

. TOWN OF CLARKSTOWN  
TOWN BOARD MEETING

Town Hall

11/10/11

7:00 P.M.

Present: Supervisor Alexander J. Gromack  
Council Members Shirley Lasker,  
George Hoehmann & Stephanie Hausner  
Amy Mele, Town Attorney  
Justin Sweet, Town Clerk

Absent: Council Member Frank Borelli

The Supervisor declared Town Board meeting opened. Assemblage saluted the flag. The Town Clerk read the roll call.

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On motion of Co. Hoehmann seconded by Co. Lasker the Public Hearing: Adopting the 2012 Town Budget was opened, time: 7:03 pm, closed: 7:04.

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Supervisor opened the meeting for public comments on the agenda items. No one appeared.

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RESOLUTION NO. (586-2011)  
Co. Hoehmann offered and Co. Hausner seconded

WHEREAS, a public hearing pursuant to Town Law Section 108, to consider the Town of Clarkstown Preliminary Budget for the year 2012, was duly scheduled and noticed for November 10, 2011 at 7:00 p.m., in the Auditorium of the Clarkstown Town Hall, and

WHEREAS, the Town Board met at the time and place specified in the Notice of the Public Hearing and heard all persons desiring to be heard;

NOW, THEREFORE, be it

RESOLVED, that such Preliminary Budget, as adjusted, a copy of which is attached hereto, be and is hereby adopted as the Annual Budget of the Town of Clarkstown for the fiscal year beginning the 1<sup>st</sup> day of January, 2012, and that such Budget, as so adopted, be entered in detail in the proceedings of the Town Board, and be it

FURTHER RESOLVED, that the Town Clerk of the Town of Clarkstown shall prepare and certify, in duplicate, copies of such Annual Budget as adopted by this Town Board, together with Assessment Rolls for benefit improvements, if any, adopted pursuant to Section 202-a, Subd. 2, and Section 231, Subd. 2 of the Town Law, and deliver two copies thereof to the Supervisor of this Town to be presented by him to the Legislature of Rockland County, pursuant to Section 115 of the Town Law and other applicable sections of the Town Law.

On roll call the vote was as follows:

Co. Lasker . . . . . Yes  
Co. Borelli . . . . . Absent  
Co. Hoehmann . . . . . Yes  
Co. Hausner . . . . . Yes  
Supervisor Gromack . . . . . Yes

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RESOLUTION NO. (587-2011)  
Co. Lasker offered and Co. Hoehmann seconded

RESOLVED, that the Town Board Minutes of October 18, 2011 are hereby accepted as submitted by the Town Clerk.

On roll call the vote was as follows:

Co. Lasker . . . . . Yes  
Co. Borelli . . . . . Absent  
Co. Hoehmann . . . . . Yes  
Co. Hausner . . . . . Yes  
Supervisor Gromack . . . . . Yes

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RESOLUTION NO. (588-2011)  
Co. Hausner offered and Co. Hoehmann seconded

WHEREAS, by Resolution Nos. 604-2006 and 439-2007, the Town of Clarkstown entered into agreements with Mayo, Lynch and Associates to provide professional engineering services concerning the Congers Lake Dam Project and the Congers Lake North End Boardwalk; and

WHEREAS, the Town Board has requested a proposal for professional consulting engineering services in connection with the West Trailway, the final section of the trailway around Congers Lake; and

WHEREAS, Mayo, Lynch and Associates has submitted a proposal to provide continued professional services associated with design and Contract Document preparation for the Congers Lake West Trailway, and the Superintendent of Recreation and Parks has reviewed the proposal and finds it reasonable in terms of scope and price;

NOW, THEREFORE, be it

RESOLVED, that the Supervisor is hereby authorized to enter into an agreement with Mayo, Lynch and Associates, in a form approved by the Town Attorney, to provide professional consulting engineering services in connection with the Congers Lake West Trailway pursuant to their proposal, and be it

FURTHER RESOLVED, that the fee for said services shall not exceed \$67,500.00 and shall be a proper charge to Account No. H8736-409-0-67-19.

