

PUBLIC HEARING

Town Hall

1/23/74

8:15 PM

Present: Co. Maloney, D'Antoni, Lodico, Pisutello, Supervisor Gerber
Town Clerk Anne E. O'Connor
Town Attorney Murray N. Jacobson

RE: TORSOE BROTHERS DEVELOPMENT CORP. ZONE CHANGE PETITION (LO to RG-2)
(Property Route 59 & Greenbush Road, West and Central Nyack)

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

CORRESPONDENCE RECEIVED:COUNTY PLANNING BOARD RECOMMENDATION:

'The Board recommends that the request be denied inasmuch
as granting the zone change might have potential effects on the safe
and efficient flow of traffic on State Route 59 and 303 'ramps'. We
will transmit New York State Department of Transportation written
findings as soon as we receive same.' (Letter dated 10/25/73)

(New York State Department of Transportation letter - dated 10/30/73):

'Until we receive a more detailed plan showing access we
will only comment that because of possible limited sight distance
onto Route 59 we may either deny access or restrict entrance & exit
movements.'

TOWN PLANNING BOARD:

"That the petition be Denied on the basis of the content
of the reports received from Town Planner, Town Engineer, School,
etc. with specific reference to the items contained in the same."
(Copies of letters mentioned in T/C file).

Paul J. Levine, Esq., 14 North Main Street, Spring Valley,
New York appeared as attorney for petitioner and stated the following:

Parcel approximately 21 acres located at West Nyack.
Purpose is to construct garden apartment type condominium units
with a ratio of 75% one bedroom units and 25% two bedroom units.

Alternative is leave unused one of the last parcels in
the area suited for such use. Since the premises were zoned for LO
use, no seekers of the land for such purpose. Unless the contem-
plated change is achieved, the result is a de facto destruction of
valuable and needed residential land.

(continued)

EFC883

PH - 1/23/74
 TORSOE
 Page 2

(Attorney for petitioner - continued):

Re tax impact; Normandy Village apartment complex sends to school \$2,412.73 as of May 1973. (\$3000.00 for every school child it houses.)

Over 51% of property involved borders NYS Thruway; the Central Nyack Cemetery and lumber company, land owned by petitioner, and other unimproved property. In the north it abuts the back yards of several residences. Nearby Route 59 and Route 303 have a highly commercial character. Torsoe property likely transitional region between other residential land to the north and commercial development to the south and west.

Re need: Torsoe never made unreasonable request - has never been turned down. If need not present; petition would not have been made.

Condominium units attract newly married workers and retired persons. Condominium owner can deduct his land taxes and mortgage interest.

All town and county Boards will have to be satisfied as to construction, et al. There is lack of land on which to build housing; present LO zone has not seen development.

(Letter from Nassau Public Schools in T/C file.)

WITNESS: (Sworn in by Supervisor):

Harry Horowitz, Virginia Avenue, West Nyack: (Engineer for project)

Re drainage; run off if LO, 1.76 - Garden Apartment run off, 1.49. Ratio of the two is 65%. If this site fully developed with present zoning LO as compared to the zoning change the applicant is seeking, we would reduce the amount of runoff by about 35%.

Re traffic: Parking requirements would give some indication of what traffic would be. If developed as presently zoned (LO), allows 360,000 square feet. (Office Buildings, Research facilities, etc.) We would be required to provide for 1800 spaces. Compared with RS-2, Zoning Ordinance requirements - two spaces for each unit. Number of units depends on number of bedrooms - If entire site developed all 1-bedroom; 725 spaces would be required. If all 2-bedroom, 655 spaces.

Nature of traffic would be different in residential area. When you compare 1800 spaces as against 700 with RS-2, parking generated by present zoning would be greater.

Intersection of Greenbush and Routes 303 and 59 bad now. Applicant has 200' frontage on Route 59 600 to 700 feet east of this intersection. Coming from Nyack, right hand turn to the site. We would have to have the approval of the NYS Department of Transportation.

Any development will add to drainage and traffic problem; but anything that we do will have a much smaller effect than what the applicant can do by right under present zoning.

We will be improving drainage problem in one area. Several streams are now on adjacent built-up lands. We can control this and channel into our own drainage system. To that extent, we can eliminate any runoff entering upon these adjacent owners and see that they do not get any additional runoff, by what we do in the area.

