

PUBLIC HEARING

Town Hall

2/25/76

8:05 PM

Present: Supervisor Gerber, Co. D'Antoni, Holbrook
Maloney, Piacentile
Town Attorney Murray Jacobson
Town Clerk John R. Bradley

RE: PROPOSED DESIGNATION OF HISTORICAL SITE - HARMANUS
TALLMAN HOUSE

Supervisor Gerber declared Public Hearing open and read Notice of Public Hearing. Town Clerk attested to proper publication and posting of said notice.

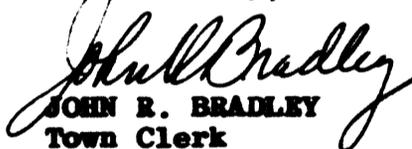
IN FAVOR: No one appeared.

OPPOSED: No one appeared.

Supervisor Gerber read into the record the "Recommendation for Designation as Historical Landmark" prepared by the Historical Review Board of the Town of Clarkstown--HARMANUS TALLMAN HOUSE--a copy of which is on file in the Town Clerk's Office.

On resolution offered by Co. Maloney, seconded by Co. D'Antoni and unanimously adopted, Public Hearing was closed.

Submitted by,


JOHN R. BRADLEY
Town Clerk

PUBLIC HEARING

Town Hall

2/25/76

8:15 PM

Present: Supervisor Gerber, Co. D'Antoni, Holbrook
Maloney, Piacentile
Town Attorney Murray Jacobson
Town Clerk John R. Bradley

RE: PROPOSED AMENDMENT TO THE ZONING ORDINANCE - PLANNED
ECONOMIC DEVELOPMENT

Supervisor Gerber declared Public Hearing open; Town Clerk read Notice of Public Hearing, and attested to proper publication and posting of said notice.

Supervisor Gerber acknowledged correspondence regarding proposed amendment from the following:

Planning Board of the Town of Clarkstown:

The Planning Board is in agreement with the proposed Planned Economic Development District (P.E.D.) with the following modifications:

1. Use of a Gas Station shall be by Special Permit only (as in present Ordinance), and
2. There shall be a clear restriction that commercial uses be kept to approximately 25% of the total floor area, and these proportions shall be maintained during course of construction.

Planning Board of the County of Rockland:

Approved subject to conditions below:

That on sites subject to 239k review for building permits, preliminary site plans should have an advisory review by the County's Planning Board, Highway Department and Drainage Agency to insure that the overall conceptual scheme is compatible with the County's roads and drainageways, and the subsequent mandatory 239k review will be expeditiously handled.

APPEARANCES:

Mr. Kurt Moore, representing Raymond, Parish and Pine, Inc.,
consultants to the Town Board

Offered introductory remarks regarding a presentation to be made by his company with reference to the Proposed Planned Economic Development Ordinance for the Town.

Mr. Michael Weiner - Presentation

Showed color slides of a similar district in the Town of Greenberg, Westchester County, New York. A brochure outlining the proposed "PED" had been distributed prior to the public hearing giving a general outline and highlights of the proposed amendment (copy available in Town Clerk's Office). Mr. Weiner explained in some detail pertinent factors regarding the "PED" and suggested some alternatives that might be acceptable if required by the Town Board. At the close of Mr. Weiner's presentation, Supervisor Gerber opened discussion on same.

PH - 2/25/76
(PED Continued)

Mr. William Hamilton, Carpenters Union, 130 North Main Street, New City

Spoke in favor. The zone would minimize increase in taxes, create employment in the construction industry and for the future for people employed therein.

Mr. John Jordan, 67 Goebel Road, New City

Member of the Industrial Commission. Spoke generally in favor with some explicit objections to certain items with regard to building height, types of research, auto sales, type of "processing", outdoor recreation, definition of "restaurants", etc. Closed with opinion that in concept the "PED" is very acceptable. Mr. Jordan stated that a co-member of the Industrial Development Commission, Mr. Allan Yassky, has disclosed his interest as a land owner in the establishment of such a concept.

Mr. Walter Plotnick, Kings Highway, Valley Cottage

Spoke against the concept. Offered the opinion that a pretty picture is presented, but historically this type of zone does little or nothing to alleviate taxes, nor necessarily become developed as depicted. He averred that this change would open up a "Pandora's Box" with loopholes for speculators, etc., and urged the Board to use their judgment accordingly.

