing entire zone for the town in 1967, the town at that time used a Base Map, a Tax Map for 1964. Exh. B: Official Zoning Map of the town which was also the Base Map of 1964, or the Tax Map. (T is missing; and R entirely excluded from the R3-2 District).

Point being -- on the 1967 map, planners were following property line at the time they were laying out zoning line in this particular area. It is my opinion, Mr. Hekker stated, that it was intention of following property line when this was adopted. (Referred to property north of Baker-Firestone property which it is obvious, he stated, that they were following) If they were not following property line, it would show the "T"; there is no T area in Exhibit B. Does not think it was their intention to lop the R area -- believes it was error. Mr. Zollendeck then discovered discrepancy between line on the Tax Map and the line as shown on the Zoning Map.

Exh. C: This is most recent Tax Map (#135), which now relocates the boundary line to conform to the description of the property as deeded from Elish to Baker-Firestone. When the deed of Baker-Firestone went on record, that corrected the map. Tax Map of Baker-Firestone did not have T. On Exh. C - it does.

PH - CORR. TO OFFICIAL MAP
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(Mr. Hekker - continued)

On the Tax Map on 'C' as opposed to 'B', it is more clearly defined as a road. (4 acres of Baker-Firestone's property lopped off which was included in 1964 map - Exh. A)

Exh. E: We have T & R area. 1964 Map and Exh. E -- same.

Mr. Robert Jones, 130 Ersking Road, Stamford, Connecticut: (Sworn in already)

With Baker-Firestone. Checked Elish property as it appeared in 1964. Compared that description as shown on Exh. D. to Official Tax Map for Town of Clarkstown as of 1964; it was accurate in 1964. Familiar with Elish contract. Explained intention was that property being purchased was for multi residence. Based on 1964 map - Exh. A.

Deputy Town Attorney, Martin S. Friedman: (To Mr. Hekker):

Description Exh. A and 1967 Map compared?

Answer: No. No description on Exh. A - just photocopy of Official Map from Town Engineer's Office that had no metes and bounds description. So we plotted Elish property on this using the engineer's ruler.

Question: Why do you say 1967 Map erroneous? (The one that eliminates T & R).

Answer: Re Exh. B, that map, as it depicted Elish property, was incorrect. Exh. A. & E -- based upon this Tax Maps, were changed to reflect the exact terminus of the Elish property, because the T & R areas were included on the most recent tax maps and was not shown on the 1964 tax map.

Question: If Town Board agrees and corrects zone line, how many additional units would Baker-Firestone be able to put up?

Answer: We cannot say exactly. It is not based on acreage, I would approximate -- Supervisor Vines stated at this time that 'this not germane, we will reserve right to discuss this with you'.

Mr. Hekker: We have restricted ourselves on construction on ridge line (the T area). We have covenanted not to construct new units on all to the east of the ridge line (with Planning Board and Hudson River Valley Commission) Ridge line goes east and west -- the property line of Baker-Firestone property improperly zoned.

PH - CORR. TO OFFICIAL MAP
Page 3

Mr. Theodore Zollendeck, Ridge Road, New City N Y:

Is Town Planner. In official capacity reviewed error in zone line. Result: 2/1970, his office reviewed application of Mountain-view East -- development owned by petitioner - Baker-Firestone. In analysis, found two portions of property owned by Baker-Firestone that did not lie within RG-2. Planning Board requested we make zoning analysis and submitted letter dated 2/18/70 to Planning Board re this matter. (Made letter part of record). When this matter raised recently, the Supervisor asked me to investigate subject. Searched files, also Planning Board files. Presented material showing what happened re this property.

Exh. A: 1955 Zoning
Exh. B: Current Zoning Ordinance
Exh. C: Petitioner's property and parcels of land discussed by Mr. Hekker.

Deputy Town Attorney: (To Mr. Zollendeck). Explain how zone map may be changed.

Mr. Zollendeck:

Two ways to change zone line; one - by petition; 2 - Town Board on its own does so, by publication of new zone map. In reply to question put by Deputy Attorney, Mr. Zollendeck stated that in his opinion error was made, a drafting error.

Councilman Pizzutello: Orange area (on map) now RG2. That was changed from R-22 in 1967. Other portion hatched, left off.

