

TOWN OF CLARKSTOWN
SPECIAL TOWN BOARD MEETING
PUBLIC HEARING

Town Hall

8/28/86

8:02

Present: Supervisor Holbrook
Councilmen Carey, Lettre, Maloney, Nowicki
John Costa, Town Attorney
Patricia Sheridan, Town Clerk

RE: PETITION TO AMEND THE ZONING ORDINANCE OF THE TOWN OF CLARKSTOWN - AMERICAN CYANAMID COMPANY

On motion of Councilman Carey, seconded by Councilman Nowicki and unanimously adopted the Public Hearing was declared open, time: 8:02 P.M. Town Clerk read notice calling Public Hearing. Town Attorney testified as to proper posting and publication. The Town Attorney read the recommendation of the Planning Board:

"The Planning Board respectfully recommends that if the zone change is granted, the following shall be made a condition of such approval:

- 1) a restrictive covenant be provided that there will be a 100 ft. buffer zone to the north, east and west with no parking, no loading berths, no structures or travelway, other than a security roadway, to be permitted within the 100 ft. buffer,
- 2) any right of Lederle's to existing Yonkers Avenue to be abandoned,
- 3) all ingress/egress to be from existing Lederle drive,
- 4) drainage and runoff to be directed towards American Cyanamid property, into existing ponds which runs into the Town of Orangetown,
- 5) all equipment to be within a completely enclosed structure,
- 6) Lederle's to comply with any and all Health Dept. restrictions, in particular to provide for a fume control system if required to disburse fumes as may be required,
- 7) applicant shall return to Planning Board for site plan review and approval.

The action of the Board was to support the zone change from R-15 to LIO.

Supervisor Holbrook said he received a Petition and read as follows:

"We the residents of W. Palisades Ave. and the surrounding area oppose the American Cyanamid Company (Lederle Labs) request for rezoning the property designated on the Clarkstown Tax Map as : Map 12, Block K, Lot 6. This parcel of land is surrounded by a residential area and if construction of Light Industrial/Vaccine Producing buildings are built it would decrease our property value and create additional traffic, noise, odor and potential hazards from Lederle Labs." The Petition is signed by sixty residents of that area.

Supervisor explained the format for the Public Hearing and asked the Applicant to make his presentation.

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The following people from Lederle Laboratories introduced themselves as follows:

Richard Guterl
Gerry O'Harra -
Dr. Mary Richie -
Henry Horowitz - Planning Engineer, representing the Applicant

Mr. Horowitz said that twenty-four hours ago he made this presentation before the Planning Board and said he was sorry that people have to attend again. The information given tonight is a drawing depicting the site. The yellow indicates Phase I - a proposed \$150,000,000. complex. A portion is in the Town of Orangetown - 40% in Clarkstown. The covenants read by the Town Attorney and adopted by the Planning Board are stipulations which we have put in defending the original petition. Lederle has been sensitive to the surrounding neighborhood area and will minimize any adverse effects. The area itself is 5.6 acres and is situated in the northeast portion of Lederle Complex. The full complex as shown on the map in green is the \$150,000,000 complex which we are talking about at the present time. The rectangular portion on the map is within the Town of Clarkstown the rest is in Orangetown. He demonstrated to the Town Board where the property was located on the map. Lederle will give up any rights, title, and interest which they have in Yonkers Avenue. Under no conditions will they keep any rights to utilize Yonkers Avenue. No building line is to be closer than 100 feet to the property. Phase I which is colored yellow shows that there will be no building line to be closer than 100 feet to the nearest residents. Only 50 feet is required but Lederle has agreed to 100 feet. There will be no activity going on in the rear or side yard. Lederle is asking for a fifteen or twenty foot travel way for security purposes. The area will be fenced by Lederle. There will be no new road. The only access will be obtained from the existing site. There will be emergency doors only in the other areas. There are deciduous trees now along the periphery and these trees will be supplemented. If the Board approves we will still have to go before the Planning Board, the Architectural Board, etc. The Building will be 150,000. square feet, with 60,000 square feet in Clarkstown. The functions that will be going on in the building are, a portion will be used for offices, administration, laboratories, light manufacturing, and some product development. All of these functions are presently going on in other buildings at this time.

Mr. Horowitz then explained to the Town Board the description of the proposed building and that it would not be visible to the surrounding area. Mr. Horowitz further stated what Lederle's options were. If the Board grants Lederle's request they will proceed before the Planning Board. If not we can only do what will be allowed. He referred to an article in the Journal News and said that this is not a numbers game but if the Board felt that it makes sense, they should grant it. However, if this project is a danger to the health, safety, and welfare of the Town they should deny it. The project will be 150,000 square feet with 60,000 in the Town of Clarkstown and the cost will be \$12 Million for the structure. The taxes will be \$75,000 to 100,000 with the major portion going to the Nanuet School District.