On roll call the vote was as follows:

Co. Lasker . . . . . Yes  
Co. Borelli . . . . . Absent  
Co. Hoehmann . . . . . Yes  
Co. Hausner . . . . . Yes  
Supervisor Gromack . . . . . Yes

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RESOLUTION NO. (589-2011)  
Co. Hausner offered and Co. Hoehmann seconded

WHEREAS, by Resolution No. 198-2011, the Town Board authorized an agreement with H2M Group to investigate the periodic flooding which occurred in the vicinity of the Lake Nanuet Pool Complex by evaluating the drainage system along Lake Nanuet Drive and the State Route 304, and

WHEREAS, H2M discovered that the existing drainage pipe is undersized and a major contributor to flooding of the pool and recommended replacing the existing pipe with a larger capacity box culvert; and



RESOLUTION NO. (591-2011) continued

303-305 Little Tor Rd.  
New City NY 10956  
36-H-1.11  
51.13-2-35 & 36

By the installation of fire lane designations, and

WHEREAS, Anthony Bastone, Owner, has requested that the Town of Clarkstown designate said fire lanes:

NOW, THEREFORE, BE IT RESOLVED, that pursuant to said Local Law No. 9-1971, as amended, the Town Board hereby directs that the aforementioned recommendations of the Chief Fire Safety Inspector with regard to the installation of conforming fire lane designations be installed by and at the expense of the owner of such property upon the review and approval of the Traffic and Traffic Fire Safety Advisory board of the Town of Clarkstown.

On roll call the vote was as follows:

Co. Lasker . . . . . Yes  
Co. Borelli . . . . . Absent  
Co. Hoehmann . . . . . Yes  
Co. Hausner . . . . . Yes  
Supervisor Gromack . . . . . Yes  
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RESOLUTION NO. (592-2011)

Co. Lasker offered and Co. Hoehmann seconded

WHEREAS, a resident of Gladys Drive, New City in the Town of Clarkstown has requested that street lighting be installed to improve the safety and welfare of the community; and

WHEREAS, a survey of the surrounding property owners directly affected by this proposed lighting was conducted by the Department of Environmental Control; and

WHEREAS, majority of the surrounding property owners have indicated that they are in accord with this proposed lighting;

NOW, THEREFORE BE IT RESOLVED, that the Town of Clarkstown hereby accepts a proposal from Orange and Rockland Utilities, Inc. for street lighting at the following locations:

Pole # 58616/41845 in front of house #2 Gladys Drive , New City, NY  
Pole # 58614/41809 in front of house # 7 Gladys Drive, New City, NY

Install one (1) each – 70-watt – 5,800 sodium vapor street light on existing utility Pole #58616/41845 & Pole #58614/41809)

AND BE IT FURTHER RESOLVED, that the installation of these municipal street lights shall be at no cost to the Town of Clarkstown, and that an annual charge for basic fuel delivery, which charge shall include maintenance of this street lighting equipment, will be at \$9.10 per month for each sodium vapor fixture, plus market supply charge, fuel adjustment charge, which shall be charged to Account #SL 5182 461.

On roll call the vote was as follows:

Co. Lasker . . . . . Yes  
Co. Borelli . . . . . Absent  
Co. Hoehmann . . . . . Yes  
Co. Hausner . . . . . Yes  
Supervisor Gromack . . . . . Yes  
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RESOLUTION NO. (593-2011)  
Co. Hausner offered and Co. Lasker seconded

WHEREAS, several Town roads in the vicinity of the County of Rockland’s New Hempstead Road Reconstruction Project have suffered increased traffic and speeding due to their use as ad hoc construction detours and short cuts, and

WHEREAS, a number of residents have come forward and requested that advisory signage be installed to highlight and notify drivers of the speed limits and cautions to be exercised in these residential neighborhoods, and

WHEREAS, the construction project will continue for approximately two years in duration and the Town Board is desirous of curtailing the hazards and improving the traffic safety conditions in the area, and

WHEREAS, by Resolution 398-2011, the Town Board authorized such signs on a number of streets in the vicinity, and

WHEREAS, to improve traffic safety the Town Board has indicated that the three connector roads from Havermill Road to South Little Tor Road require Stop Sign and Stop Line installations to prevent undue hazards;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board hereby authorizes the Superintendent of Highways, in coordination with the Chief of Police, to install traffic advisory and informational signage, subject to his discretion and authority on the following Town roads during the course of the County’s New Hempstead Road Project:

- 1.) Havermill Road
- 2.) Rockwood Terrace
- 3.) Glenwood Road
- 4.) Thornwood Drive

and be it

FURTHER RESOLVED, that the Superintendent of Highways is hereby directed to install Stop Signs and Stop Lines where the abovementioned roads 2.), 3.), & 4.) intersect with Havermill Road and South Little Tor Road at all six locations.