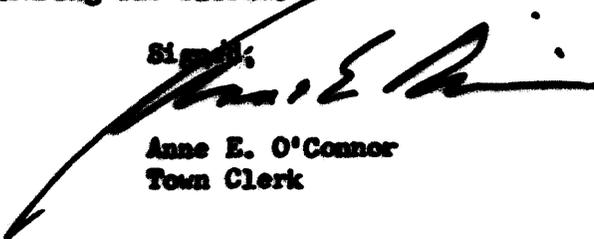
Mr. Hekker: 100 corrections to this map in 1967 soon after it was adopted. There were some substantial errors by the corrections that were being made.

Mr. Patrick Braithwaite, Central Nyack appeared before the Town Board at this time stating that easement taken by Baker-Firestone and requested that hearing be postponed until his attorney could be present. He stated bought property in 1959; 1970 Planning Board granted easement. His property landlocked (Tax Lot 17 on Exh. C - one acre). Baker-Firestone he stated does not own private road. We have right of way across that road to get out of Mountain View Avenue.

Mr. Jones (of Baker-Firestone): We do not intend to use that easement.

There being no one further wishing to be heard, on resolution offered by Councilman D'Antoni, seconded by Councilman Lodico and unanimously adopted, public hearing was closed.

Signed;


Anne E. O'Connor
Town Clerk

TOWN BOARD MEETING

Town Hall

5/24/72

8:00 PM

Present: Councilmen D'Antoni, Lodico, Pizzutello, Supervisor Vines
Town Attorney
Deputy Town Attorney
Town Clerk

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

(1972-520) Councilman D'Antoni offered the following resolution:

RESOLVED, that time for receiving bids for painting of Congers Lake Casino and First Aid Station is closed, and be it

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

Seconded by Councilman Lodico.

All voted Aye.

The following bids were received:

- WM. D. PITMAN PAINTING CO.
56 Van Orden Ave.,
Suffern, New York\$13,762.00
- MARATHON Painting & Decorating Co., Inc.
103 Stuyvesant Plaza
Mt. Vernon, New York\$15,821.00
- TRI-ANGLE PAINTING CO., INC.
6 West Evergreen Drive
New City, New York\$17,850.00
- THE PHILSON PAINTING CO., INC.
Box 209, Halesite, New York\$ 6,849.00

(1972-521) Councilman D'Antoni offered the following resolution:

RESOLVED, that decision on award of bid for painting of Congers Lake Casino and First Aid Station is RESERVED.

Seconded by Councilman Lodico.

All voted Aye.

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(1972-522) Councilman D'Antoni offered the following resolution:

WHEREAS, it appears that Frank Foley, 20 Susan Drive, New City, New York is ineligible to serve as a member of the Assessment Review Board,

NOW THEREFORE, be it

RESOLVED, that resolution #340 adopted 4/5/72 is hereby rescinded, and be it

FURTHER RESOLVED, that Dorothy Fibble, 28 Pine Street, New City, New York is hereby appointed as a member of the Assessment Review Board, temporarily, for a period not to exceed thirty days.

Seconded by Councilman Pizzutello.

All voted Aye.

(1972-523) Councilman D'Antoni offered the following resolution:

WHEREAS, an Agreement of Indemnification has been given to the Town of Clarkstown by Koman Developers, Inc. made and dated the 10th day of February, 1972, and

WHEREAS, under said agreement, Koman Developers, Inc. has agreed to provide Special Counsel to the Town of Clarkstown at no cost to the town in the event of a lawsuit by Nick Guttman, Inc. has instituted an action against the Town of Clarkstown;

NOW THEREFORE, be it

RESOLVED, that the law firm of Granik, Garson, Silverman & Nowicki, Esqs. be and they hereby are appointed to defend the Town of Clarkstown in this proceeding as Special Counsel to the Town of Clarkstown at no cost or expense to the town.

Seconded by Councilman Lodico.

All voted Aye.

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(1972-524) Councilman D'Antoni offered the following resolution:

WHEREAS, a proceeding has been instituted by BERNARD G. NEMEROFF and FRANCES NEMEROFF and THE DELLS, INC. against the Town of Clarkstown, and

WHEREAS, it is the opinion of the Town Attorney that it is in the best interest of the town that Special Counsel be retained in this matter;

NOW THEREFORE, be it

RESOLVED, that the Town Attorney is hereby authorized to retain Charles B. McGroddy, Jr. as Special Counsel in this matter and that said Special Counsel be paid in accordance with the fee schedule of the Rockland County Bar Association.

