

PUBLIC HEARING

Town Hall

6/28/72

8:00 PM

Present Co. Niehaus, D'Antoni, Lodico, Pizmitello, Supervisor Vines  
Town Clerk Anne E. O'Connor  
Town Attorney and Deputy Town Attorney

RE: ZONE CHANGE & SPECIAL PERMIT APPLICATIONS MADE BY MOBIL OIL CORPORATION  
(Property located Cavalry Drive & w/s Route 304, New City N Y):

Supervisor Vines called public hearing to order; Town Clerk testified as to proper posting and publication of notice of hearing. Attorney for petitioner, Donald S. Tracy, Esq. presented affidavit of service of notice of hearing on property owners within 500' of subject property.

Attorney for petitioner stated property located approximately 295' off Route 304, north side of Cavalry Drive, known as "Bradlee Shopping Center".

RECOMMENDATIONS:

COUNTY PLANNING BOARD: 'We have reviewed the above within the pertinent provisions of the General Municipal Law. A change of zone and special permit are requested to permit the erection of a gasoline filling station on 30,000 sq. ft. of the existing Bradlee Square Shopping Center. The site is located approximately 203 feet from State Route 304 and approximately 417 feet from North Main Street, a county road. We find that the granting of the change of zone and special permit will probably not adversely affect the State highway or the County highway.'

Town Planning Board: DENY. '....property lines of subject proposed gas station and a place of assembly are less than 300' apart (actually 100) Granting would exacerbate an existing dangerous traffic situation in the area.'

Traffic Advisory Board: "...On basis of information we have received, we strongly recommend that this request for a Zone Change be DENIED. Approval of a gasoline station will increase traffic hazards in this congested area.'

Mr. Benedict DiGeorgio, Realtor, 131 North Middletown Road, Nanuet N Y appeared before the Town Board as witness, sworn in by Supervisor, and testified as follows:

Occupation, Real Estate Broker, active in Rockland County; Director of Multiple Listing Service. 'Is familiar with petition. In his opinion, use asked for appropriate for area. Proposed amendment would not require an increase in public services.'

(MOBIL OIL)

Mr. Donald Serniak, 29 Great Oaks Dr., Spring Valley N. Y. appeared before the Town Board in capacity of Real Estate Representative for Mobil Oil in Rockland County. 'Site appropriately located as to fire protection, police protection, waste disposal, and other facilities. Would not cause undue traffic congestion; gasoline filling stations do not generate traffic in and of themselves.' Presented independent study made by Wilbur Smith & Associates, New Haven Connecticut, who, he stated, presented favorable report (Copy of said report in Town Clerk's file)

Mr. Serniak continued as follows: We have adjusted our submitted site plans to comply with this recommendation (Exhibit I) All major repairs will be within totally enclosed structure. No more than five vehicles parked on lot. Pumps and service facilities set back at least 20' from lot line. Not closer than 300' from church, school or other place of assembly. (Attorney for petitioner at this point stated that property line within 300' of Theatre). No cars will be parked for a period of three days or busses or trucks parked overnight for more than one night. Site is within 300' of a movie theatre, but there will be no building line within 300' from building to building.

Mobil, they continued, made study - determined proposed station will serve area developing to the north of Cavalry Drive.

In response to question put by Councilman D'Antoni, Town Board was informed that no outside vehicles or trailers would be used for tire and battery sales; all sales to be conducted in enclosed area.

This station not located within 1000' from any other station; Atlantic station on North Main will be beyond the 1000'.

Mr. Robert Wood, 16 Hardwick Place, Lake Grove, New York: (Shown in)

Employed as construction engineer supervisor for New York State by Mobil Oil Corp. Type of construction: One-story; masonry; colonial. (Presented rendering). Is familiar with plot plan. It provides for acquisition of egress and ingress from Bradlee Shopping Center. Most of the sales that it does in shopping centers is attracted by shoppers coming to the center.

In response to question put by Supervisor Vines, Mr. Wood replied that client anxious to comply with any requests made by the Architectural Review Board's design.