PH - 1/23/74
 TOROSE
 Page 3

WITNESS: (Sworn in by Supervisor):

Kenneth Torose, 21 Madison Hill Road, Suffern, New York:

Re School Board: (vs. this petition - T/C); one member spoken to stated he preferred condominiums to private homes. We are asking for only 8 to 10 units per acre; not the maximum - (320 units). Normandy Village units - 16-1/2 per acre.

QUESTIONS FROM TOWN BOARD:

Supervisor Gerber: What School District does this lie in?
 Answer: (Mr. Torose): 1/2 in Nyack - 1/2 in Clarkstown.

Supervisor Gerber: Thought it was all in Nyack School District. There is no report from the Nyack School District. (Petitioner requested to obtain information from the Nyack School District re impact this would have on them.)

Councilman Lodioc: Re 200' entrance on Route 59, do you own both sides?
 Answer: (Torose): I own strip 200' wide on Route 59.

Councilman Lodioc: If that became one entrance and you were granted approval, would you assume cost of new traffic signal either entirely or in part?
 Answer: (Torose): Yes.

Councilman Lodioc: In relation to two School Boards in developments (Kingsgate) where many buildings were separated down the middle -- would you design buildings in such a manner as to make it specifically Nyack and Clarkstown School Districts?
 Answer: Torose: I would take that into consideration.

No further questions from the members of the Town Board.

IN FAVOR: No one appeared.

OPPOSED:

Ms. Barbara Cagood, 30 Sunset View Drive:

Ascertained that Mr. Torose purchased this property about 1 1/2 years ago. Hardship is being pleaded because he could not sell it under 10. When he purchased he knew amount of taxes and what his prerogatives were in 10 zone.

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

As member of previous Planning Board petitioner came before us with this application. It was unanimous decision of that Planning Board that this petition be denied. Mr. Torose has used the example that it would only be 16 to 20 children in the school district. As the zone now stands, there would be no children going to the schools.

(continued)

EFC883

PH - 1/23/74
TOMSOE
Page 4

OPPOSED - continued:

Mr. Eugene Grogan - continued:

This cannot be considered as a 'hardship' because of the small amount of time he has been the owner of this parcel. We are now running out of industrial land in this town very fast. The only way we can lower the taxes or hold the line, is to bring in good rates into this town. If there is no longer any industrial land, where will we put this industry? Is this good for the town of Clarkstown and its people. I submit it is not.

Mr. John Mackey, Strattown Road, West Nyack:

Drainage problems exist in area. If this developed, it would worsen problems on Route 59 traffic-wise and drainage-wise. No fire - could West Nyack, Mamet or Central Nyack Fire Departments get into that area at 8:00 PM (peak traffic time).?

Mrs. Russo:

Questions validity of presentation of the attorney for the petitioner. It is based on a unit comparing garden and condominiums. We are talking about Normandy Village in Mamet School District. I reside in Mamet School District. This particular development has not produced an adverse affect as to number of children. However, we are talking about condominium units. History shows that this can have adverse affect on school district. No guara tee can be made as to fertility of people who rent. Garden Apartments are assessed same as single dwelling units. (Suggested that Town Board read Condominium Act Par. 339Y). Assessor should be conferred with who will tell you that condominiums are not assessed on the fair market value of each unit built. Therefore, the number of tax dollars that will result will not be the same.

April 1973, research done based on five different units within the county of condominiums. Number of children produced within period of more than two years. It will be proven that within two year period, number of children increased on the average of 50%. Take all of this into consideration, along with the fact that once again we are being exposed to bad practices. We do not have Master Plan yet in this town. Spot down-zoning and commercial strip development.

Mr. Braithwaite, Central Nyack:

Questions validity of application. This property located in Central Nyack. Nyack School District will get burden. We cannot accommodate one school child more.

Supervisor Gerber stated at this point we will require from the Town Planner's Office map showing school district line before any decision is made.

Mr. Jason Pantano, New City:

Drainage in this area worst in the county. Traffic problems in area can be verified by the Planning Board. Building 300 units with 800 cars would create more than 10 some would.

Re need for condominiums, apartments in the area going begging. Re 30-37 school children in Normandy Village - pre-school 62 -- total children. 30 or more to be expected in the next few years. Would not be hardship to petitioner to keep in 10 some which is asset to town. Town will lose money.

TBM - 1/23/74
Page 5
TORSOE

OPPOSED -- continued:

Mr. Anthony Wonsala, 54 North Greenbush Road, West Nyack:

Corrected attorney for petitioner re commercial property. According to zoning map, no commercial in the area as it is all L0.

