

NOTICE OF CONTINUATION OF PUBLIC HEARING WITH RESPECT TO THE
ACQUISITION OF A PORTION OF PROPERTY BY EMINENT DOMAIN

PLEASE TAKE NOTICE that, pursuant to Article 2 of Eminent Domain Procedure Law of New York State, a public hearing will be continued by the Town Board of the Town of Clarkstown, Rockland County, New York in the Auditorium of the Clarkstown Town Hall, 10 Maple Avenue, New City, New York on April 8, 2014 at 8:00 P.M., or as soon thereafter as possible, to consider the acquisition by eminent domain (condemnation) of real property in fee simple absolute. The Subject Property sought to be acquired is a portion of the property located at 23 Sickletown Road, West Nyack, New York, and is designated on Clarkstown Tax Map as 64.08-3-30. The Subject Property consists of ±114,544.45 square feet or ±2.63 acres of unimproved vacant land. Said Subject Property is more particularly described on the attached Schedule "A."

If acquired by the Town pursuant to Eminent Domain Procedure Law, the Subject Property will be used by the Town for municipal purposes primarily for drainage and storm water management improvements in connection with the West Nyack Downtown Revitalization Project and secondarily for restoration and preservation of wetlands and for the creation of a walking path with education kiosks and/or signs about the importance of wetlands.

The purpose of said hearing is to inform the public and review the public use to be served by the proposed acquisition and

the impact on the environment and residents of the locality where the proposed acquisition is located. The hearing will also inform the public as to alternate locations considered instead of Subject Property.

All interested parties may appear in person or by agent and will be given the opportunity to present oral or written statements and to submit other documents concerning the proposed acquisition.

Copies of the proposed acquisition map and file in connection with the proposed taking of the Subject Property are available for public inspection between the hours of 9:00 a.m. to 5:00 p.m. Monday through Friday at the office of the Town Clerk, 10 Maple Avenue, New City, NY 10956.

Any property owners who may subsequently wish to challenge the condemnation of their property by judicial review may do so only on the basis of issues, facts and objections raised at the public hearing.

Dated: March 20, 2014

Justin Sweet
Town Clerk

Amy Mele, Esq.
Town Attorney
Town of Clarkstown
10 Maple Avenue
New City, New York 10956

SCHEDULE
"A"

All that certain plot, piece or parcel of land, situate, lying and being at West Nyack, Town of Clarkstown, County of Rockland and State of New York, Section 64.08, Block 03, part of lot 30. Property to be acquired for drainage and storm water management improvements over property now or formerly of J. Owens Building Company, INC. shown on a map prepared by H2M Group, last dated September 12, 2013, as project number BPAS 1301, said property being more particularly bounded and described as follows:

Beginning at the southwesterly most corner of the property to be acquired. The point of beginning being further described as being the following two (2) courses from a NYS concrete monument set on the easterly side of Sickletown Road.

1. Northerly North 06 degrees, 18 minutes, 32 seconds west, 22.00 feet.
2. Easterly along the division line between land now or formerly of J. Owens Building Company, INC. and the northerly side of West Nyack Road, NYS Route 59, North 80 degrees, 07 minutes, 29 seconds, East, 310.00 feet to the point or place of beginning.

Thence northerly through land now or formerly of J. Owens Building Company, INC. North 02 degrees, 07 minutes, 59 seconds west, 156.77 feet to land now of Farouk S. Shehada and Tersea R. Shehada, formerly land of Gibbons,

Thence easterly the following two (2) courses along the division line between land now or formerly of J. Owens Building Company, INC. and land now of Farouk S. Shehada and Tersea R. Shehada, formerly land of Gibbons,

1. North 79 degrees, 12 minutes, 36 seconds east, 35.00 feet
2. North 05 degrees, 12 minutes, 41 seconds west, 38.70 feet to land now or formerly of the Town of Clarkstown.

Thence easterly along the division line between land now or formerly of J. Owens Building Company, INC. and land now or formerly of Town of Clarkstown, North 82 degrees, 12 minutes, 11 seconds east, 536.79 feet to land now or formerly of Yaboo Fence company, INC.

Thence southerly along land now or formerly of Yaboo Fence Company, INC., South 11 degrees, 53 minutes, 02 seconds east, 198.00 feet to the northerly side of West Nyack Road, NYS Route 59.

Thence westerly along the northerly side of West Nyack Road, NYS Route 59 the following three (3) courses,

1. South 80 degrees, 10 minutes, 58 seconds west 328.00 feet.
2. North 24 degrees, 10 minutes, 58 seconds east, 27.20 feet.
3. South 80 degrees, 07 minutes, 29 seconds west, 289.87 feet and the point or place of beginning.

Containing within said bounds 114,544.45 Sq. Ft. or 2.63 Acres.