Attorney for petitioner, Donald S. Tracy, informed the Town Board that he has discussed this particular application with Mr. Segal, President of Bristol Development Corp., Manager of this shopping center. They have very recently taken over the shopping center. He has furnished him with a letter dated 6/9/72 which stated in part '.....landscaping approved by the Planning Board would be completed in area not having the appropriate installation .....' (Exhibit II) Question: It is exclusively Bradlee's and Stop and Shop? Answer: It incorporates the two major buildings or any of the satellites. Mr. Segal will meet with appropriate officials of the town and implement screening proceedings where there is mechanical equipment that needs screening.

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MOBIL OIL

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Mr. Tracy stated he represents Mobil Oil Corp., not the property owner. However, he has obtained the commitment from the property owner to do this particular work in connection with this application. Councilman Lodico stated that, therefore, he represents both. It appears that he is in violation of some of our ordinances. Mr. Tracy: Individual concern has quite recently come into position of authority of management of this shopping center and he was not aware that there were objections by the town to the shopping center.

Question: Mr. John Griffin, Pineview Ave., Bardonia: Road posted to make sure screening would be done properly? Supervisor: We are very careful about that today. We will see to it.

Mr. Theodore Zollendeck, 64 Ridge Road, New City N Y: (Town Planner):

Opposed. Spot zoning. Special Permit for gas station only allowed in RS District. If Town Board thinks CS alright for gas stations -- revise ordinance. Do not rezone this small piece as RS. Traffic - Cavalry Drive congested now going in and backs up to major entrance into Bradlee's Shopping Center. Traffic on Cavalry will become increasingly difficult with the addition of this use on this site as it is designed.

Mr. James Coyle, Christian Herald Road, Valley Cottage: (Chairman of the Clarkstown Planning Board):

DENY. 4-1 decision of the Planning Board. Contrary to Master Plan; spot zoning (See Planning Board recommendation on first page - T/C)

IN FAVOR: No one appeared.

OPPOSED: No one appeared.

Mr. Robert Bowman, Building Inspector:

Re condition of shopping center - 1-1/2 years ago violations placed on Bradlee property. Both parcels, Theater and Bradlee's, originally owned by the same man. Now, subdivided. They planted additional trees to rear. Re striped parking slots (60° angle); also provided for sweeping of shopping center on more regular basis.

REBUTTAL: Attorney for petitioner:

Re Planning Board recommendation - They labored for six months on comprehensive amendment to land use map. Land use recommended by them for this area - CS (Community Shopping). They also recommended

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(MOBIL OIL)

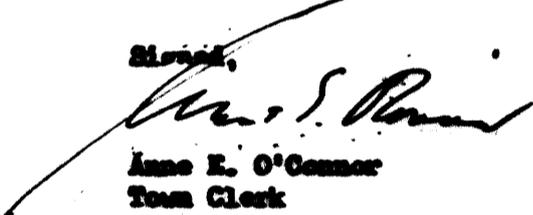
REBUTTAL - cont'd:

this land use for sales; Grandway, Korvettes. The Planning Board has stated that they feel there should be same land use for Bradlee's as the others mentioned. So, whether they call it CS or RS -- it is the same. Bradlee's ought to have the same uses the other shopping centers have.

Re this constituting spot zone -- Court of Appeals states this is singling out of piece of property totally different than surrounding properties..... I submit that with the configuration of commercial uses surrounding this particular parcel, it could not be construed as spot zoning.

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

Signed,



Anne E. O'Connor  
Town Clerk

PUBLIC HEARING

Town Hall

6/28/72

8:05 PM

Present: Co. Niehaus, D'Antoni, Lodico, Pizzarello, Superv. Vines  
Town Clerk  
Town Attorney  
Deputy Town Attorney

RE: APPLICATION FOR CHANGE OF ZONE & SPECIAL PERMIT MADE BY  
MONTEREY GARDENS COMPANY -- PROPERTY LOCATED ON W/S OF 304,  
BETWEEN PINEVIEW AVE. & RENNERT LANE, BARDONIA (R22 to R15):

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

Ronald M. Kahn, Attorney at Law, 135 South Main St., New City N Y, appeared before the Town Board as attorney for petitioner and presented aerial views - Exhibits I, II, and III.