Re entrance on to North Greenbush Road: Children on this road. Traffic on rampway to Route 303 and 59. Proposed roadway came down the southerly boundary of what was a secluded property. This entrance would be more or less obliterated from view as you travel around the overleaf. So, I think this entrance should be nullified even if it stays under L0. Also, this property was changed from R-15. There should be a separate site cushion.

Mr. John Jordan, New City:

Town Board was elected opposing down zoning. County and Town say Deny. They are proficient -- be guided by them.

Ms. Rita Feinberg, West Nyack:

Attract retail. Where would you put the retail if this granted?

Mr. Walter Plotnik, Valley Cottage:

Set up plan and follow it. Project for the future. Deny.

Mr. Fred Haeger, Kings Highway, Valley Cottage:

Concerned re 'patch-work' planning. Adopt overall plan. Also concerned with drainage and traffic in area.

Mr. Owen Reilly, 54 Sunset View Drive, West Nyack:

Land in question alongside and behind his home. Town Planner says best use L0. Planning Board opposed to change. County opposed to change. Department of Transportation stated traffic hazard in this section. Opposes because of: Drainage - runoff on surface. Stripping of trees in area would worsen problem. Hill solid rock; blasting will have to be done which would damage houses and foundations in area. 50 families on hill will be effected.

Mrs. Senter, 38 Sunset View Drive, West Nyack:

Normandy Village pretty, but this property will not command high prices Normandy Village did. We do not have shopping center, etc. They would need 2 people working; ours would still be going in and out. Re drainage - can you run the streams off into the sewers? Re traffic; Mountainview (Elish Apartments), Baker-Firestone, Church & Vista Gardens in area. Traffic bad now.

TBM - 1/23/74
Page 6
TORSOE

110

OPPOSED - continued:

Mr. Frank Bonanno, Stonehill Lane:

Two entrances proposed. One on 59 and one on North Greenbush at base of Cloverleaf on 59 and 303. Re entrance and egress, if on 59 side, that there would only be a right hand turn on 59 traffic traveling west. No any people coming from the property would have to head west on 59 and find some way to make a turn or head for the Cloverleaf to get to Nyack. In that case, many people would make illegal type maneuvers to do this.

Also, second one, which comes down on North Greenbush, school busses pick up children here. Bus cannot go further, because it cannot make U-turn. Larger bus that picks up children at cloverleaf stops there and this is where road from this property would come out. This would be extremely hazardous condition for the school children who get the bus in the morning (still dark). Everyone in Sunset and Stony Hill Lane in Clarkstown School District.

Ms. Ann Conway, Congers Road, New City:

Worried about drainage all over township. Requested that Town Board check this out very carefully.

(No more appearing opposed)

Attorney for Petitioner - Paul Levine: (REBUTTAL)

Re hardship; this is not test for granting some change application. Property formerly owned by John Martin for many years as zoned and could not find anyone who wished to use as LO.

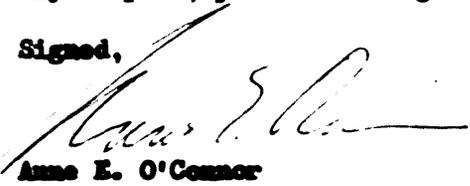
Re drainage and traffic: If this property is used for LO, we would have to face the same sort of drainage problem, and parking problem, and traffic problem.

Re blasting; we would have to blast for LO too.

(End of rebuttal)

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

PUBLIC HEARING

Town Hall

1/23/74

8:30 PM

Present: Co. Maloney, D'Antoni, Lodico, Pismatello, Supervisor Gerber
 Town Clerk Anne E. O'Connor
 Town Attorney Murray N. Jacobson

RE: PROPOSED LOCAL LAW TO PROVIDE FOR THE ISSUANCE OF APPEARANCE
 TICKETS:

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

David Wagner of the Town Attorney's office explained
 proposal as follows:

Proposed Local Law would give the authority to the
 Building Inspector to issue summonses and would thereby prevent
 the duplication of having Building Inspector make an inspection
 and send police officer out at subsequent time. This procedure
 used by City and Port Jervis.

Building Inspector stated this authorization requested
 by his department in consultation with the Town Attorney, pursuant
 to requirements of Sec. 150.20 of the Criminal Process Law, which
 provides that a public servant other than a police officer may serve
 appearance tickets.