On roll call the vote was as follows:

Co. Lasker . . . . . Yes  
 Co. Borelli . . . . . Absent  
 Co. Hoehmann . . . . . Yes  
 Co. Hausner . . . . . Yes  
 Supervisor Gromack . . . . . Yes

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RESOLUTION NO. (594-2011)  
Co. Hoehmann offered and Co. Lasker seconded

WHEREAS, the Town of Clarkstown, through its payroll service, provides a flexible spending account to members of the CSEA Bargaining Unit, and

WHEREAS, the use of a flexible spending account can be extended to other employees who are not covered by a collective bargaining agreement at no cost to the Town, and

WHEREAS, by encouraging the use of flexible spending accounts, the Town has the opportunity to save money through a reduction in the payroll tax;

NOW, THEREFORE be it

RESOLVED, that the Town shall extend the ability to use a flexible spending account in accordance with the requirements of the Town’s payroll service to any eligible full-time employees who are not members of a collective bargaining unit.

RESOLUTION NO. (594-2011) continued

On roll call the vote was as follows:

- Co. Lasker . . . . . Yes
- Co. Borelli . . . . . Absent
- Co. Hoehmann . . . . . Yes
- Co. Hausner . . . . . Yes
- Supervisor Gromack . . . . . Yes

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RESOLUTION NO. (595-2011)

Co. Hoehmann offered and Co. Lasker seconded

RESOLVED, that Helen E. Milisits, 11 Timberline Drive, Nanuet, New York, - Senior Payroll Clerk – Office of the Town Comptroller – is hereby granted, As per her request, a leave without pay, pursuant to the Family and Medical Leave Act – effective and retroactive to October 26, 2011 thru January 18, 2012.

On roll call the vote was as follows:

- Co. Lasker . . . . . Yes
- Co. Borelli . . . . . Absent
- Co. Hoehmann . . . . . Yes
- Co. Hausner . . . . . Yes
- Supervisor Gromack . . . . . Yes

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RESOLUTION NO. (596-2011)

Co. Hoehmann offered and Co. Lasker seconded

RESOLVED, that Alex M. D’Innocenzo, 27 Laurel Road, New City, New York – is hereby appointed to the position of Maintenance Helper – Maintenance Department – at the 2011 annual salary of \$39,587., effective November 14, 2011.

On roll call the vote was as follows:

- Co. Lasker . . . . . Yes
- Co. Borelli . . . . . Absent
- Co. Hoehmann . . . . . Yes
- Co. Hausner . . . . . Yes
- Supervisor Gromack . . . . . Yes

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RESOLUTION NO. (597-2011)

Co. Hoehmann offered and Co. Lasker seconded

RESOLVED, that the Authorized Purchasing Agent is hereby authorized to advertise for bids for:

RFP#7-2012 – OPERATION OF FOOD AND REFRESHMENT CONCESSION STANDS AT TOWN PARKS

Bids to be returnable to the office of the Authorized Purchasing Agent, 10 Maple Avenue, New City, New York at \_\_\_\_\_ A.M. on TO BE DETERMINED at which time bids will be opened and read, and be it

FURTHER RESOLVED, that bid specifications and proposal documents can be obtained at the office of the Purchasing Department.

RESOLUTION NO (597-2011)

On roll call the vote was as follows:

- Co. Lasker . . . . . Yes
- Co. Borelli . . . . . Absent
- Co. Hoehmann . . . . . Yes
- Co. Hausner . . . . . Yes
- Supervisor Gromack . . . . . Yes

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RESOLUTION NO. (598-2011)

Co. Hoehmann offered and Co. Lasker seconded

RESOLVED, that the Authorized Purchasing Agent is hereby authorized to advertise for bids for:

BID#42-2011 – PAINTING OF LAKE NANUET POOL FLOOR

Bids to be returnable to the office of the Authorized Purchasing Agent, 10 Maple Avenue, New City, New York at \_\_\_\_\_ A.M. on TO BE DETERMINED at which time bids will be opened and read, and be it

FURTHER RESOLVED, that bid specifications and proposal documents can be obtained at the office of the Purchasing Department.

