

## PUBLIC HEARING

County Office Building

2/12/60

3:00 P.M.

Present: Councilmen Holbrook, Brenner, Damiani, Frohling, Supervisor Mundt.  
 Town Attorney Donald S. Tracy  
 First Deputy Town Attorney Murray Jacobson  
 Deputy Town Attorney Neal Hirshfeld  
 Town Clerk Anne E. O'Connor

RE: APPLICATION FOR ZONE CHANGE - PASCACK MOTEL, INC., SPRING VALLEY (M-1 to C-2)  
(Property located on Lawrence St. and Second Ave., Spring Valley)

Supervisor called hearing to order. Town Clerk read notice of public hearing.  
 John M. Hekker appeared as attorney for petitioner.

PLANNING BOARD RECOMMENDATIONS:

COUNTY: Proposed zoning action would have no adverse effect upon the Village of Spring Valley. Has made no review of local effects.

CLARKSTOWN: Has re-reviewed - no justification for change in original recommendation Concensus of Clarkstown Planning Board, taking into consideration Town Planner's recommendation.

1. Grant conditioned on necessary safeguards to residential area and good appearance of new location (provided that policies of Board include existence of "mobile homes" dwelling density of 5 to 7 units acre).
2. Through present procedure would be for Town Board to approve change to C-2 and the petitioner then get a special permit, it may be possible for the Town Attorney to find means to aggravate this in order to respect the character of the area; the Planning Board feels this should be considered Residential, in no way Commercial; the recommended usage in the proposed TDP may be for medium density residence at 6-8 DU Acre.
3. Covenant number of residences. (one member feels that 135 previously recommended should be adhered to, two members feel the number should be 120 and the fourth member present feels the number should match "the people that are there now.")
4. Site Layout Approval should be secured IN ADVANCE and so covenanted for control.
5. Covenant that land to be used exclusively for residence of the "Mobile Homes."
6. No commercial enterprises to be permitted - covenant.

Attorney for petitioner, John M. Hekker, Jr., New City, N.Y.  
 Submitted affidavit of posting (received by Town Clerk). Stated the following:

We have already submitted affidavit notifying personally or by mail.

Represents interests of majority of residents in Pascack Park.

109 mobile homes, plus several cottages, Houses in this area, 135 people who must be relocated. All of property remaining not being condemned will be landlocked.

Dr. Hopf and Mrs. Carver obtained contract on piece of property located on north side of Lawrence, between Second Ave., and Pascack Rd., -- 25 acres, Presently zoned M-1.

This contract is subject to getting approval.

Submitted aerial photos of subject property; development to the east; single families on Second Avenue (in Town Clerk's file).

Exhibit C: Showed surrounding zoning.

To the east - R-2  
 West - M-1  
 North M-1 and partially SC - Summer Colony

Proposed Master Plan shows this particular site residential type with medium density of 4 to 8. This is what we are applying for tonight.

Petition differs because we were asking for C-2 subject to the right to go before Zoning Board of Appeals and obtain their approval for construction of

CCG660

## PUBLIC HEARING

County Office Building

9/19/66

Page 2

mobile home sites in conformity with existing ordinance. We were asking for more units.

Our application this time is, in effect, the recommendation of the Planning Board -- We want this Board to approve our relocating 135 mobile homes into this site.

Only site in Town of Clarkstown that is readily available to sewere (Spring Valley.)

Does have water, gas, electricity in immediate vicinity.

It is not ideal for residential for the following reasons:

To the South - railroad tracks  
South of that, sewer plant  
Southeast -- Murrays-Truck Storage  
East - Schultz - Moving & Storage  
North = Orange & Rockland, and United Parcel

(surrounded by commercial uses).

(To the east, development along Clark Drive, Buffered by a piece of property 150' in depth, land that could not be possibly developed on for any kind of use and would have to remain undeveloped in its present natural condition.)

Also bordered by Pascack Creek.

On the west, older homes.

Buffered by shrubbery to the west and to the north.

(Present photos of use of surrounding land - in Town Clerk's file).

To the east - Truck Terminal

West- Second Avenue

East - Single family homes

Also presented photo of actual utility itself.

RE: Children - effect on tax bill -- Ramapo II. (Presented list to Board of names of school & pre-school children):

11 - school age  
1 - preschool

No longer transients. Three people move in the past six years. Many are retired or semi-retired.