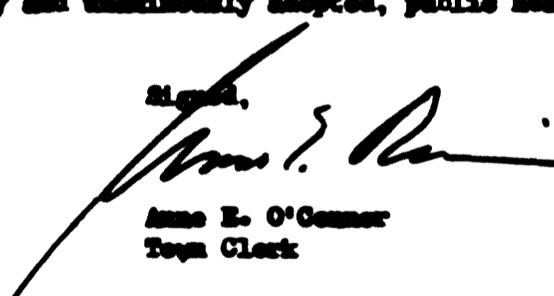
No questions from members of the Town Board

IN FAVOR: No one appeared

OPPOSED: No one appeared

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

Signed,


 Anne E. O'Connor
 Town Clerk

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TOWN BOARD MEETING

Town Hall

1/23/74

8:00 PM

Present: Councilmen Maloney, D'Antoni, Pizzutello, Supervisor Gerber
Town Clerk Anne E. O'Connor
Town Attorney Murray N. Jacobson

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

(1974-96) Councilman D'Antoni offered the following resolution:

RESOLVED that time for receiving bids for the furnishing
of Police Cars to the Town of Clarkstown be closed, and be it
further resolved that any and all bids received up to and including
this time be opened.

Seconded by Councilman Maloney.

All voted Aye.

The following bids were received:

BURSWELL PONTIAC, INC.

Main St., Midland Ave., Nyack N Y

16 4 door Sedans; 2 5 door station wagons and 1 Compact in
accordance with specifications: (No trade-in)

NET BID (Custom Air Conditioning in place of Automatic Air)....\$85,253.28

BURSWELL PONTIAC, INC.

Main St., Midland Ave., Nyack N Y

Same - only difference - 'Air' (No trade in).....\$86,315.28

JIM SMITH CHEVROLET, INC.

So. Rte. 45, Spring Valley N Y

16 4 door sedans, 1 Compact only (without trade).....\$72,027.04

SPRING VALLEY DODGE

19-23 Main St., Spring Valley N Y

18 Coronets & 1 Dart.....\$73,771.18

18 Monacos & 1 Dart.....\$77,990.18

Less Trade in on 16 1973 Dodge Polaras, 1 1972 Chevrolet, 1 1971 Chevrolet:
..... \$ 9,000.00

NET BID: 18 Coronets and 1 Dart.....\$64,771.18

NET BID: 18 Monacos and 1 Dart.....\$68,990.18

TBM - 1/23/74
Page 2

(1974-97) Councilman D'Antoni offered the following resolution:

RESOLVED that decision on award of bid for the furnishing of Police Cars be reserved.

Seconded by Councilman Maloney. All voted Aye.

(1974-98) Councilman Pismatelle offered the following resolution:

RESOLVED that time for receiving bids for the Furnishing of Fill for the Sanitary Landfill be closed and 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:

INTERSTATE MATERIAL SUPPLIERS, INC.
256 Livingston Street,
Northvale, New Jersey.....\$2.00 Per Ton

KENNETH MATERO
65 Green Road
West Nyack, New York\$1.70 Per Ton

LONE STAR INDUSTRIES, INC. (NY Trap Rock)
162 Old Mill Road, West Nyack N Y.....\$2.24 Per Ton

(1974-99) Councilman Pismatelle offered the following resolution:

RESOLVED that decision on award of bid for the furnishing of Fill for the Sanitary Landfill be reserved.

Seconded by Councilman Lodico. All voted Aye.

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(1974-100) Councilman D'Antoni offered the following resolution:

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

Seconded by Councilman Lodico. All voted Aye.

(1974-101) Councilman Malesey offered the following resolution:

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

Seconded by Councilman Pissutello. All voted Aye.

(1974-102) Councilman D'Antoni offered the following resolution:

RESOLVED that decision on some change application made by TORSONE BROS. (10 to BG-2) on 20.7 acres on the east side of Greenbush Road, West Nyack, be reserved.

Seconded by Councilman Pissutello. All voted Aye.

(1974-103) Councilman D'Antoni offered the following resolution:

WHEREAS, a proposed local law entitled "LOCAL LAW TO PROVIDE FOR THE ISSUANCE OF APPEARANCE TICKETS" was introduced by Councilman D'Antoni at a Town Board meeting held December 31, 1973, and

WHEREAS, the Town Board of the Town of Clarkstown, by resolution duly adopted on the 31st day of December 1973, directed that a public hearing be held on the 23rd day of January 1974 at 8:30 P.M., to consider said adoption of said local law, and

WHEREAS, a notice of said public hearing was duly prepared and published in the Journal News on January 11, 1974, and posted on the sign board of the Town of Clarkstown on the 11th day of January 1974, and