RECOMMENDATIONS:

County Planning Board:

'....We find that the granting of the change of zone will not, in all likelihood, be detrimental to state route 304 inasmuch as reasonable bulk standards have been adopted for senior citizen housing. We presume that vehicular access and egress to the site and off-site drainage will be reviewed by the New York State Dept. of Transportation prior to the granting of site plan approval of the proposed development.'

Town Planning Board:

3 members consider site suitable located; 2 members consider it a spot-zoning unsafe for senior citizens.

Seriously consider special permit and zone change requests as connected. Research demand for senior citizen housing at this location. Hilburg Senior Citizen Housing nearby - 160 dwelling units granted. Should have 100% compliance with site layout review regulations - 50' minimum buffer zone.

Town Planner:

Could construct 280 units if granted. Will delay my review until research firm (Mr. Pohly) makes study.

(MONTEREY)

Witness: Mr. F. Horn, 342 Holt Drive, Pearl River N Y: (Sworn in):  
Filed Report (Exhibit V). Location good for Senior Citizen Housing.

Re Pohly Report, petitioner businessman. He would not buy land and construct, if there was not a market. From Pohly Report: Net increase of 486 persons age 60 and above in the last decade. 4276 persons eligible for housing under the ordinance. 64% of households would desire senior citizen housing. 1642 senior citizen housing units are needed in the town. Bus service passes site; shopping available near site; medical facilities near site; Competitive apartments in town range from \$220. to \$248. on one bedroom; and \$265 to \$315. for two bedroom apartments.

As of April 1970: 1887 males - 2632 females - Total 4519 resided in the Town of Clarkstown were at least 60 years old. 4500 senior citizens representing 8-1/2% of total population of Clarkstown. 22,000 senior citizens in all of county, comprising 9-1/2% of total population. May 1972: 236 senior citizens currently reside in the town in apartment units. Median annual income for apartment dwellers - \$ 819. Of the 2723 units in the Town of Clarkstown occupied by senior citizens, 2487 are in single family homes.

Conclusion: Retired persons with fixed incomes will be taxed out of their own homes with no other place to go. April 1970 - census figures: Presently residing in Town of Clarkstown, 1390 persons 35-64; 1942 - 65-74; 1187 - 75 years or over. 4276 persons eligible for housing under present ordinance.

Still from Pohly Report: 40% husband and wife; 60% unmarried.  
Need for family units.

Present housing situation in the Town of Clarkstown:

Germonds Village - within 2/10<sup>th</sup> of a mile: 64 units - all one bedroom.  
Monthly rental \$248. month. (3 units available).

New City Apartments: 171 units - 40 renting to Senior Citizens.  
Six 2 bedroom apartments currently vacant.

Normandy Village: \$250. units. Five units vacant

Lake Road Apartments: Valley Cottage. Four of 150 units available.

Burgundy Apartments: No vacancies. Rents \$220 - \$240. and up. No efficiency apartments.

Few vacancies -- high rentals.

Witness: Mr. George Faist, Principal; 140 Summit Park Road, Spring Valley, New York (Presented credentials). Stated the following:

Engineering Studies done by Henry Harowitz; Pehley Report; Drainage work done. (Presented 37 pictures of site) -- in Tom Clark's file,

Screening on two sides. To south, part is screened, part isn't. Fronting 304 (currently swim club), we will set buildings back to make lawn area.

Will comply with zoning ordinance and Architectural Review Board. Designed for Senior Citizens with specialized equipment required for that use. There is sufficient need for this housing. Is willing to purchase property and build this development. Willing to stage construction.

If Town Board grants tax abatement and Federal Government supplements it; subsidies will be given for those who cannot afford the rent. Would be operating on limited profit - (6% return).

**Attorney for petitioner:**

Has passes in front of proposed site. Petitioner does not contemplate any type of public housing. Privately owned; private development for senior citizens of the Town of Clarkstown.

**IN FAVOR:**

Mr. Alfred Ioli, 160 North Main St. New City N Y: Needed

Mr. Harry Wicks, (Jean Marie Apts., Mamet): needed.

Mr. Peter Duden, West Nyack - needed.

Mr. John F. Campi, Congers - needed.

Mr. Fred Brown, 22 Fernwood Drive, New City: In favor - but asked how many can afford; how many can take advantage of this housing.

