

PUBLIC HEARING

Town Hall

2/14/73

3:00 PM

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

RE: PROPOSED ZONE CHANGE - RUMFORD REALTY CORPORATION (MS & RG to RS):
(Property located Pascack Road and Old Nyack Turnpike intersection)

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

John M. Hekker, Esq. appeared as attorney for petitioner and stated the following:

Portion under discussion consists of 3-1/2 acres located on Pascack Road at intersection of Pascack and Old Nyack Turnpike. Esso Station directly across the street from the subject property.

There are, he continued, several alternatives. Main theme of application is one for special permit for gas filling station, which is not the subject of this particular hearing, but will be heard on the 21st.

Property consists of 3.5 acres. Divided into three separate tax parcels by two parcels in connection with the zone in which the property lies. Small parcel to the north consisting of 1/2 acre, now is in RG-2, which was massacred by the taking of New York State for the Bypass.

There is a small 2000 square foot triangular piece owned by realty company to the west. 2.8 acres in manufacturing district. Application is for a change of zone, changing all of the M property and RG-2 to an RS.

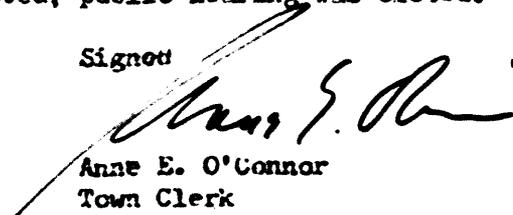
Primary purpose for this zone change to RS is to allow the construction of a hotel-motel type complex. We do not want shopping center. If Board grants RS, we would covenant to this effect. We are interested in hotel-motel, warehouse, etc., which is acceptable in RS. There is no definite contract or lease agreement with any motel operation at this time. There have been serious inquiries for this parcel for that use, that is why this application. In RS District, should Board grant special permit, bulk for gas station would be less.

IN FAVOR: No one appeared.

OPPOSED: No one appeared.

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

Signer


Anne E. O'Connor
Town Clerk

PUBLIC HEARING

Town Hall

2/14/73

8:05 PM

Present: Co. Nicholas, D'Antoni, Pizzutello, Supervisor Vines
Town Clerk
Town Attorney and Deputy Town Attorney

Absent: Councilman Lodico

RE: PROPOSED LOCAL LAW CREATING A NARCOTIC GUIDANCE COUNCIL FOR 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 Attorney stated the following: Intent is to create and provide for Narcotic Guidance Council for development of a program of community participation for control of narcotics. (Local Law read in full by Town Attorney)

There were no questions from the Town Board.

IN FAVOR:

James Tambini (Storefront): Proposed law will be helpful. It will make our program more secure. Thanked the Town Board for keeping storefront operation completely non-political.

Mrs. Joan Barberra, Acting Chairperson of the Narcotics Council:

In favor. Verified that terms of members would be seven (7) years; and Chairperson - one year.

OPPOSED:

Mr. Richard Nussbaum, 52 Stonewall Lane, Congers N Y: Employed for over 1 year by local Narcotics Co. in Rockland County. Opposed to certain sections of proposed local law. Re Sec. 5 - General Duties: It has been his experience that members do not work. Time only cure. Storefront expensive and not too effective. There are less expensive and more oriented programs.

Supervisor Vins stated in his opinion storefront working and producing results and is very beneficial to the town. Mrs. Barberra stated first year not too good; but now working magnificently. Co. Pizzutello, Liaison to Narcotics Council stated they are doing tremendous job; if they save one person, program good, and they are doing much more than that.

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

Signed

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

EEC855

PUBLIC HEARING

Town Hall

2/14/73

8:10 PM

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

RE: DETERMINATION OF BOUNDARIES BETWEEN THE VALLEY COTTAGE FIRE
DISTRICT AND THE CENTRAL NYACK FIRE DISTRICT: (Adj. from 1/24/73):

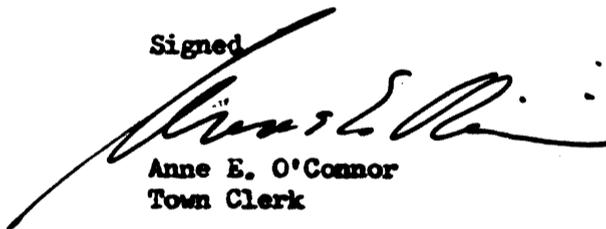
Supervisor Vines called public hearing to order; Town Clerk testified as to proper posting and publication of notice of public hearing.

Martin S. Friedman, Deputy Town Attorney stated at this point that he received a call from parties involved who stated that they were going to get together and work it out and come in for hearing.

Six week adjournment requested.

Public hearing adjourned until 3/28/73.

Signed



Anne E. O'Connor
Town Clerk

EEC855

TOWN BOARD MEETING

Town Hall

2/14/73

8:00 PM

Present: Councilmen Niehaus, D'Antoni, Pizzutello, Supervisor Vines
 Town Clerk Anne E. O'Connor
 Town Attorney F. P. Roland
 Deputy Town Attorney M. S. Friedman

Absent: Councilman Lodico

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

(1973-210) Councilman Niehaus offered the following resolution:

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

Seconded by Councilman D'Antoni.

All voted Aye.

(1973-211) Councilman Pizzutello offered the following resolution:

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

Seconded by Councilman Niehaus.

All voted Aye.