On roll call the vote was as follows:

- Co. Lasker . . . . . Yes
- Co. Borelli . . . . . Absent
- Co. Hoehmann . . . . . Yes
- Co. Hausner . . . . . Yes
- Supervisor Gromack . . . . . Yes

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RESOLUTION NO. (599-2011)

Co. Hoehmann offered and Co. Lasker seconded

RESOLVED, that the Authorized Purchasing Agent is hereby authorized to advertise for bids for:

BID#43-2011 – HEREFORD LANE/FRENCH FARMS BERM

Bids to be returnable to the office of the Authorized Purchasing Agent, 10 Maple Avenue, New City, New York at \_\_\_\_\_ A.M. on TO BE DETERMINED at which time bids will be opened and read, and be it

FURTHER RESOLVED, that bid specifications and proposal documents can be obtained at the office of the Purchasing Department.

On roll call the vote was as follows:

- Co. Lasker . . . . . Yes
- Co. Borelli . . . . . Absent
- Co. Hoehmann . . . . . Yes
- Co. Hausner . . . . . Yes
- Supervisor Gromack . . . . . Yes

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RESOLUTION NO. (600-2011)  
Co. Hausner offered and Co. Hoehmann seconded

RESOLVED, that based upon the recommendation of the Authorized Purchasing Agent that

**BID #37-2011 – HIGHWAY SIGNING AND ROAD MAINTENANCE SUPPLIES**

is hereby awarded to: CHEMUNG SUPPLY CORP.  
P.O. BOX 527  
ELMIRA, NY 14902  
PRINCIPAL: MYRA S. STEMERMAN  
MARC P. STEMERMAN

PRINCIPAL: FLINT TRADING, INC.  
115 TODD CT.  
THOMASVILLE, NC 27360  
MATT SOULE  
STEVE VETTER

PRINCIPAL: 3M CENTER  
BLDG. 225-5S-08  
BOX 33225  
ST. PAUL, MN 55133-3225  
A PUBLIC CORPORATION

PRINCIPAL: VULCAN SIGNS  
P.O. BOX 1850  
FOLEY, AL 36536-1850  
AN EMPLOYEE OWNED COMPANY

as per attached item/price schedule on file in the Purchasing Department.

On roll call the vote was as follows:

- Co. Lasker . . . . . Yes
- Co. Borelli . . . . . Absent
- Co. Hoehmann . . . . . Yes
- Co. Hausner . . . . . Yes
- Supervisor Gromack . . . . . Yes

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RESOLUTION NO. (601-2011)  
Co. Hausner offered and Co. Hoehmann seconded

RESOLVED, that based upon the recommendation of the Authorized Purchasing Agent and the Superintendent of Highways that

**BID #39-2011 – TWO (2) SALT SPREADERS WITH PLOW AND WING PLOW ATTACHMENTS**

is hereby awarded to the lowest responsible bidder:

PRINCIPALS: REED SYSTEMS  
458 JOHNSON AVENUE  
P.O. BOX 209  
ELLENVILLE, NY 12428  
JOAN REED

RESOLUTION NO. (601-2011) continued

as per their low bid proposal of \$64,866.00 each unit for 2 units and be it

FURTHER RESOLVED, that said award shall constitute a proper charge to account # H-8762-400-409-0-86-8 not to exceed \$129,732.00 and be it

FURTHER RESOLVED, that it is the intent of the Town Board to fund this project with the issuance of Serial Bonds

On roll call the vote was as follows:

- Co. Lasker . . . . . Yes
- Co. Borelli . . . . . Absent
- Co. Hoehmann . . . . . Yes
- Co. Hausner . . . . . Yes
- Supervisor Gromack . . . . . Yes

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RESOLUTION NO. (602-2011)

Co. Hoehmann offered and Co. Lasker seconded

RESOLVED, that the Town Board hereby schedules a Special Workshop Meeting for Wednesday, November 30, 2011 at 7:00 p.m. in Room 301 of the Clarkstown Town Hall, at 10 Maple Avenue, New City, New York. The purpose of said meeting is for a presentation by Simon Properties of the Nanuet Mall.