Seconded by Councilman Pizzutello.

All voted Aye.

(1972-525) Councilman Lodico offered the following resolution:

WHEREAS, it has become necessary for the Narcotics Council to relocate its offices to carry out its program of narcotics counseling;

NOW THEREFORE, be it

RESOLVED, that the Supervisor is hereby authorized to execute a lease with SALVATORE MARASA for premises located at 44 South Main Street, New City, New York, to be used by the Narcotics Council to implement its counseling program, at a rental of \$300.00 per month, said lease to run for one year commencing June 1, 1972 and expiring May 31, 1973.

Seconded by Councilman D'Antoni.

All voted Aye.

(1972-526) Councilman Pizzutello offered the following resolution:

WHEREAS, the following have applied to the Town of Clarkstown for Certificate of Registration in compliance with Sec. 34-6 of the Code of the Town of Clarkstown:

Rudolph C. Surbley
262 West Washington Avenue
Pearl River, New York

Thomas Carbone d/b/a T & C Sewer Connections
5 Morningside Road,
New City, New York

NOW THEREFORE, be it

RESOLVED, that the following Certificates of Registration be issued:

No. 72-39 to Rudolph C. Surbley
No. 72-40 to Thomas Carbone

Seconded by Councilman D'Antoni.

All voted Aye.

(1972-527) Councilman D'Antoni offered the following resolution:

RESOLVED, that the application of JOSEPH SUTERA for a change of zoning from an R15 to an RS District on property located on the west side of Fulton Avenue, approximately 325' north of West Nyack Road, West Nyack, N Y be referred to the Town Planning Board for report pursuant to the provisions of Secs. 8.41, 8.42 and 8.421 of the Zoning Ordinance of the Town of Clarkstown.

Seconded by Councilman Lodico.

All voted Aye.

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(1972-528) Councilman D'Antoni offered the following resolution:

RESOLVED, that the application of MARVIN HOCHBAUM & RUTH HOCHBAUM for a change of zoning from an R15 District to an R32 District on property located on the westerly side of Route 303 north of its intersection with Storms Road, Valley Cottage, be referred to the Town Planning Board for report pursuant to the provisions of Secs. 8.41, 8.42 and 8.421 of the Zoning Ordinance of the Town of Clarkstown and to the Rockland County Planning Board pursuant to Secs. 239-1, and 239-m of the General Municipal Law.

Seconded by Councilman Pizzutello.

All voted Aye.

(1972-529) Councilman D'Antoni offered the following resolution:

WHEREAS, applications for review of real property tax assessments have been made against the Town of Clarkstown by Robert A. Stern for the taxes assessed in 1968, 1969, 1970 and 1971 for property designated on the Tax Map of the Town of Clarkstown as Map 7, Block B, Lot 10.04, and

WHEREAS, the Assessor of the Town of Clarkstown has carefully examined each of these claims, and

WHEREAS, the Assessor of the Town of Clarkstown has recommended a settlement of these cases, and

WHEREAS, the settlement of these real property tax assessment review matters will result in a savings to the Town of Clarkstown, both in the cost of litigation and in the end result of the trial of such cases, and

WHEREAS, the Office of the Town Attorney has examined and reviewed these claims and concurs with the recommendation of the Town Assessor;

NOW THEREFORE, be it

(continued)

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(1972-529 -- continued)

RESOLVED, that pursuant to the appropriate provisions of the Laws of the State of New York, the action of Robert A. Stern v. Town of Clarkstown for the year 1968 bearing Index No. 2546/68 be settled and compromised by payment of a refund to the petitioner in the amount of \$2,597.74, and be it

FURTHER RESOLVED, that pursuant to the appropriate provisions of the Laws of the State of New York, the action of Robert A. Stern v. Town of Clarkstown for the year 1969 bearing Index No. 2963/69 be settled and compromised by payment of a refund to the petitioner in the amount of \$2,901.03, and be it

FURTHER RESOLVED, that pursuant to the appropriate provisions of the Laws of the State of New York, the action of Robert A. Stern, v. the Town of Clarkstown for the year 1970 bearing Index No. 3050/70 be settled and compromised by payment of a refund to the petitioner in the amount of \$9,792.16, and be it

FURTHER RESOLVED, that pursuant to the appropriate provisions of the Laws of the State of New York, the action of Robert A. Stern v. Town of Clarkstown for the year 1971 bearing Index No. 4252/71 be settled and compromised by payment of a refund to the petitioner in the amount of \$9,724.38, and be it

FURTHER RESOLVED, that the Office of the Town Attorney is authorized to consent to the entry of an Order settling and compromising these causes of action in the amounts above stated.