Mr. Irving Worman, James Drive Mamet: (Operates Jean Marie Gardens):

Mr. William Michael, 19 Pineview Road, Bardonia: Back yard hardware subject property; would improve landscape from what is there now.

**COMMENT:**

Mrs. Jean Grude, 39 Bennett Lane, Bardonia: (Within 500' of Monterey Gardens): Mentioned danger to senior citizens crossing this highway. High record of fatalities and accidents in area.

Mr. Kahn asked his client re this situation and Mr. Faist stated that in the event this granted, if State of New York permits - he will pay proportionate share to build pedestrian bridge across 304 for senior citizens and school children as well.

IN FAVOR: (Continued):

Mrs. Patricia Michael, (Abutting property owner): Continue police protection and lower speed limits in this area, especially if granted.

OPPOSED:

Resident, 38 Bennett Lane, Bardonia: Back Yard adjoins. No Bradlee shopping center - nothing available there such as food, beauty parlor etc. not available. You will have to get on a bus which would cost. Re bus - you will have to cross 304.

Mr. John Griffin, Pineview Ave., Bardonia: Re reports - does not value too much.

Mr. Jerry Bosco, 523 Route 304, Bardonia. Dangerous crossing 304. 76 year old mother, reflexes not good. If senior citizen to drive on 304 - dangerous. Do something re lights - or driveway, so they can pull off and then go in.

Mrs. Pat Johns, Bardonia: Route 304 dangerous.

Mr. E. Wilderberger, 126 Bennett Lane, Bardonia: Private ownership - no government subsidy - questioned amount of rent to be paid.

Attorney for petitioner: This is a limited profit. By town law, restriction included that develop would be limited to a return. Mr. Faist restricted to a 6% return. We are looking to the town for tax abatement. We are getting only 6% return and because of type of development we are also able to get an advantageous lending rate from a lending institution.

Councilman Lodico: Will this project be financed by federal, state, or other than federal or state funding.

Mr. Kahn: Does not know where money will be obtained at the present time. We have available to us banks, insurance companies, various governmental insured loans (not government loans) FHA & NYS Housing Loans; but at no time does Mr. Faist contemplate any type of publicly owned or publicly loaned housing which will in any way whatsoever allow any governmental authority to have any say in how they should run development, who it is to be rented to and it is to be completely in the province of this Town Board within the purview of the town enacted ordinances, as to how this development will progress.

Councilman Lodico: Do you propose to borrow from any of the federal agencies such as HUD?

Mr. Kahn: We have no intention of going to any particular agency or branch of government.

Councilman Lodico: What would apartments cost? (monthly rental).

Mr. Kahn: Depends on number of units that are approved, and what town wants put in them. Lowest rent would be about \$150. as compared to \$220. in neighboring apartments. Housing Authority - same apartment could rent for \$50.00.

Question from Audience: \$150. is the lowest? Compared to others, what is the difference? Maximum height not to exceed 45' or three stories -- no plans submitted. How can senior citizen climb three stories.

Answer: Elevator.

Mrs. Bensei, 18 Rennert Lane (Abuts property): Not opposed to senior citizen housing - but 287 units will bring in a lot of people.

Mrs. Benseff, Rennert Lane: Homeowner. By time finished, rents could go higher. We are taxpayers who will help pay.

Mrs. Jones, Rennert Lane: Site too small.

Mrs. Durand, 69 Rennert Lane: Not proper place. Should be quieter area. Re bus - dangerous to cross 30'. No shopping center.

Mrs. Kaplan, Manuet: Re Swim Club? (Supervisor Vines stated this would be removed; grass area leading up to apartments. In answer to her question, Supervisor Vines informed her that this hearing held so petitioner, if this request granted, could apply for special permit to erect senior citizen housing.

Town Attorney: Limited to senior citizen couple. Exception; dependent child in family. There would be no facilities for children. There will be another hearing to spell out number of units, etc. This is only to apply for 1/3 acre. If senior citizen not granted, would revert to R-22. Town Board will not make decision on special permit until application for housing heard.