On roll call the vote was as follows:

- Co. Lasker . . . . . Yes
- Co. Borelli . . . . . Absent
- Co. Hoehmann . . . . . Yes
- Co. Hausner . . . . . Yes
- Supervisor Gromack . . . . . Yes

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RESOLUTION NO. (603-2011)

Co. Hoehmann offered and Co. Lasker seconded

WHEREAS, the New York State Office of Parks, Recreation and Historic Preservation has established funds for local governments to apply for a grant associated with the development of projects in accordance with the provisions of Title 9 of the Environmental Protection Act of 1993, and

WHEREAS, the Town Board of the Town of Clarkstown has recognized the scenic and environmental character and unique value of the Congers Lake Trail System, and has developed the trail system site to preserve open space, protect the environmental resources of the site and provide recreation and environmental education opportunities, and

WHEREAS, the Clarkstown Park Board and Recreation Commission has recommended completion of the Congers Lake Trail System, and

WHEREAS, the Town Board of the Town of Clarkstown is supportive of completing the Congers Lake Trail System and the public has expressed its support of such completion, and

WHEREAS, there exists a need to secure financial assistance to develop the last portion of the Congers Lake Trail System so that it may be available for public use and enjoyment, and

WHEREAS, the Town Board of the Town of Clarkstown wishes to file an application with New York State Office of Parks, Recreation and Historic Preservation in accordance with the provisions of Title 9 of the Environmental Protection Act of 1993 for a grant to fund such completion;

NOW, THEREFORE, be it

RESOLVED, that the Supervisor is hereby authorized to apply to the New York State Office of Parks, Recreation and Historic Preservation for a grant to fund the completion of the Congers Lake Trail System.

On roll call the vote was as follows:

Co. Lasker . . . . . Yes  
 Co. Borelli . . . . . Absent  
 Co. Hoehmann . . . . . Yes  
 Co. Hausner . . . . . Yes  
 Supervisor Gromack . . . . . Yes

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RESOLUTION NO. (604-2011)

Co. Hoehmann offered and Co. Hausner seconded

WHEREAS, Resolution #265-2011 authorized \$65,000 for furniture purchases, and

WHEREAS, certain furniture that was in the Fire Inspector’s Office and Office of Personnel had exhausted its useful life span and has been removed from Town Hall Offices and replaced, and

WHEREAS, additional furniture located in various Town Hall Office has also been determined to have exhausted it useful life span, and

WHEREAS, it is necessary for the proper functioning of those offices that certain furniture be in the offices, and

WHEREAS, it is the intent to purchase said furniture with the use of New York State OGS contracts for the procurement of office furniture,

NOW THEREFORE, be it

RESOLVED, that the Authorized Purchasing Agent is hereby authorized to furnish such offices of the Town of Clarkstown with desks, cubicle walls, seating, file cabinets, and other accoutrements, at a cost not to exceed the sum of \$100,000, and be it

FURTHER RESOLVED, that this project shall constitute a proper charge to Account Number H-8758-400-409-08-82-8, which shall be \$100,000 for a total of \$165,000 and be it

FURTHER RESOLVED, that it is the intent of the Town Board to fund this project with serial bonds.

On roll call the vote was as follows:

Co. Lasker . . . . . Yes  
 Co. Borelli . . . . . Absent  
 Co. Hoehmann . . . . . Yes  
 Co. Hausner . . . . . Yes  
 Supervisor Gromack . . . . . Yes

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RESOLUTION NO. (605-2011)

Co. Hausner offered and Co. Lasker seconded

WHEREAS, certain Town Departments have submitted requests for vehicles in 2012,

NOW, THEREFORE, BE IT RESOLVED, that the Authorized Purchasing Agent is hereby directed to review all 2012 vehicle requests in accordance with the Town’s Vehicle Procurement Policy, and be it

FURTHER RESOLVED, that total vehicle purchases shall not exceed \$245,000 without further authorization of the Board, and be it

RESOLUTION NO. (605-2011) continued

FURTHER RESOLVED, that all such vehicles shall be purchased from New York State Contracts and/or appropriate County Contracts and shall constitute a Proper charge to Account No. H-8762-409-0-86-22 and be it

FURTHER RESOLVED, that it is the Town Board’s intent to fund such purchases through the issuance of serial bonds.