Mr. Horowitz introduced Dr. Richie and Mr. O'Hara. Mr. O'Hara is Manager of the Biological Production and Dr. Richie is in charge of Quality Control.

Co. Maloney asked what specifically will be conducted in the Laboratory?

Jerry O'Hara said that tetanus vaccine is being produced and that was the first product ever produced by Lederle. Mr. O'Hara then went on to give a list of the various vaccines that would be produced in the Laboratory.

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Co. Nowicki asked if anything they would be developing would produce odors?

Jerry O'Hara said that there would be no odors emanating from the new facilities.

Co. Carey inquired about the composting operation.

Mr. O'Hara said they were not relocating the composting site.

Co. Nowicki asked if they were going to move the production from the present buildings or are you adding?

Mr. O'Hara said no, this would be consolidated in the facility.

Co. Carey asked about the location of the 15 foot walkway.

Mr. Horowitz said they would keep that as close to the building as they could and that would be the only intrusion. He said there would be a 10 foot walkway to be used by security police. There is to be no activity, no cars parked.

Co. Nowicki said you have oriented the building this way because, I assume, of the ease of ingress and egress to the present property. Have you considered the possibility of turning it around so that the parking area would be on the other side?

Mr. Horowitz said as it stands now they are not adding any parking area. They are making utilization of the existing parking area and there will be the same number of employees.

Supervisor Holbrook asked if the Yonkers area would be closed off.

Henry Horowitz said they would make the decision to this Board that it will be removed from the official map. That being the case then a petition to abandon would result in each of the four people abutting it, acquiring it and have title to it.

Supervisor Holbrook said Lederle's access will be abandoned and Lederle will give up title.

Henry Horowitz said yes.

Co. Lettre asked what happens if these buildings are not approved?

Mr. Horowitz said the buildings would be constructed but they would have to find some alternates.

Councilman Lettre asked what is the distance between the Orangetown border and Clarkstown?

Mr. Horowitz said between 300 and 325 feet.

Councilman Lettre said the differential then is about 200 feet.

Mr. Horowitz said building now being constructed is in Orangetown.

Councilman Lettre said the building could be 300 feet away.

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Councilman Nowicki said then it would be entirely in Orangetown with no tax benefits to Clarktown.

Henry Horowitz said not the entire complex, only the first portion of Phase I.

Councilman Nowicki asked if Orangetown had already given its permission to build?

Mr. Horowitz said not the entire complex but they have given permission on the first portion of Phase I.

Supervisor Holbrook asked if there was anyone from the public wishing to ask any questions of either the Board or Mr. Horowitz.

Appearance: Scott Crinnian
19 W. Palisades Ave.
Nanuet

He said that Mr. Horowitz mentioned the security road running in back of the building. He said he wanted to know if that road will be right up against the back of the building or will it be half way within a buffer zone or what the location will be. He said it was also mentioned that from time to time that road would be used for a rail delivery.

Mr. Guterl said the road will be located physically as close to the building as possible. As far as 15 feet access in back of the building. There is no rail delivery on that road. At least three railroad spans to the north, we do have train delivery. He said there is no train delivery to this facility.

Appearance: August Estee
Palisades Ave.
Nanuet

He said he has been living near this plant for four years and nobody has given any consideration to the odors from this plant. Will the increased production increase the odors?

Mr. Guterl said this is not a waste water treatment center nor is it a recycling facility. There will be no odors from this facility whatsoever.

Councilman Nowicki said they get the odors now. Will this new facility have the "same" odors?

Supervisor Holbrook said the question that Councilman Nowicki directs to you relates to this specific building as to what it produces now on the site as to what it will produce if this were to be approved and what type of odors would be emitted.

Mr. O'Harra said there are no odors. Everything is produced in a sealed system. By the nature of the materials vaccines that are produced are in a closed system. The odors that are emanating are not from our manufacturing entity at all.

Councilman Carey asked if he could account for the odors that originate now.

Mr. Guterl said this is not a waste water treatment plant.

Councilman Holbrook said what we have on the site presently is a sewer facility and that's what you are saying in essence accounts for the odors that people smell from time to time from the Lederle facility.

Mr. Guterl said that accounts for most of them.

Supervisor Holbrook said you are distinguishing here when you say waste water facility you are referring to the Lederle waste water facility not this particular structure. The treatment plant contributes odors. This particular plant does not contribute odors.