Bank Vice-President resident.

Closest they can locate is Orange County.

As to 135 - Mr. Hekker blames himself. When he was asked if petitioner would accept 135 and he said no, he was at fault

WITNESSES: (Sworn in by Supervisor):

1. Mr. David Pellish, Architect- Planning Consultant for the City of Glen Cove, etc. 41 West 72nd St., New York City.

Reviewed standards for development of mobile home parks. Have received current Master Plan.

Newly formed families and retired families must be considered.

One out of every 6 new homes built in U.S.  
(Over two thousand homes in 1965 were distributed and occupied). Need for mobile homes being met throughout the country.

Community should consider need for housing newlyweds and elderly and also to house people in the community.

Attorney Hekker to Mr. Pellish:

Have you physically inspected site? answer Yes

## PUBLIC HEARING

County Office Building 2/10/68

page 3

Question:

Based upon knowledge of plan and mobile homes, what is your opinion as to whether or not location of mobile park will be detrimental or depreciate surrounding property?

Answer: No. Site lends itself to mobile housing. It is undulating area.

Question: Is the zoning applied for in this particular case the best possible use of subject property?

Answer: Yes. Standards are to maintain best possible type of environment in mobile house and park.

QUESTIONS FROM BOARD:

1. How many mobile units currently in the park?

Answer: 109 mobile units -- 26 cottages.

Question: Is it your intention to sell units to the other 26?

Answer: Yes, it is our intention to sell to permanent residents of the cottages.

Question: Re: lease with the present occupants of the mobile park to insure that they be relocated into the new site -- is that a guarantee?

Answer: Yes, anyone who is current on their rent, (There are several people who are behind.)

Dr. Kopf: There will be definite rules established with regard to management. These rules must be adhered to. Unless they are, these people will not be welcome.

Supervisor: Will 109 be allowed to move?

Attorney Hekker: There are some problems with the present tenants of the park.

I do not think we can ask Pascack Motel to relocate people who are delinquent in their rent.

Dr. Kopf: Also, those who refuse to live up to the rules and regulations of park.

Supervisor: 25 cottages  
109 mobile homes

These people are going to be thrown out by State. We do not seem to be able to pin down how many.

Mrs. Carver: 95% of my people going to move. (95% of 135)

Supervisor: Requested confidential list of every single individual mobile owner they intend to relocate.

Dr. Hopf: We will provide

Councilman Frohling:

Question: How Many of the residents now living in park own automobiles?

Answer: 210 Cars (does not include cottages). Out of 109 mobile homes.  
(We do have some mobile home owners).

Question: Would the mobile park residents have any access on the new Route 45 By-Pass?

Answers: They would be able to go down Smith Rd., and off Smith Rd., and would be an access to the Route 45 By Pass. (Mr. Hekker was asked to verify this).

Supervisor stated that Department of Public Works intends to put interchange at intersection of Smith Rd. and Route 45 Bypass there is no more recent correspondence from them. Supervisor will write Department of Public Works for more specific information.

Re: Second Access# One Available on Second Ave.; I do not think it is included in our contract of purchase, but we have option with Mr. Burns, owner of property that we can pick this up if needed.

(Town Board requested one copy of above-mentioned contract. Mr. Hekker will submit.)

Councilman Holbrook:

Site Plan Review agreeable? Answer: Yes

Question: No commercial action provisio?

CCG660

Answer: We would like some sort of a facility to provide for the use of the residents of the mobile park, such as laundromat, drycleaning establishment, etc., for the bare essentials of the part residents themselves to be located somewhere in the park in a park-like setting.

Question: Would you consider buffer zone proviso?

Answer: Yes.

Question: Ratable to Town: Last time figure \$33,500. What would ratable be now?

Answer: We were figuring on 180 units. We are now figuring on 135. We did not get into question of ratable. Ratable would be 2/3 of what was quoted.

Question: Willing to deed easements for sewer, road widening, etc.?

Answer: Yes.

Question: Present and proposed parks in Ramapo II?

Answer: Yes.

Re: Hardship:

1. Pertaining to hardship to be visited on present residents. Why can't they relocate any closer than Orange County? There is one other park in Rockland County. Why is re-location not possible closer than you claim?

Answer: (Mr. Pellish) Prejudices in areas vs. trailer parks from from years back.

Question: Why can't you relocate?