WHEREAS, copies of the proposed local law were mailed to the members of the Town Board on the 2nd day of January 1974, and

WHEREAS, a public hearing was held by the Town Board on the 23rd day of January 1974, at 8:30 P.M.;

NOW THEREFORE, be it

TBM - 1/23/74
Page 4

(1974-103 - continued)

RESOLVED, that Local Law No. 1-1974 entitled "LOCAL LAW TO PROVIDE FOR THE ISSUANCE OF APPEARANCE TICKETS" is hereby ADOPTED and passed by an affirmative vote of the majority of voting power of the Town Board of the Town of Clarkstown, the vote for adoption being as follows:

Honorable George S. Gerber, Supervisor.....AYE
Councilman John R. Maloney.....AYE
Councilman John Lodico, Senior.....AYE
Councilman Vincent Pissutello.....AYE
Councilman Anthony D'Antoni.....AYE

The Town Clerk of the Town of Clarkstown was directed to file said local law pursuant to Sec. 27 of the Municipal Home Rule Law.

Seconded by Councilman Lodico. (All voted Aye)

(1974-104) Councilman Lodico offered the following resolution:

WHEREAS, Resolution No. 644-1973 adopted 7/11/74 granted a zone change and special permit to Monterey Gardens Co. for senior citizen housing pursuant to Sec. 4.32 (0) of the Zoning Ordinance of the Town of Clarkstown, and

WHEREAS, an investigation has been made concerning the lot frontage of said parcels of land located on the westerly side of Route 304 between Pineview Avenue and Bennett Lane in the Hamlet of Bardonia, Town of Clarkstown, New York which parcels were included in said zone application and special permit application, and

WHEREAS, it has been determined that none of the parcels of land described in said zoning application and special permit application contain 300 feet minimum lot frontage along a major or secondary road as required by Sec. 4.32 (0) of the Zoning Ordinance of the Town of Clarkstown, and

WHEREAS, said parcels do not have contiguous frontages but are separated by intervening parcels, and

(continued)

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TEM - 1/23/74
Page 5

(1974-104 - continued)

WHEREAS, one of the allegations in the Petition of Monterey Gardens Co. for a change of zone and special permit alleges that this was an application pursuant to Sec. 4.32 (0) of the Zoning Ordinance of the Town of Clarkstown for a special permit, and

WHEREAS, by Resolution No. 697-1973 adopted August 15, 1973, the Town Board rescinded the prior Resolution No. 644-1973 and denied the said special permit application to Monterey Gardens Co.;

NOW THEREFORE, be it

RESOLVED, that Resolution No. 644-1973 is hereby rescinded for the reason that the parcels sought to be rezoned do not conform to the provisions of Sec. 4.32 (0) of the Zoning Ordinance of the Town of Clarkstown in that none of these parcels have a minimum lot frontage of 300 feet along a major or secondary road, and, therefore, the requisite conditions for granting the special permit were not present, and be it

FURTHER RESOLVED, that the Planning Board of the Town of Clarkstown and the Building Inspector of the Town of Clarkstown are hereby directed to take notice of the aforesaid rescission and cease all processing of the aforesaid premises for the issuance of a building permit.

Seconded by Councilman Maloney.

On roll call the vote was as follows:

AYES: Councilmen Maloney, Lodico, Pisantello, Supervisor Gerber
NOES: Councilman D'Antoni

(1974-105) Councilman Lodico offered the following resolution:

WHEREAS, the Town Board of the Town of Clarkstown has purchased premises situate in the Hamlet of West Nyack, New York, known as River Estates, which premises are the flood plain of the Hackensack River, and

WHEREAS, it is desired to use said property as a drainage retention and ponding basin, and

WHEREAS, it is necessary to obtain a permit from the Department of Environmental Conservation for work to be performed on the Hackensack River, and

WHEREAS, it is possible to receive Federal and State aid for said drainage and ponding facilities;

NOW THEREFORE, be it

(continued)

TBM - 1/23/74
Page 6

(1974-105 - continued)

RESOLVED, that the Town Attorney is hereby authorized, in conjunction with other Town agencies, to (1) apply for a permit to the Department of Environmental Conservation for the required work to be performed on the Hackensack River, and (2) apply to the appropriate Federal and State agencies for financial aid to the Town of Clarkstown for the implementation of this project.

Seconded by Councilman Pizzutello. All voted Aye.