Mr. George Goodman, 44 Goebel Road, New City

Member of Homeowners Civic Association. Generally accepts the concept, but feels the major consideration should not be tax relief. Main benefits to be employment during construction and after it is occupied. Stressed that employment of local people should be emphasized. Questioned tax abatement and was advised by Supervisor and Town Board that there would be none as it is illegal under laws of New York State. He questioned if local commissions such as Shade Tree, Traffic Advisory Board, Architectural Review Board, would be bypassed. He was advised "no". He was advised that the roads internally could be public or private at the discretion of the Town agencies.

Emil Parietti, Jr., 154 Germonds Road, New City

Member of Local 29 - Bricklayers and Masons of Rockland County. Speaking for himself congratulated the Town Board and Industrial Development Commission on their foresight and the setting of a good example. Stated that it was important to the community tax wise, and with regard to employment as well as a means of maintaining the value of real estate in the community. He suggested that all aspects of environmental effect be considered in the development of the "PED" zone.

Mr. Martin Bernstein, 20 Woodglen Drive, New City

Member, Rockland County Board of Realtors. Approves in concept. This type of zoning should bring industrial type of business to Clarkstown as it is feasible to use this zoning. Predicts that tenants will be available. He cautioned not to let bars down when seeking tenants, as reputable tenants favor the proper restrictions.

PH - 2/25/76
(PED Continued)

Katherine Karlewicz, 20 Pidgeon Hill Road, Nanuet

Ludvigh Road Area Civic Association. "PED" is piece-meal planning. Objected to Ramapo Airport Area being used. No adequate roads for traffic. Predicts only one to profit from "PED" is not taxpayer but money hungry speculators. We learned our lesson with the Nanuet Mall Area about tax abatements. Lowering assessments leads to increased taxes. Ratables are the greatest hoax perpetrated on the taxpayer. Questions any ratable advantage to any person in Clarkstown. Urged the "PED" zone be denied.

Mr. Charles Damiani, representing Local 363 IBEW

He is fully in favor of concept of "PED" as presented. An excellent plan. The areas skilled labor needs jobs which would be provided and steady employment after "PED" is developed.

Mr. James Amendale, member Local 363 IBEW

Electrical Division of Construction Trades. 100% in favor of concept as presented. An excellent plan. Area people need work badly and it would help in this manner. Feels it would ease tax burden and unemployment.

Mrs. Roberta Malone, member Ludvigh Road Area Civic Association

She inquired whether or not tax structure would be changed in area affected. Answer by Supervisor, "no". Requested close inspection of "PED" before approving.

Mr. Carl Hess, 254 Sickletown Road, West Nyack

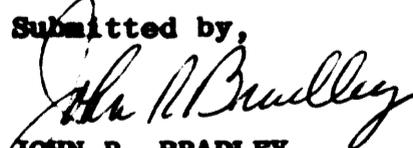
He approves as a good development zone for the community. Suggests that 20% be built before any further construction was made so as to set a standard for the balance of the development.

Mr. Edward W. Karlewicz, 20 Pidgeon Hill Road, Nanuet

Chairman, Ludvigh Road Area Civic Association. Does not believe this "PED" will reduce taxes, but will increase taxes. Government of the people in Clarkstown is being subjugated by government by specific interests. The Board must ask; "is "PED" for peoples needs, or someones private needs?" Just check what is happening to real estate in the community. Urges Town Board not to make haste in approving "PED", and to vote against same inasmuch as the present zoning for areas affected is adequate for development of same. Requested the Board to vote "no".

On resolution offered by Co. D'Antoni, seconded by Co. Maloney and unanimously adopted, Public Hearing was closed.

Submitted by,


JOHN R. BRADLEY
Town Clerk

TOWN BOARD MEETING

Town Hall

2/25/76

8:00 PM

Present: Supervisor Gerber, Co. D'Antoni, Holbrook,
Maloney, Piacentile
Town Attorney Murray Jacobson
Town Clerk John R. Bradley

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

(1976-107) Co. D'Antoni offered the following resolution:

RESOLVED, that regular Town Board Meeting be adjourned
in order to hold Scheduled Public Hearing.

Seconded by Co. Holbrook.

All voted Aye.

(1976-108) Co. Maloney offered the following resolution:

RESOLVED, that Town Board Meeting be resumed,
scheduled Public Hearing having been held.

Seconded by Co. D'Antoni.

All voted Aye.