Answer: They have been filed almost to capacity and are not permitted to expand.

Question: Is it true that Trailer must be bought before they can get into trailer park?

Answer: Yes. Some trailer parks will not take people who own their own trailers. You have to buy a trailer in order to use the trailer park. You cannot move these homes. Investigation should be made.

Re: Hardship: Describe hardship which will be visited.

Attorney Hekker: Work in Rockland County.

To relocate to Orange County would jeopardize their jobs.  
Retired People living in park. Moving to another county would be too hard.  
Mobile homes would have to be sold. They are pre-mortgaged.  
Not ready market for these homes. You have to buy home from proprietor to get into park.

Has home, no place to rest it. He has to sell it. Would entail loss to person who must stay in Rockland to keep his job. Loss to sell--no buyers, no place to relocate in Rockland County.

Young people cannot afford apartments.

Elderly find it hard to move.

Job -- relocating 30 to 50 miles away from present employment.

Financial problems -- trailers on their back -- no place to turn-- no buyers.

Retired want to live in County. Cannot go anywhere else.

Councilman Brenner:

Question: When did your client first receive notice of this taking?

Answer: Several years ago. (Dr. Hopf) 1962 last indication that something was imminent. How much was not definitely stated.

Question: When did they say this was finalized?

Answer: When property was actually taken. Probably a year ago they knew some part of the park area to be taken. They tried to negotiate with State of New York to use landlock portion of property for relocating. It wasn't until the actual map was filed which was in February 1966, that we actually knew the areas were being taken.

Question: How many people were sold trailers since you knew parcel would be taken?

Answer: Two

(Mr. Hekker showed copy of contract, stated on contract was following.)

a. If have to be relocated, Pascack Motel, Inc. will pay cost of moving.

b. If relocation space not available, Pascack Motel, Inc. will re-purchase home.

Councilman Brenner:

Question: Financial hardship for people on social security and other fixed retirement income. In the event this is granted for people currently living on site what is the intent of rent for these tenants?

## PUBLIC HEARING

County Office Building

3/12/66

Page 5

Answer: It is impossible to keep rents the same. Land costs have gone up and construction costs, etc. This will have to be defrayed by people who are relocated.

Councilman Brenner: This means that you will have to raise the rents that the \_\_\_\_\_ people now pay.

Question: Re: Cost of moving (they will allow \$50 per family). Is there any additional cost to families?

Answer: To my knowledge, I do not know. I will call Dr. Hopf.

Dr. Hopf sworn in. Stated as follows:

State is not allowing enough money. Shrubbery, awnings, etc. that have been placed on these buildings will have to be removed. Persons could not move with \$50 allowed State. Current bills and taxes - rents must be raised.

Councilman Brenner:

Question: How much will current residents have to pay for moving from their own pockets?

Answer: Cost of moving would have to be different in the case of each Party. Cost depend on what has to be relocated.

Councilman Brenner:

Question: Resident who now lives there will have to pay from their own funds for part of the moving?

Answer: Yes, it is almost impossible to move for \$50.

Re: TAXES Furnish us with amounts that might accrue to the town in way of taxes for three different types of property:

1. Mobile Park
2. Industrial as now zoned.
3. One-family zone

Attorney Hekker: Will submit.

Re: ACCESS ROAD

At some stage (during site review or with special permit) we may be requested to have a secondary access. Mr. Burns says this can be purchased. It is not in the present contract.

Supervisor: Let Town Board see written option.

Councilman Damiani: I am concerned with traffic on Lawrence St.

Mr. Hekker: This would not be remedied with present zoning.

Councilman Damiani

Question: Gain access on Pascack Rd. rather than Lawrence: Have you made any inquiries so people from trailer park can be allowed on Smith St.?

Answer: No, we have not.