On roll call the vote was as follows:

- Co. Lasker . . . . . Yes
- Co. Borelli . . . . . Absent
- Co. Hoehmann . . . . . Yes
- Co. Hausner . . . . . Yes
- Supervisor Gromack . . . . . Yes

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RESOLUTION NO. (606-2011)  
Co. Hoehmann offered and Co. Lasker seconded

WHEREAS, a proposed local law entitled,

"A LOCAL LAW AMENDING CHAPTER 290 (ZONING) OF THE LOCAL LAWS OF THE TOWN OF CLARKSTOWN WITH RESPECT TO HAMLET CENTER SENIOR HOUSING"

was introduced by Councilperson Hausner, at a Town Board meeting held on August 16, 2011, and

WHEREAS, the Town Board of the Town of Clarkstown by resolution adopted on October 18, 2011, directed that a public hearing be held on November 10, 2011, at 8:00 p.m., or as soon thereafter as possible, relative to such proposed local law, and

WHEREAS, a notice of said hearing was duly prepared and published in the Journal News on November 3, 2011, and

WHEREAS, by resolution adopted August 16, 2011, the Town Board referred the proposed local law to the Clarkstown Planning Board for their comment, pursuant to §290-33 of the Zoning Local Law of the Town of Clarkstown, and to the Rockland County Commissioner of Planning, pursuant to General Municipal Law §§239-1 & m, and

WHEREAS, a copy of the proposed local law in final form was placed on the desks of the Supervisor and the Councilpersons at their office at the Clarkstown Town Hall, 10 Maple Avenue, New City, New York, on November 2, 2011, and

WHEREAS, a public hearing was held by the Town Board of the Town of Clarkstown on November 10, 2011, and

WHEREAS, the Town Board of the Town of Clarkstown has reviewed the Environmental Assessment Form and proposed Negative Declaration, prepared by Behan Planning, LLC, Planning Consultant, pursuant to SEQRA, and which the Board has discussed and considered in making its decision herein, and

WHEREAS, by resolution dated September 14, 2011, the Town of Clarkstown Planning Board, found that the proposed local law does not conflict with, or require an amendment to, the Comprehensive Plan, and recommended approval of the proposed Local Law, and made several findings pursuant to Town Code Sections 290-33B(1)and (2), which findings are hereby adopted and incorporated herein by reference, and

WHEREAS, the current draft of the local law substantially addresses the Clarkstown Planning Board’s recommendations, and

WHEREAS, the Town Board has determined to adopt this amendment to the Town Code by a majority plus one vote of the Board in contravention of the recommendations of the Rockland County Department of Planning, dated October 3, 2011 and November 10, 2011, because the Town Board believes the majority of their recommendations were addressed and incorporated in the current draft of the local law, except for the following:

RESOLUTION NO. (605-2011) continued

No. 1 – The proposed new section has listed the contact as the “Town of Clarkstown” and should list a specific Department – Reason: the Town Board prefers the more general reference so that changes in contacts will not require changes to the Code;

No. 2 – The Town should consider requiring some type of recreation parameters for this type of housing – Reason: the Town Board feels that the discretion is better left with the Planning Board;

No. 3 – The Town should reformat pages 6-9 for clarity – Reason: General Code will reformat when publishing the local law;

NOW, THEREFORE, be it

RESOLVED, that based upon the EAF prepared by Behan Planning, LLC, acting as agent to the Town Board as lead agency, it is hereby determined that (1) the proposed action is a Type I action under SEQRA, and (2) the proposed action shall not have any significant impact on the environment in that a) the proposed action will not directly result in any physical changes to any site within the Town; b) the Proposed Action is consistent with, and achieves some of the goals of the Town’s Comprehensive Plan; and c) any proposed development subject to the proposed code amendments would be subject to site specific review pursuant to SEQRA, and be it

FURTHER RESOLVED, that the Town Board has reviewed and hereby accepts the attached Negative Declaration, and directs that same be filed, distributed and published pursuant to 6 NYCRR Part 617.7(b), and be it

FURTHER RESOLVED, that a copy of this resolution be filed with the Rockland County Commissioner of Planning, pursuant to General Municipal Law §239-m(6), and be it

FURTHER RESOLVED, that Local Law No. 7 – 2011 entitled:  
"A LOCAL LAW AMENDING CHAPTER 290 (ZONING) OF THE  
LOCAL LAWS OF THE TOWN OF CLARKSTOWN WITH  
RESPECT TO HAMLET CENTER SENIOR HOUSING"

is hereby ADOPTED and passed by a majority plus one affirmative vote of the Town Board of the Town of Clarkstown, the vote for adoption being as follows:

On roll call the vote was as follows:

- Co. Lasker . . . . . Yes
- Co. Borelli . . . . . Absent
- Co. Hoehmann . . . . . Yes
- Co. Hausner . . . . . Yes
- Supervisor Gromack . . . . . Yes

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

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The Town Board adjourned to Executive Session, time: 7:16 pm and returned at 8:27pm.