Mr. McKenna: Re financing - is it possible to specify that this kind of financing would have to be provided? (HUD)

Town Attorney: We have provided that it would be for senior citizen housing only. No public housing authority. Financing would have to be such that the agency would accept those requirements. Our law adopted for the town, and any sponsor for senior citizen housing will be restricted from using the property for any of the projects that federal or state government says would allow low income, handicapped persons, etc. As a result of our law, they could not get this kind of money from federal or state government.

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**MONTEREY**

**Re market, if market does not materialize the 280 units only for Senior Citizens Housing?**

**Town Attorney:** Yes. Specifications for senior citizen housing must be built. If project is complete and there are no senior citizens in the income group that can afford - then tax abatement would not be granted; it would be rented only to those who can afford it (only senior citizens). If violated, Special Permit void.

**Councilman Lodico:** Builder stated he would stage project according to need.

**Re Tax Abatement:** Assessor will do. Benefit - will reduce rental.

**Mr. McKenna:** Do we have town plan stating amount of senior citizens housing we can expect?

**Supervisor:** Planned - 105 units in Manuet. We should have some in each of the Hamlets, but we are not going to do until we find out if we have the need.

**Mr. McKenna:** Safety, shopping, etc. enter into picture. 400 units of senior citizen housing in this general area would create pressure to set up additional shopping zones to serve them. This should enter into your thinking. Would create additional problems.

**OPPOSED (cont):**

**Mrs. Rigosky, Bardonia:** What is the intent for land if this does not go through? Small children using streets - dangerous.

**Mr. Kahn:** Mr. Faist has option to purchase property.

**Resident, 139 Rennert Lane, Bardonia:** Re 6% return; how is developer satisfied with this. **Supervisor:** That is his problem.

**Resident, 44 Rennert Lane, Bardonia:** (Adjacent property owner) Keep area one-family dwellings.

**Mr. Paul Greenberg, Rennert Lane:** Flooding and drainage problems now in area. This project will have bad effect on sewers and drainage.

**Mrs. Baum, Rennert Lane:** Re overpass proposed; senior citizens could not negotiate stairs.

Questions was asked re number of persons on list as eligible for senior citizen housing. Answer: 165-170. It was brought out that in Manuet 105 units; another area 160 units; now asking for 180; Total 545, way above existing need.

**Resident, Rennert Lane:** Surrounded by one-family; not fair to them.

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(MONTEREY)

Mr. Howard Rubin, 13 Cottonwood Court: Questioned Shatema and Dells. Councilman Niehaus replied that those granted were thought about and denied; application was heard.

Mr. James Coyle, Chairman of Clarkstown Planning Board:

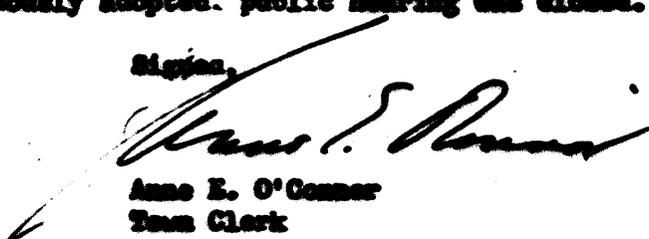
Minority in Planning Board opinion. Planning Board in favor; minority report referred to the bad location only.

REBUTTAL: (Attorney for petitioner Kahn):

Re location; we want to put them in a place where they can live in a growing community. This location will fit this need. Re traffic - if town can negotiate, will pay a proportional share of cost of building bridge. Re stairs - will build ramp. Re yield if property 1/3 acre, with 1-family homes -- 40+ homes - 4 bedrooms to home, 160 bedrooms, 150 children. Senior Citizen Complex better.

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

Signer,



Anne E. O'Connor  
Town Clerk

**PUBLIC HEARING**

Town Hall

6/28/72

8:10 PM

**Present:** Co. Nichols, Lodico, D'Antoni, Pizzutello, Superv. Vines  
Town Clerk Anne E. O'Connor  
Town Attorney and Deputy Town Attorney

**RE: PROPOSED IMPROVEMENT OF LATERAL SEWER FACILITIES IN THE STRAWBERRY HILL LANE AND BEATRICE LANE AREAS OF THE TOWN TO BE INCLUDED AS PART OF THE MASTER BENEFITED SEWERAGE IMPROVEMENT AREA:**

Supervisor Vines called public hearing to order; Town Clerk testified as to proper posting and publication of Notice of Public Hearing.