(1974-106) Councilman D'Antoni offered the following resolution:

WHEREAS, the following has applied to the Town for a Certificate of Registration pursuant to Sec. 34-6 of the Code of the Town of Clarkstown:

D'Onofrio & Jatkoiff Plumbing & Heating Corp.
35 West Street
Spring Valley, N Y

NOW THEREFORE, be it

RESOLVED, that the following Certificate of Registration be issued: No. 74-17 to D'Onofrio & Jatkoiff.

Seconded by Councilman Lodico. All voted Aye.

(1974-107) Councilman Pizzutello offered the following resolution:

WHEREAS, there is a vacancy in the position of Stenographer - Supervisor's Office - and

WHEREAS, the Rockland County Personnel Office has furnished Certification of Eligibles Stenographer #CR-2 74-6 which contains the name of Carol Wolfe,

NOW THEREFORE, be it

RESOLVED, that Carol Wolfe, 66 Ohio Avenue, Congers N Y is hereby appointed to the position of Stenographer at the annual salary for 1974 of \$6,524.00, effective 1/28/74.

Seconded by Councilman Lodico. All voted Aye.

EEB954

TBM - 1/23/74
Page 7

(1974-108) Councilman Pizzutello offered the following resolution:

WHEREAS, the taxpayers in the Village of Upper Nyack were assessed for the 1973 Town taxes in the sum of .03453 per \$100 of assessed valuation for the Consolidated Light District #1, and

WHEREAS, the Village of Upper Nyack maintains its own lighting district, and

WHEREAS, by Resolution No. 936 dated November 28, 1973, the Town Board of the Town of Clarkstown paid to the Village of Upper Nyack the sum of \$5,904.63, representing the lighting district taxes erroneously paid within the Village of Upper Nyack, and

WHEREAS, the proper method of reimbursing taxpayers for erroneously paid taxes is by a refund or a credit to the individual taxpayer and not to the Village itself, as provided in Section 556 of the Real Property Tax Law;

NOW THEREFORE, be it

RESOLVED, that the Town of Clarkstown hereby obtain a repayment of the sum of \$5,904.63 from the Village of Upper Nyack as being an illegal and unlawful payment, and be it

FURTHER RESOLVED, that the Town Attorney of the Town of Clarkstown is hereby authorized to take all steps necessary to obtain the repayment of said sum from the Village of Upper Nyack.

Seconded by Councilman Lodico.

All voted Aye.

Mr. George A. Nugent of Valley Cottage appeared before the Town Board re Kingsgate. Re covenants and modification, Mr. Nugent stated that on 12/19/73 (resolution #1057), Town Board adopted resolution authorizing Supervisor to execute Modification of Restrictive Covenants of 12/20/72. This document, he stated, has never been read in public. No public hearing called adopting modification; questioned legality.

Supervisor Garber requested that Mr. Nugent submit his requests and questions to the Town Board in writing, assuring him that he would get a reply in public. Out of courtesy to the Town Board, and Town Attorney, should have in writing.

Mr. Walter Plotnik of Valley Cottage, also appearing re Kingsgate, inquired that if it is found that procedure taken in December of 1973 were illegal, would all decisions pertaining to Kingsgate be illegal. Requests that this matter be re-opened and reconsidered. Town Attorney stated that fact that covenant was changed does not void an initial action.

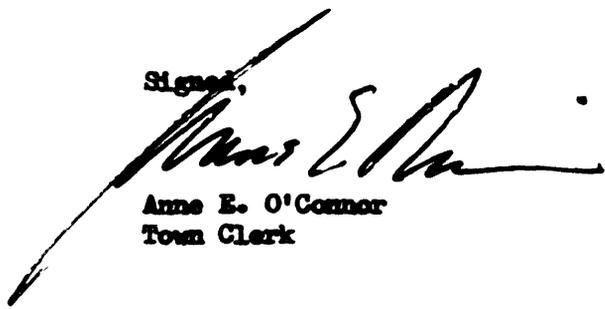
Supervisor requested that the Town Attorney advise the Town Board on this matter.

ORDER extending Consolidated Water Supply District #1 to include area along westerly side of Old Haverstraw Road, Congers; held. Town Attorney to look into matter.

EEB954

On resolution offered by Councilman Lodico, seconded by Councilman Pizzutello and unanimously adopted, Town Board meeting was adjourned until Wednesday, FEBRUARY 6th, 1974 at 8:00 PM, at which time regular Town Board meeting will be held in the Board Room at the Town Hall.

Signed,



Anne E. O'Connor
Town Clerk