IN FAVOR:

- I. Mr. Fred Von Helms, Pascack Mobile Park resident; works at Lederle. Does not want to move.
- II. Mrs. Anderson, resident of park; husband 72 years old, retired. Would not be able to move out of County and live near friends.
- III. Mrs. Claude Curtis, 15 Elyse Drive; works in White Plains; Washingtonville to far to relocate.  
Mrs. Curtis presented 22 signatures of people on Second Ave. who are not opposed to relocation. Does not like apartments.
- IV. Frank Trojan (elderly); resident of park.
- V. Msgr. Fox (Catholic Chaplain, Rockland State Hosp.) read statement re Concerned about elderly and retired residents. Adverse decision would be impossible for them to live with.
- VI. Mrs. Bianchini, S. Nyack (In favor of petition): People who cannot relocate would not be able to sell trailer or have place to go.
- VII. Mrs. Bullock, Registered Nurse, Mobile Trailer owner: I would like to continue to contribute to the community.
- VIII. Katherine Giles, Spring Valley (Read Statement):  
1. No. transients -- not new people-- they want to stay in Clarkstown.
- IX. Mrs. Gilchrist, 44 Perry Lane; Telephone Co. employee- Nurses Aide, Good Samaritan Hospital. Does not want to leave Rockland; young people need these trailers.

CCG660

- X. Mrs. John Mentevay, 7 Debbie Lane (Young married); We consider this our home and have pride in it. Any move to Washingtonville would create monetary loss they cannot afford.
- XI. Samuel Bono, (65 years of age - retired) : Retired three months ago -- lived five years.
- XII. George Bouca, (Resident of Park) Good Community. Children stay in their own yards.
- XIII. Mr. Meyer Mantofel Lives in New City, Represents Mite Realty Corp. which own over 30 acres adjacent to this property. Sees no reason why they should be denied. It will not deteriorate area. Asks Board to reconsider and give them what they want.
- XIV. Mr. John Cole (Latest resident in Pascack)
- a. retirement home
  - b. work for the Counth, live in County
  - c. wants to stay here.

OPPOSED:

I. PASCACK CIVIC ASSOCIATION(Representative, Mr. Benson):

Petitioner is Pascack Motel and not residents of trailer camp.

a. What guarantees are there that these people would be relocated in one question.

b. Does this Board have minutes of prior Town meeting.

Law: Residents of this trailer camp do not have contract with operator of camp. There is no lease agreement with any of these people. Operator can raise rent and if occupant cannot meet, proceeding can be instituted for eviction for non-payment of rent and courts can grant no more than seven days for the purpose of removing from the premises.

There is nothing to preclude any increase in the rental.

Mr. Hekker: Asked permission for 180 at new location at last hearing. I stated unless they have provision for 180 trailer, they would not be able to maintain present rental scale. That if only 135 were allowed, it would increase \$25 in rental and it would take 5 to 6 years for management to split even.

Mr. Benson: These people bought trailers, they have mortgages outstanding. When they are relocated, they will have to pay at least \$25 in addition to rent.

Re: HARDSHIP: One of the women to address group tonight and had made a statement that she could not possibly meet increases of \$25 in rent.

I interviewed certain members of trailer camp; not all members are interested in change of location; they are interested in preserving that camp in same location that is so-called land-locked.

Would it be possible to make access road to this portion? These people received letters from Dr. Hopf and Mrs. Carver to stop or they could raise rents and thereby cease their eviction.

In our meeting with Public Works Department they stated it would not be feasible to make access road to this land-locked portion. I can see how the State can create an ordinary asphalt road giving access and that railroad crossing presents no problem at all. It can be graded down and railroads crossing could be no different than one in Monsey, N.Y.

Mobile Homes: That is what they were intended to be. They have given rise to the worse kind of evil:

A. They knew this land was being condemned.

B. Three trailers were sold in last 15 months.

If they choose to consider this a permanent dwelling, they are in violation of zoning ordinance.

Residential use exclude trailer camp; If they are to be considered permanent residences, they should be subject to any legal requirements of permanent dwellings like building code. But they are not subject to Building Code.

Re: HARDSHIP: Eleven thousand invested by some people in a trailer. They should have had the foresight to recognize necessity for some form of legal representation. They had nothing to protect themselves in this particular location.

If these people want to relocate, they have to sell the trailer.

Re: Purchase of this trailer at fair market value, you determine what market value of a trailer is that cannot readily be moved.

Re: Other Sites available in Rockland County:

(Read from Hekkers petition); Item 4- "Have made several attempts to seek other sites. Have received offers, all of which were refused for reason of lack of sewage facilities....."

In other words, there were other offers here in Rockland County and that the reason for rejecting is that there were not adequate sewer facilities.

Mount Ivy Trailer Camp not serviced by sewer facilities. Since when is existing sewer system necessary?

We have 109 families involved in trailer camps.

Re: Hardship: For people retired to relocate in Orange County, it isn't vital that they be relocated at suitable site.