(1976-109) Co. Holbrook offered the following resolution:

WHEREAS, the Town Board of the Town of Clarkstown,
by resolution adopted on the 4th day of February 1976,
provided for a public hearing on the 25th day of February,
1976 at 8:05 PM, to consider the designation of the
HARMANUS TALLMAN HOUSE, located on the north side of Germonds
Road, West Nyack, New York, as an historical site pursuant
to Chapter 12, Sec. 3, sub-paragraph C of the Code of the
Town of Clarkstown, and

WHEREAS, notice of said public hearing was duly
published and posted as required by law and said public
hearing was duly held at the time and place specified in
said notice;

NOW, THEREFORE, be it

RESOLVED, that the aforementioned HARMANUS TALLMAN
HOUSE be and the same is hereby designated as an historical
site, and be it

FURTHER RESOLVED, that said historical site be so
indicated on the Official Map of the Town of Clarkstown.

Seconded by Co. Piacentile.

All voted Aye.

Supervisor Gerber declared Public Hearing open - Proposed Amendment to the Zoning Ordinance - PLANNED ECONOMIC DEVELOPMENT

(1976-110) Co. D'Antoni offered the following resolution:

RESOLVED, that Public Hearing - Proposed amendment to the Zoning Ordinance - PLANNED ECONOMIC DEVELOPMENT - be closed. DECISION RESERVED.

Seconded by Co. Maloney.

All voted Aye.

(1976-111) Co. Maloney offered the following resolution:

RESOLVED, that regular Town Board Meeting be resumed, scheduled Public Hearing having been held.

Seconded by Co. Holbrook.

All voted Aye.

(1976-112) Co. Holbrook offered the following resolution:

RESOLVED, that Robert H. Bowman, Building Inspector of the Town of Clarkstown, is hereby authorized to attend the 27th Annual Building Officials Conference of the Eastern States Building Officials Federation March 3rd, 4th, and 5th, 1976, and be it

FURTHER RESOLVED, that all proper charges not to exceed \$150.00 be charged against Account B-3620-414.

Seconded by Co. D'Antoni.

All voted Aye.

(1976-113) Co. Piacentile offered the following resolution:

WHEREAS, the following has applied for a Certificate of Registration pursuant to Sec. 83-65 of the Code of the Town of Clarkstown:

Termine Construction Co., Inc.
d/b/a T & M Construction
10 Nottingham Drive
Suffern, New York

NOW, THEREFORE, be it

RESOLVED, that the following Certificate of Registration be issued:

No. 76-16 to Termine Construction Co., Inc.

Seconded by Co. Holbrook.

All voted Aye.

(1976-114) Co. D'Antoni offered the following resolution:

WHEREAS, by resolution #80 of 1976, the Supervisor of the Town of Clarkstown was authorized to execute a Stipulation of Settlement in an action entitled "Town of Clarkstown v. Lutheran Medical Center, et al", and

WHEREAS, pursuant to said stipulation, it is necessary to have a survey made of a portion of the Charles B. Davenport property, formerly known as Camp Norge;

NOW, THEREFORE, be it

RESOLVED, that the Supervisor is hereby authorized to employ William A Yuda Associates to prepare a certified survey of the subject premises for a fee not to exceed the sum of \$500.00; said sum to be transferred from Money In Lieu of Land to Parkland and Improvement Account.

Seconded by Co. Piacentile.

All voted Aye.

(1976-115) Co. D'Antoni offered the following resolution:

RESOLVED, that pursuant to Section 938 of the Real Property Tax Law of the State of New York, the Supervisor of the Town of Clarkstown is hereby authorized to make application to the Rockland County Treasurer for an extension of time for the collection of the 1976 taxes by the Clarkstown Receiver of Taxes from April 1, 1976 to June 1, 1976.

Seconded by Co. Maloney.

All voted Aye.

(1976-116) Co. Maloney offered the following resolution:

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

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

NOW THEREFORE, be it

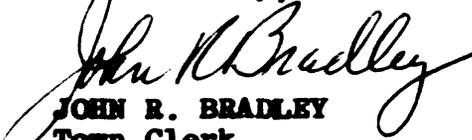
RESOLVED, that the Town Attorney is hereby authorized to take all necessary steps to appeal said decision.

Seconded by Co. D'Antoni.

All voted Aye.

There being no further business before the Town Board, Supervisor Gerber declared Town Board Meeting adjourned. Next regularly scheduled Town Board Meeting to be held March 3, 1976 at 8:00 PM in the Town Hall Auditorium.

Submitted by,


JOHN R. BRADLEY
Town Clerk

JRB:tab