(1973-212) Councilman D'Antoni offered the following resolution:

(INSERT RESOLUTION RESERVING DECISION ON ZONE CHANGE APPLICATION MADE BY RUMFORD REALTY CORP (M & RG to RS) -- T/A

Seconded by Councilman Pizzutello.

All voted Aye.

(1973-213) Councilman Pizzutello offered the following resolution:

(INSERT RESOLUTION ADOPTING LOCAL LAW CREATING A NARCOTIC GUIDANCE COUNCIL FOR THE TOWN OF CLARKSTOWN) -- T/A

Seconded by Councilman D'Antoni.

All voted Aye.

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(1973-214) Councilman Pizzutello offered the following resolution:

(INSERT RESOLUTION (T/A) ADJOURNING PUBLIC HEARING RE DETERMINATION OF BOUNDARIES BETWEEN THE VALLEY COTTAGE FIRE DISTRICT & THE CENTRAL NYACK FIRE DIST TO -- 3/28/73 - 8:00 PM)

Seconded by Councilman D'Antoni.

All voted Aye.

(1973-215) Councilman D'Antoni offered the following resolution:

WHEREAS, the Rockland County Supreme Court has rendered a decision adverse to the Town of Clarkstown in the matter of Little Tor Homes, Inc. against James F. Coyle, et al, and

WHEREAS, it is the recommendation of the Town Attorney that said decision be appealed;

NOW THEREFORE, be it

RESOLVED, that the Town Attorney is hereby authorized to take all necessary steps to appeal said decision.

Seconded by Councilman Niehaus.

All voted Aye.

(1973-216) Councilman Pizzutello offered the following resolution:

RESOLVED, that the application of J. KNUTSEN & CO., INC. for a change of zoning from an R-22 Dist. to an RG-2 Dist., on property located off Duryea Lane, Manuet 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 and to the Rockland County Planning Board pursuant to Secs. 239-1 and 239-m of the General municipal Law.

Seconded by Councilman D'Antoni.

All voted Aye.

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(1973-217) Councilman Niehaus offered the following resolution:

WHEREAS, the Town Board of the Town of Clarkstown, by resolution dated 2/4/73 has declared a state of drainage emergency in the Town of Clarkstown and, in particular, in the area of the Town of Clarkstown known as the Hamlet of West Nyack, and

WHEREAS, the Hackensack River flowing through the Hamlet of West Nyack has continually flooded large areas of the said Hamlet, and

WHEREAS, the flood plain area of the Hackensack River in the Hamlet of West Nyack has been increasingly used for private building purposes to the detriment of the protection of said Hamlet of West Nyack from flash flooding, and

WHEREAS, the subdivision known as River Estates would adversely affect the flood plain function of that property, and would vastly increase the flooding difficulties in the Hamlet of West Nyack, and

WHEREAS, it is in the best interest of the citizens of the Town of Clarkstown that damage from periodic flooding be reduced, and

WHEREAS, the maintenance of flood plain areas is the most economical method of controlling flooding;

NOW THEREFORE, be it

RESOLVED, that the Town Attorney be and he hereby is authorized to commence those proceedings papropriate to acquire the necessary lands of River Estates constituting a flood plain area of the Hackensack River as described in the subdivision plat bearing the signature of Frank R. Steffens dated June 23, 1971 and filed in the office of the Clerk of the County of Rockland as Map 4158, Book 82 at Page 21 by negotiation, agreement or convdemnation as the Town Attorney may find appropriate, and be it

FURTHER RESOLVED, that the Town Attorney be and he hereby is directed to proceed forthwith to obtain orders permitting immediate possession of the said property pending the final outcome of condemnation proceedings and/or negotiations hereinable authorized.

Seconded by Councilman Pizzutello.

All voted Aye.

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(1973-218) Councilman D'Antoni offered the following resolution:

WHEREAS, the Rockland County Supreme Court has rendered a decision adverse to the Town of Clarkstown in the matter of Paul and Beatrice Heimlich against James Coyle, et al, and

WHEREAS, it is the recommendation of the Town Attorney that said decision be appealed;

NOW THEREFORE, be it

RESOLVED, that the Town Attorney is hereby authorized to take all necessary steps to appeal said decision.

Seconded by Councilman Pizzutello.

All voted Aye.

(1973-219) Councilman D'Antoni offered the following resolution:

WHEREAS, an action has been brought against the Town of Clarkstown entitled as follows:

COMMONWEALTH PROPERTIES, INC., Plaintiff,
-against-
TOWN OF CLARKSTOWN, A Municipal Corporation of
the State of New York, Defendant}

NOW THEREFORE, be it

RESOLVED, that the Town Attorney is hereby authorized to take all necessary steps to defend said action.

Seconded by Councilman Niehaus.

All voted Aye.

(1973-220) Councilman Pizzutello offered the following resolutions:

RESOLVED that the Town Clerk be authorized to advertise for bids for ATHLETIC EQUIPMENT & SUPPLIES, said bids to be returnable on 3/7/73 at 8:00 PM, and be it

FURTHER RESOLVED, that specifications can be obtained at the Office of the Supt. of Recreation & Parks, 151 South Main St., New City N Y.

Seconded by Councilman D'Antoni.

All voted Aye.

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On resolution offered by Councilman D'Antoni, seconded by Councilman Pizzutello and unanimously adopted, Town Board meeting was adjourned until Wednesday, 2/21/73 at 8:00 PM.

Signed.



ANN E. O'CONNOR
Town Clerk