This is cross section -- in your letter married and retired. There is no shortage of housing facilities in Rockland. They do not have to have a trailer camp. Re: location problem - not novel.

I represent people of Clark Drive. If property condemned, they would not be in a financial position to relocate. Does that mean that the Town of Clarkstown should bear burden of relocation.

This isn't burden of Town of Clarkstown. This is burden of Public Works authority.

Letter from Department of Public Works stating not economically feasible, stated no specifics.

If they evaluated in terms of dollars, they offered at, then perhaps it would not be economical.

The offer made by the State of New York condemnation of property is really the money that is received by the owner of that property. (like what happened on Route 59 with parcel contiguous to Korvette.)

Re: ACCESS ROAD to land-locked portion of Pascack Motels:  
As far as Public Works Authority is concerned, they would seek the easiest way out. I would like to meet with Members of this Board at the site that I have in mind and the possible road that the State could build that would unlock the land portion.

It would involve no more on the part of the State to give access to Smith Road than an ordinary asphalt road that would entail no overhead trestle of any kind.

I asked Mr. Sinacori about railroad and he is under impression that there is an embankment there and that tunnelling would be inadvisable.

Town Board will look into this specific aspect once more.

Mr. Benson: Even were this site approved, and the necessary permits issued, etc., you would have no assurance (it would not be possible for Pascack Motel to give you assurance) that these people would be relocated at the new site.

There are no contracts, leases spelling out rentals for premises. Or specific term during which they can occupy those premises and in this absence of a lease, for a specified term for a specified rental, you have no assurance that these people will be relocated.

It would work hardship for these people at increased rental. Burden is on Public Works Authority. There are alternate sites available.

Supervisor: Should this Board grant this petition, it will demand leases showing rent and time tenure.

Mr. Benson: Unless you have a space term in that lease agreement at a space rental

Councilman Brenner: How many home owners do you represent? (Question)

Answer: 300 people

CCG660

OPPOSED - 11:

Mr. Daniels, Clark Drive, Plenty of room in County in other trailer camps.

111: Mr. Morton Jacobs: (Owns house on Clark Dr.) - Objects to trailer parks.

1V: Janice Ormont, 11 Clark Dr. - Pascack Park located there 11 years ago when I bought the house, but trailers were not there. Over 100 trailers came in in very short time. Land condemned in 1962. Up until last year, a lot more trailers were sold than just three.

V. Mr. Ted Kepis, Clark Drive - 1/20th of an acre homes represented here.

ATTORNEY HEKKER (Rebuttal)

Re: existing motel site, we could put 210 Mobile homes under your proposed site under previous application -- and using density existing, we could put up 200 some odd mobile homes.

I have applied for 180.

We are now appealing to the Board based upon recommendation of ~~the~~ recommendation of the Planning Board which says there are 135 to relocate. We would covenant to replace 135 families of ~~the~~ existing site.

Mr. Benson did not say at any time that this is not the site for relocation of these homes.

Re: Agreement in writing (he had asked park residents of which they were many present if they had trouble without lease at any time.

Mrs. Carver: Lived there 11 years. They have had no trouble. They did not sign lease.

Residents of the park are making this application, but they cannot petition this Board because they do not own the property. This is why applicant is doing it.

RE: OTHER SITES:

Public utilities on other sites, sewer district approval is hard to get.

5-6 months in order to get sewer approval for any type of subdivision in Rockland County. We do not have that kind of time. We must move immediately. That is why this site has to be used immediately.

RE: THREE TRAILERS SOLD: These people will get their money back if they cannot relocate.

As for landlock (putting in paved road) cannot be done this way. Electricity, gas water and other utilities have to be carried to this site. Eight acres are landlocked, 109 trailers cannot be squeezed into this area. Has been discussed with Department of Public Works -- not feasible.

Trailers cannot be construed as residences (Side yard, etc., requirements).

People who live in this park have contricuted to the town. Asked Board to permit them to relocated in this area. There has been no justification, under law, which would prohibit this Board to act favorably on this petition.

Mr. PELLISH (Re. Residents)

I would prefer to use the term dwelling. This would include kitchen, toilet, dining and sleeping areas. In every sense of the word, mobile home is by far a superior type of dwelling for the money than single family homes that we have.

Type of Construction - Good

As long as family requires all of these types of living accommodations including bedrooms or kitchen, the toilet facilities with the best of applicances, etc., this type of strucure accomndates families.