Seconded by Councilman Lodico.

All voted Aye.

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(1972-530) Councilman Pizzutello offered the following resolution:

RESOLVED, that Bond Numbers 903003 issued by REPUBLIC INSURANCE COMPANY to J. KNUTSEN & CO., INC., as Principal and JOHN KNUTSEN, as Co-Principal in connection with subdivision known as DUTCH GLEN, Bardonia in favor of the Town of Clarkstown, be declared in default, and be it

FURTHER RESOLVED, that the Town Attorney of the Town of Clarkstown be directed to take all necessary proceedings against said bonds to insure construction and completion of roads, improvements, et al, in accordance with the Town Specifications, and be it

FURTHER RESOLVED, that the Town Engineer, Town Superintendent of Highways and all other departments or agencies furnish all necessary data to the Town Attorney in order to implement this resolution, and be it

FURTHER RESOLVED, that execution of the default will be left at the discretion of the Town Attorney.

Seconded by Councilman D'Antoni.

All voted Aye.

(1973-531) Councilman D'Antoni offered the following resolution:

RESOLVED, that Bond Numbers 902417 & 902418 issued by REPUBLIC INSURANCE CO. to H E S CONSTR. CORP. 8 Rita Ave., Monsey N Y as Principal, and EUGENE LEVY & HERMAN GELLER, as Co-Principals in connection with subdivision known as FROMSON-MICHALUK SUBDIV. in favor of the Town of Clarkstown, be declared in default, and be it

FURTHER RESOLVED, that the Town Attorney for the Town of Clarkstown be directed to take all necessary proceedings against said bonds to insure construction and completion of roads, improvements, et al, in accordance with the Town Specifications, and be it

(continued)

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(1972-531 -- continued)

FURTHER RESOLVED, that the Town Engineer, Town Superintendent of Highways and all other departments or agencies furnish all necessary data to the Town Attorney in order to implement this resolution.

Seconded by Councilman Pizzutello.

All voted Aye.

(1972-532) Councilman D'Antoni offered the following resolution:

WHEREAS, Thomas B. Scollin and Susan Scollin, his wife, residing at 30 Van Beaste Lane, Congers, N Y have executed an easement for a strip of land approximately 10 feet wide by 178 feet long, and are offering it to the Town for Sewer Dist. No. 33B in consideration of the sum of Seven Hundred Twelve (\$712) Dollars, and a copy of the easement agreement, survey and description having been examined by the members of the Town Board present at the adoption of this resolution; and

WHEREAS, Joseph F. X. Nowicki, Counsel for Sewer and Improvement Districts, recommends that said easement be accepted by the Town of Clarkstown and said fee paid;

NOW THEREFORE, be it

RESOLVED,

1. That the Supervisor of the Town of Clarkstown is hereby authorized to accept said easement on behalf of the town, and

2. That the Master Benefited Sewerage Improvement Area account is hereby authorized to pay the sum of \$712. for said easement.

Seconded by Councilman Pizzutello.

All voted Aye.

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(1972-533) Councilman D'Antoni offered the following resolution:

WHEREAS, Samuel DePriest, residing at 15 Waltham Ave., Congers, New York and Pearl DePriest, residing at 744 Coster St., Bronx, New York have executed an easement for a strip of land approximately 10 feet wide by 100 feet long, and are offering it to the town for Sewer Dist. No. 35B in consideration of the sum of Three Hundred Twenty Five Dollars, (\$325.) and a copy of the easement agreement, survey and description having been examined by members of the Town Board present at the adoption of this resolution; and

WHEREAS, Joseph F. X. Nowicki, Counsel for Sewer and Improvement Districts, recommends that said easement be accepted by the Town of Clarkstown and said fee paid;

NOW THEREFORE, be it

RESOLVED,

1. That the Supervisor of the Town of Clarkstown is hereby authorized to accept said easement on behalf of the town, and
2. That Master Benefited Sewerage Improvement Area account is hereby authorized to pay the sum of Three Hundred Twenty Five (\$325.) Dollars for said easement.