Joseph F. X. Nowicki, Counsel for Sewer Districts, appeared before the Town Board and stated the following:

Purpose is to bring in two additional areas of the town into the Master Benefited Sewer Area.

Strawberry Hill Lane to be served by extension located on the east side of Route 303, West Nyack. Proposed facilities provide service to property on Strawberry Hill Lane (160 acres).

Re Beatrice Lane, lateral sewer discharging to existing sewer and pump station on New Hempstead Road.

Cost Estimate: \$200,000 - Strawberry Hill Lane construction costs.  
\$ 25,000 - Beatrice Lane construction costs.

Total Cost: \$300,000 - difference being cost for easements, interest, engineering, and legal expenses. Bond to be issued and paid for by all properties within extended sewer area. Construction will be accomplished during late summer and fall of 1972. Financed by Bond Anticipation Notes. Properties will not be taxed until 1973. Estimated taxes are slightly higher than the 1972 estimated taxes.

Witnesses: None

**IN FAVOR:**

Mr. Dudan, Congress: There is need. Septics now overflowing.

Mr. Raphael, Congress: Same

Resident, Strawberry Hill Lane: Need. Sew sewage - septics overflowing.

Resident, 20 Strawberry Hill Lane: Same

Mrs. Jean Dudan, 100 North Greenbush Rd.: In favor.

Mrs. Larsen, Strawberry Hill Lane, W. Nyack: Needed.

Mr. Bridgman, 22 Strawberry Hill Lane, West Nyack. Needed.

**OPPOSED:** None

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

Signed,

PUBLIC HEARING

Town Hall

6/28/72

8:15 PM

Present: Councilmen Michaus, Lodico, D'Antoni, Pizzutello, Super. Vines  
Town Clerk  
Town Attorney  
Deputy Town Attorney

RE: PROPOSED AMENDMENT TO LOCAL LAW NO. 9-1971 - VEHICLE & TRAFFIC:

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

Deputy Town Attorney Martin S. Friedman stated the following:

Proposed amendment to clarify existing language. Said proposed amendment is as follows:

"Amend Sec. 9 Traffic Violations Bureau.  
2. Organization.  
A. The Senior Court Clerk is hereby designated as the Director of the Traffic Violations Bureau."

IN FAVOR: No one appeared.

OPPOSED: No one appeared.

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

Signed.



Anne E. O'Connor  
Town Clerk

**TOWN BOARD MEETING**

**Town Hall**

**6/28/72**

**8:00 PM**

**Present: Co. Niehaus, D'Antoni, Lodico, Pizzatello, Supervisor Vines  
Town Clerk Anne E. O'Connor  
Town Attorney  
Deputy Town Attorney**

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

**(1972-634) Councilman D'Antoni offered the following resolution:**

**WHEREAS, the builder of the subdivision known as NORTHERLY ACRES is in the process of constructing two houses without building permits, and**

**WHEREAS, the Building Inspector of the Town of Clarkstown has directed the builder to cease further construction, and**

**WHEREAS, construction has reached the stage where the houses have been enclosed without the required customary inspections having been made of the concrete footings, the foundation, the framing, the support beams, etc., and**

**WHEREAS, it is necessary for the safety and welfare of the prospective purchasers of these homes that proper inspections be made;**

**NOW THEREFORE, be it**

**RESOLVED, that the Town Attorney is authorized to take whatever appropriate action is necessary to compel the builder of these houses to comply with the Building Code of the Town of Clarkstown and the laws of the State of New York, and be it**

**FURTHER RESOLVED, that in the event of the refusal of the builder to cooperate with the Town Attorney's Office and the Building Inspector, the Town Attorney is authorized to commence whatever action or proceeding is necessary to stop further construction of this subdivision.**