ATTORNEY HEKKER: Presented petition - 715 signatures in favor.  
Presented letters from people lviing in mobile park-in favor.

PUBLIC HEARING

County Office Building

2/12/66

Page 2

SUPERVISOR: Any further correspondence that public desires to make should arrive on his desk within two weeks.

COUNCILMAN FROHLING: Would you be willing to submit leases to your tenants?

Mrs. Carver: Yes.

Question: Would you also be willing to submit a rental schedule to this Board?

Answer: Yew. Will submit.

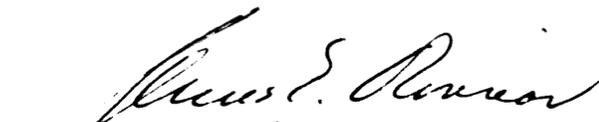
SHOW OF HANDS: Those in favor more numerous than those opposed.

PETITION OPPOSING: 518 Signatures

PETITION IN FAVOR: 715 Signatures

-----Both in Town Clerk's Files

On resolution offered by Councilman Holbrook and seconded by Councilman Frohling and unanimously adopted, public hearing was closed.

  
Anne E. O'Connor  
Town Clerk

CCG660

## SPECIAL TOWN BOARD MEETING

County Office Building

9/19/66

3:00P.M.

Present: Councilmen Frohling, Brenner, Holbrook, Damiani, Supervisor Mundt.  
 Town Attorney Donald S. Tracy  
 First Deputy Town Attorney Murray N. Jacobson  
 Deputy Attorney Neal Hirshfeld  
 Town Clerk Anne E. O'Connor

(690) Councilman Damini offered the following resolution:

RESOLVED that Special Town Board Meeting is Adjourned in order to hold scheduled public hearing.

Seconded by Councilman Frohling.

All voted Aye.

(691) Councilman Holbrook offered the following resolution:

RESOLVED that Special Town Board meeting is re-convened in order to handel regular business.

Seconded by Councilman Brenner.

All voted Aye.

(692) Councilman Frohling offered the following resolution:

RESOLVED, that decision on Zone Change Application made by Pascack Motel, Inc. ( from an M-L district to a C-2 district) for property located on the north side of Lawrence Street. Spring Valley, New York is hereby reserved.

Seconded by Councilman Damiani.

All voted Aye.

(693) Councilman Brenner offered the following resolution:

WHEREAS, MELLEN & SHAFFER LAND DEVELOPMENT, INC. were owners of a certain permises shown on a certain map entitled, "OLD BRICK HOMES, Subdivision of property of MELLEN & SHAFFER LAND DEVELOPMENT, INC., New City- Town of Clarkstown-Rockland County - N.Y." filed in the Rockland County Clerk's Office on September 9, 1965 in Book 70 of Maps at Page 36 as Map #3380; and

WHEREAS, there is shown a 20-foot wide drainage easement along the northerly lot line of Lot 7 in Block A on said Map; and

WHEREAS, through inadvertance and error, the house constructed on said lot encroaches 2.3 feet into the easement; and

WHEREAS, the drainage pipe installed pursuant to said easement; and

WHEREAS, the Zoning Board of Appeals of the Town of Clarkstown has given a variance from the sideline requirements as shown on said map, subject to relinquishment of 5 feet of said easement; and

WHEREAS, the Town of Clarkstown has determined that it would be in the public interest to relinquish its rights to the southerly most 5 feet of said easement for 138.12 feet beginning at its terminus on Carriage Lane and running to the easterly line of the rear 20-foot drainage easement as shown on said map;

NOW THEREFORE, be it

RESOLVED, that in consideration of the foregoing the Supervisor of the Town of Clarkstown is hereby authorized to enter into and execute a contract with MELLEN & SHAFFER LAND DEVELOPMENT, INC. whereby the Town of Clarkstown relinquishes its rights to the southerly most 5 feet of said easement for 138.12 feet beginning at its terminus on Carriage Lane and running to the easterly line of the rear 20-foot drainage easement as shown on said map.

Seconded by Coundilman Holbrook.

All voted Aye.

Supervisor Mundt signed above-mentioned agreement.

On resolution offered by Councilman Brenner, seconded by Councilman Damiani and unanimously adopted, Special Town Board Meeting was adjourned.

Signed,

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