Seconded by Councilman Pizzutello.

All voted Aye.

(1972-534) Councilman Pizzutello offered the following resolution:

RESOLVED, that the bid for one Cash Register (Office Unit) be and is hereby awarded to National Cash Register Co., 59 Plattekill Turnpike, R.D. #3, Newburgh, New York at a total net bid of \$2,815.00, and be it

FURTHER RESOLVED, that the bid for two Cash Registers for Swimming Pool Facilities be and is hereby awarded to National Cash Register Co., 59 Plattekill Turnpike, R.D. #3, Newburgh, New York, at a total net bid of \$2,890.00.

Seconded by Councilman Lodico.

All voted Aye.

(1972-535) Councilman Pizzutello offered the following resolution:

RESOLVED, that the bid for one 1972 two yard Dump Truck be and is hereby awarded to the low bidder, Haverstraw Motors, Route 94, West Haverstraw, New York at a total net bid of \$3,894.00.

Seconded by Councilman Lodico. All voted Aye.

(1972-536) Councilman D'Antoni offered the following resolution:

RESOLVED, that based upon the recommendation of the Clarkstown Planning Board, the applications of the JHP Construction, Kinderkamack and Guterl Construction Corp. for favorable approval of Town Law 280A be and is hereby DENIED.

Seconded by Councilman Pizzutello. All voted Aye.

(1972-537) Councilman D'Antoni offered the following resolution:

RESOLVED, that time for receiving bids for purchase of one pickup truck for the Sewer Department be closed, and be it

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

Seconded by Councilman Lodico. All voted Aye.

The following bids were received:

- BRUNO GMC TRUCK SALES
- 95 Van Brunt St.,
- Brooklyn, New York.....\$2,375.00 NET BID

- MANLY CHEVROLET
- Route 59, Box 69
- Central Nyack, N Y\$3,192.47 NET BID

(1972-538) Councilman D'Antoni offered the following resolution:

RESOLVED, that decision on award of bid for purchase of one pickup truck for the Sewer Department be RESERVED.

Seconded by Councilman Lodico.

All voted Aye.

(1972-539) Councilman D'Antoni offered the following resolution:

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

Seconded by Councilman Lodico.

All voted Aye.

Councilman Niehaus appeared at Board Table during public hearings.

(1972-540) Councilman Pizzutello offered the following resolution:

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

Seconded by Councilman Lodico.

All voted Aye.

(1972-541) Councilman D'Antoni offered the following resolution:

(INSERT RESOLUTION RESERVING DECISION ON SPECIAL PERMIT APPLICATION MADE BY HOWARD & PHYLLIS TARANOW FOR PROP. LOCATED CORNER OF ROUTE 59 & SMITH ST., MANUET)

Seconded by Councilman Lodico.

All voted Aye.

(1972-541) Councilman D'Antoni offered the following resolution:
RESOLVED, that decision on Special Permit Application made by Howard & Phyllis Taranow for Property located corner of Route 59 & Smith St., Manuet be RESERVED.
Seconded by Councilman Lodico. All voted Aye.

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(1972-542) Councilman Pizzutello offered the following resolution:

(INSERT RESOLUTION RESERVING DECISION ON APPLICATION FOR ZONE CHANGE MADE BY RONALD J. ANDERSON & RALPH P. MOORE (R15 to LS) PROPERTY LOCATED ON THE NORTH WEST CORNER OF MILLICH'S LANE & SOUTH LITTLE TOR ROAD, NEW CITY)

Seconded by Councilman D'Antoni.

All voted Aye.

(1972-542) Councilman Pizzutello offered the following resolution:

RESOLVED, that decision on Application for Zone Change made by Ronald J. Anderson & Ralph P. Moore (R15 to LS) Property located on the North West Corner of Millic's Lane & South Little Tor Road, New City be RESERVED.

Seconded by Councilman D'Antoni.

All voted Aye.

Town Board signed ORDER extending Clarkstown Consolidated Water Supply District #1 to include CLARKSTOWN ESTATES SUBDIVISION. — (INSERT ORDER) SEE FOLLOWING PAGE.