**Seconded by Councilman Lodico.**

**All voted Aye.**

**(1972-635) Councilman Niehaus offered the following resolution:**

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

**Seconded by Councilman D'Antoni.**

**All voted Aye.**

RESOLUTION ADOPTING  
LOCAL LAW NO. 4-1972

WHEREAS, a proposed local law entitled "AMENDMENT TO LOCAL LAW NO. 9-1971, ENTITLED 'A LOCAL LAW PROVIDING FOR SAFETY OF MOTOR VEHICLE OPERATION AND FOR REGULATION, MAINTENANCE AND MANAGEMENT OF SAFETY IN PUBLIC PLACES WITH RESPECT TO PARKING, INGRESS AND EGRESS AND SAFETY IN THE UPKEEPING OF PLACES ACCESSIBLE TO THE PUBLIC (EXERCISE OF THE POWERS GRANTED TO THE TOWN OF CLARKSTOWN BY ARTICLE 41 of the VEHICLE AND TRAFFIC LAW OF THE STATE OF NEW YORK)'" was introduced by Councilman Pizzutello, a member of the Town Board of the Town of Clarkstown at a Town Board meeting held June 7, 1972, and

WHEREAS, the Town Board of the Town of Clarkstown, by resolution duly adopted on the 7th day of June, 1972, directed that a public hearing be held on the 28th day of June, 1972, at 8:15 o'clock in the evening, to consider the adoption of said local law, and

WHEREAS, a notice of said public hearing was duly prepared and published in the Journal News on June 14, 1972, and posted on the signboard of the Town of Clarkstown on the 14th day of June, 1972, and

WHEREAS, copies of the proposed amendment to said local law were on the desks of the members of the Town Board on the 7th day of June, 1972, and

WHEREAS, a public hearing was held by the Town Board on the 28th day of June, 1972, at 8:15 o'clock in the evening;

NOW THEREFORE, be it

RESOLVED, that Local Law No. 4-1972 entitled "AMENDMENT TO LOCAL LAW NO. 9-1971, ENTITLED 'A LOCAL LAW PROVIDING FOR SAFETY OF MOTOR VEHICLE OPERATION AND FOR REGULATION, MAINTENANCE AND MANAGEMENT OF SAFETY IN PUBLIC PLACES WITH RESPECT TO PARKING,

CONTINUED

INGRESS AND EGRESS AND SAFETY IN THE UPKEEPING OF PLACES  
ACCESSIBLE TO THE PUBLIC (EXERCISE OF THE POWERS GRANTED TO  
THE TOWN OF CLARKSTOWN BY ARTICLE 41 OF THE VEHICLE AND  
TRAFFIC LAW OF THE STATE OF NEW YORK)" 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 of said local law being as follows:

Hon. William E. Vines, Supervisor.....AYE  
Councilman William R. Niehaus.....AYE  
Councilman Anthony D'Antoni.....AYE  
Councilman John Lodico.....AYE  
Councilman Vincent Pizzutello.....AYE

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

Dated: June 28, 1972

(1972-636) Councilman Lodico offered the following resolution:

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

Seconded by Councilman Pizzutello.

All voted Aye.

(1972-637) Councilman Richards offered the following resolution:

**RESOLVED**, that decision on proposed Zone Change and Special Permit Application Mobil Oil Corp. be RESERVED.

Seconded by Councilman D'Antoni.

All voted Aye.

(1972-638) Councilman D'Antoni offered the following resolution:

**RESOLVED**, that decision on Zone Change Application made by Monterey Gardens Co. R22 to R15 be RESERVED.

Seconded by Councilman Pizzutello.

All voted Aye.

(1972-639) Councilman Pizzutello offered the following resolution:

**RESOLVED**, that the improvement of lateral sewer facilities in the areas of the town in the vicinity of Strawberry Hill Lane and Beatrice Lane are hereby authorized to be included as part of the master benefitted sewer improvement area.

Seconded by Councilman D'Antoni.

All voted Aye.

(1972-640) Councilman Lodico offered the following resolution:

(INSERT RESOLUTION ADOPTING LL#-1972 "A LOCAL LAW PROVIDING FOR SAFETY OF MOTOR VEHICLE OPERATION, ETC.)

Seconded by Councilman Richards.

All voted Aye.

SEE PRECEDING PAGE.

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On resolution offered by Councilman D'Antoni, seconded by Councilman Pizzutello and unanimously adopted, Town Board meeting was adjourned until Wednesday, July 5<sup>th</sup>, 1972 at 8:00 PM, at which time next regularly scheduled Town Board meeting will take place.

Signet



Anne E. O'Connor  
Town Clerk