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On motion of co. Hoehmann seconded by Co. Lasker the Public Hearing: Proposed Local Law Amending Chapter 290 (Zoning) with respect to Hamlet Center Senior Housing was opened, time: 8:29 pm, closed: 8:33.

RESOLUTION NO. (606-2011) ADOPTED

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Respectfully submitted,

Justin Sweet  
Town Clerk

TOWN OF CLARKSTOWN  
PUBLIC HEARING #1

Town Hall

11/10/2011

7:03 P.M.

Present: Supervisor Alexander J. Gromack  
Council Members Shirley Lasker,  
George Hoehmann, & Stephanie Hausner  
Amy Mele, Town Attorney  
Justin Sweet, Town Clerk

Absent: Council Member Frank Borelli

RE: **TOWN OF CLARKSTOWN 2012 BUDGET**

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Town Clerk, Justin Sweet, read the notice of public hearing. On motion of Co. Hoehmann seconded by Co. Lasker, the public hearing was declared open.

Supervisor Gromack explained that in the last few days the Comptroller has made some additional adjustments based on information that he has received and the supplemental budget tax increase has been reduced by half, from .8% to .4%.

Supervisor asked if there was anyone wishing to speak . No one appeared.

On motion of Co. Hoehmann seconded by Co. Hausner and unanimously adopted, the public hearing was closed, time: 7:04 pm.

(RESOLUTION NO. 586-2011 ADOPTED)

Sincerely,

Justin Sweet  
Town Clerk

TOWN OF CLARKSTOWN  
PUBLIC HEARING #2

Town Hall

11/10/2011

8:29 P.M.

Present: Supervisor Alexander J. Gromack  
Council Members Shirley Lasker,  
George Hoehmann, & Stephanie Hausner  
Amy Mele, Town Attorney  
Justin Sweet, Town Clerk

Absent: Council Member Frank Borelli

RE: **PROPOSED LOCAL LAW AMENDING CHAPTER 290  
(ZONING) WITH RESPECT TO HAMLET CENTER SENIOR HOUSING**

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Town Clerk, Justin Sweet, read the notice of public hearing. On motion of Co. Lasker seconded by Co. Hoehmann, the public hearing was declared open.

Town Attorney Mele explained that the Comprehensive Plan called for more affordable housing for seniors. Our current code provides for affordable housing for senior complexes of 106 units on lots of 5 acres or more in certain zones. The idea was to create a mini version of that in our hamlet centers so that we could have affordable senior housing in our hamlets on a smaller scale. This would provide the same type of housing that our Middlewood and Hyenga Lakes Complexes have now, but on 1 to 2 acres with a similar density, albeit scaled down. This was reviewed by the Planning Board and it doesn't conflict with the comprehensive plan. They recommended approving the proposed local law with several findings which were incorporated into the final version that you have before you tonight. The SEQRA on this was actually done in connection with the Hamlet Center Zoning but the impact of this type of housing was reviewed by Behan Planning in connection with that local law and the Rockland County Planning Board recommended approval. She stated this is in a form where it can be adopted this evening.

Joe Simoes, Planning Department, added that the Comprehensive Plan Special Board has also reviewed this and found that this will further the goals of the Comprehensive Plan. It will provide a variety of housing options within the Town, plan for and develop additional affordable housing for seniors and expand initiatives to safeguard neighborhoods from inappropriately scaled development. The Special Board and the Planning Board are both in support of this.

Mike Hirsch, New City  
Stated that the Board did a great job on this.

There being no one further wishing to speak, on motion of Co. Hoehmann seconded by Co. Lasker and unanimously adopted, the public hearing was closed, time: 8:33 pm.

(RESOLUTION NO. 606-2011 ADOPTED)

Sincerely,

Justin Sweet  
Town Clerk