(Re Public Hearing originally scheduled for this evening in connection with proposed amendment of Peddling & Hawking Ordinance; due to omission of pertinent portion of Notice of Hearing by the Journal-News, hearing scheduled for this evening cancelled; re-set for 6/14/72 - 8:15 PM.)

(1972-543) Councilman Lodico offered the following resolution:

(INSERT RESOLUTION RESERVING DECISION ON PROPOSED AMENDMENT TO LL #8 (as amended by LL #9-1969) RE GARBAGE REMOVAL)

Seconded by Councilman Pizzutello.

All voted Aye.

(1972-543) Councilman Lodico offered the following resolution:

RESOLVED, that decision of proposed Amendment to LL #8 as amended by LL #9-1969 Re Garbage Removal be RESERVED.

Seconded by Councilman Pizzutello.

All voted Aye.

ORDER

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

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 April, 1972, for the hearing of all persons interested in the matter on the 24th day of May, 1972 at 8:15 P.M. EDT 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 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 May 24, 1972

Anthony D'Antoni Councilman

William R. Niehaus Councilman

Supervisor

Councilman

Councilman

STATE OF NEW YORK (OF COUNTY OF ROCKLAND) TOWN OF CLARKSTOWN

SS:

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 Clarkstown Cons. Wtr Spply Dist. #1-CLARKSTOWN ESTATES 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 24th day of May, 1972.

Town Clerk

SEAL

ALL that certain lot, piece or parcel of land 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 of intersection of the southeasterly side of Highway 9006 Proposed (also known as New Route 304) with the southerly side of State Highway 689 (also known as Route 59), and running thence, along the southerly side of Route 59, the following courses and distances:

1. South 54 degrees 02' 22" East, 79.07 feet;
2. South 61 degrees 07' 22" East, 45.73 feet;
3. South 61 degrees 16' 12" East, 166.45 feet;
4. South 60 degrees 38' 42" East, 9.24 feet to the point of intersection of said southerly side of Route 59 with the westerly curve of Rose Road;thence
5. In a southeasterly direction on a curve to the left having a radius of 205.00 feet, along the westerly curve of Rose Road, the arc length of 269.69 feet to a point; thence
6. South 04 degrees 30' 08" West, a distance of 12.57 feet to an iron pipe in the northerly line of lands now or formerly of Simons;thence, along the northerly, westerly and southerly lines of said lands now or formerly of Simons, the following courses and distances:
 7. North 85 degrees 29' 52" West, 272.20 feet to an iron pipe;
 8. South 03 degrees 57' 48" West, 254.02 feet to an iron pipe;
 9. South 81 degrees 32' 20" East, 360.37 feet to a point in the line of lands now or formerly of Coleman;thence;
 10. South 4 degrees 19' 50" West, along said line of lands now or formerly of Coleman, a distance of 101.05 feet to an iron bar at the southwesterly corner of said lands now or formerly of Coleman;thence
 11. South 81 degrees 51' 10" East, along the southerly line of said lands formerly of Coleman, a distance of 300.65 feet to a point in the westerly side of Rose Road;thence
 12. South 04 degrees 04' 00" West, along the westerly side of Rose Road, a distance of 458.85 feet to an iron pipe set in the northerly line of the subdivision known as Clover Heights, filed in the Office of the Clerk of Rockland County in Book 55 at Page 24 as Map 2281;thence,along the northerly line of said subdivision known as Clover Heights, the following courses and distances:
 13. North 82 degrees 54' 14" West, 150.00 feet to an iron pipe;
 14. North 78 degrees 10' 44" West, 686.00 feet to a point in a stone wall;thence
 15. South 6 degrees 15' 20" West, along the westerly line of said subdivision known as Clover Heights, a distance of 990.80 feet to a point in the northerly line of the subdivision known as Nanuet Farms, Section 2, filed in the Office of the Clerk of Rockland County in Book 62 Of Maps, at Page 60 as Map 2850;thence
 16. North 74 degrees 53' 10" West, along the northerly line of said subdivision known as Nanuet Farms, Section 2, a distance of 951.50 feet to a concrete monument at the northwesterly corner of said division; thence
 17. South 6 degrees 25' 50" West, along the westerly line of said subdivision known as Nanuet Farms, Section 2, a distance of 900.82 feet to an iron pipe; thence
 18. South 7 degrees 42' 20" West, still along the westerly line of said subdivision, a distance of 192.56 feet to an iron pipe in the line of lands now or formerly of Metlitz;thence
 19. North 66 degrees 14' 00" West, along said line of lands now or formerly of Metlitz, a distance of 211.47 feet to an iron pipe;thence
 20. North 72 degrees 39' 00" West, still along said line of lands now or formerly of Metlitz, a distance of 107.45 feet to an iron pipe at the northwesterly corner of said lands now or formerly of Metlitz;thence, along the westerly line of said lands now or formerly of Metlitz, the following courses and distances:
 21. South 8 degrees 38' 00" West, 654.89 feet;
 22. South 16 degrees 00' 10" East, 182.41 feet to a 12" wide oak tree;
 23. South 42" 04" 00" East, 125.70 feet to an iron pipe;
 24. South 23 degrees 24' 00" West, 100.50 feet;
 25. South 15 degrees 03' 10" West, 81.23 feet;

26. North 75 degrees 41' 00" West, 277.28 feet to a point in the northeasterly line of lands of the Erie Railroad Company; thence along the northeasterly line of said lands of the Erie Railroad Company the following courses and distances:
27. In a northwesterly direction on a curve to the left having a radius of 2,510.85 feet, the arc length of 449.61 feet;
28. North 33 degrees 02' 40" West, 816.97 feet to a point in the easterly side of Blauvelt Road; thence
29. North 7 degrees 10' 10" East, along the easterly side of Blauvelt Road, a distance of 46.30 feet to a point; thence
30. North 6 degrees 05' 30" East, still along the easterly side of Blauvelt Road, a distance of 136.01 feet to a point in the southeasterly side of State Highway 9006 Proposed (also known as New Route 304); thence, along the southerly side of State Highway 9006 Proposed, the following courses and distances:
31. South 83 degrees 54' 00" East, 56.71 feet;
32. North 50 degrees 23' 50" East, 516.48 feet;
33. South 39 degrees 36' 10" East, 93.00 feet;
34. North 50 degrees 23' 50" East, 60.00 feet;
35. North 39 degrees 36' 10" West, 78.22 feet;
36. North 67 degrees 51' 40" East, 53.96 feet;
37. North 45 degrees 14' 40" East, 621.59 feet;
38. North 33 degrees 52' 40" East, 665.11 feet;
39. South 86 degrees 22' 40" East, 40.92 feet;
40. North 5 degrees 28' 50" East, 122.71 feet;
41. North 28 degrees 22' 30" East, 277.90 feet;
42. North 15 degrees 00' 20" East, 154.91 feet;
43. North 57 degrees 53' 42" East, 1066.85 feet;
44. North 4 degrees 30' 08" East, 140.05 feet to the point or place of beginning.

~~Except to the extent herein provided, all rights in the Town of Clarkstown as shown on the map 4220 in Rockland County Clerk's Office~~

Excepting therefrom all that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Town of Clarkstown, County of Rockland and State of New York, shown and designated as "LAKE NANUET - PARCEL TO BE CONVEYED TO THE TOWN OF CLARKSTOWN, CONTAINS 11.06 ACRES" on Subdivision Plan entitled "CLARKSTOWN ESTATES, PLAT ONE, TOWN OF CLARKSTOWN, ROCKLAND COUNTY, NEW YORK", dated Dec. 9, 1971, made by Cstertag & McDougall, Engineers and Surveyors, Suffern, New York, filed in the office of the Clerk of Rockland County on the 9th day of December, 1971, in Book 83 of Maps, at Pages 12, 13, 14, 15 and 16, as Map No. 4220.

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(1972-544) Councilman D'Antoni offered the following resolution:

(INSERT RESOLUTION RESERVING DECISION ON PROPOSED CORRECTION OF OFFICIAL MAP)

Seconded by Councilman Lodico.

All voted Aye.

(1972-544) Councilman D'Antoni offered the following resolution:
RESOLVED, that decision on Proposed correction of Official Map be RESERVED.

Seconded by Councilman Lodico.

All voted Aye.

On resolution offered by Councilman Michaus, seconded by Councilman D'Antoni and unanimously adopted, Town Board meeting was adjourned until Wednesday, June 7th, 1972 at 8:00 PM, at which time regularly scheduled Town Board Meeting will be held.

Signed,



Anne E. O'Connor
Town Clerk