Appearance: Ms. Ostrowski
36 W. Palisades Ave.
Nanuet

Since I do not know what 32 feet high is, will this building be as high as the administration building? How many feet in each story?

Mr. Guterl said the maximum height is 32 feet. Most of the houses are higher than the facility. The houses on the west side of Palisades Avenue are relatively the same elevation as this facility.

Appearance: Raymond Coffee
35 W. Palisades Ave.
Nanuet

You say that nothing new is going to be produced. How close to these facilities, that are presently in existence, are they to residential areas now? This is going to be 100 or 90 feet from our property line. They rattle off a bunch of scientific names but from the little bit I know about vaccines, you have to cultivate viruses and bacteria to produce a vaccine and knowing that no security system is absolute. What would happen if that virus or bacteria escaped into the atmosphere and it is only 90 or 100 feet away from people's homes?

Mr. Guterl said he would answer the first part of that question and defer the second part to Mary. Right now they are operating within about twelve or fifteen buildings. One of the vaccines has been produced in this facility since 1909. Presently these buildings are in the midst of our plant and we have a 4,000 people population. There is no hazard either to our employees or the residents.

Mary Richie said that there is a filter system on bacteria and virus plants that is standard operating procedure. The plant is as safe as possible. Lederle is an experienced manufacturer of vaccine and their safety record attests to this.

Appearance Pat Mc Carthy
35 W. Palisades Ave.
Nanuet

She said she attended the meeting last night and wanted to know how many buildings the Planning Board approved or recommend. Was it all three or was it just Phase I.

Mr. Horowitz said the Planning Board did not approve any of the buildings. All they recommended was changing the zone for the property.

Ms. Mc Carthy asked what residences are behind Phase I. Can you tell by the street addresses where Phase I will be?

Mr. Horowitz said no. He could tell pretty close but not exactly. They would have to be Maguire, Pasqualie, McCarthy (and two others).

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Ms. McCarthy asked if that was just the first building or all the buildings?

Mr. Horowitz said that would be from the back of the first building all the way back west would eventually be zoned. That would be Phase I.

Actually there may be just two people whose lot lines would protrude would intersect with the building.

Ms. McCarthy asked if the eight acres that are destined to be rezoned does any of that go on the side of the property by the railroad tracks? Is there anything on the side of us that is going to be rezoned?

Mr. Horowitz said that Ms. McCarthy had requested a ten foot buffer. What happened last night was in discussing the existing fence that was put around the property, Lederle put the fence ten feet within their own property. So all of you may not be getting a 100 foot buffer. You are only getting 90. We are not changing anything on this. We don't have to. It's already LIO.

Ms. McCarthy said the side piece of land that goes between us and Englewood is already LIO.

Mr. Horowitz said it is already the zone which we are looking for.

Ms. McCarthy asked if Lederle has any plans for building on that.

Mr. Horowitz said no it is not shown on the map. He said even though they may have the right to do that they still can do nothing without coming to the Planning Board.

Ms. McCarthy asked why the residents were not notified of the Planning Board Meeting that was last night. They found out by the newspaper.

Supervisor Holbrook said that the Planning Board stated that if the zone change were to be approved then when it had to go back to the Planning Board, the public would be notified. Tonight is the Public Hearing and the Town Board saw to it that the public was notified.

Ms. McCarthy asked when the next phase will be built.

Mr. Guterl said no we do not know. What we intended to show here was the ultimate plan

Ms. McCarthy asked what was going to be put in the warehouse and will that cause additional noise to our area?

Mr. Guterl said that will be a storage for raw materials and finished products. The trucks will enter from the south and will not be visible to the east and west.

Ms. McCarthy asked if they will pick up at night.

Mr. Guterl said "no." Deliveries are from 8A.M.- 4:30 P.M.

Appearance: Mrs. Webber
17 W. Palisades Ave.
Nanuet

She said first of all the people that were here from

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last night will agree that the Journal News did not publish anything erroneously. You did say to us that if this was denied, you would turn it into a parking lot.

Mr. Horowitz said that is not true. The comment was not made. It is a threat that is not something that I would indulge in and certainly Lederle is too big a giant to indulge in this kind of nonsense. What I think that Mrs. Webber is referring to is the comment made by the members of the Planning Board and the consultant who tried and in their effort to get information to the public explained what the options are which was to cut it up into lots from an R-15. These are the things that they can do. The statement was made from members of the Planning Board and the consultant.

Councilman Lettre said I don't think it would be permissible to use the property for parking for cars.

Mr. Horowitz said we have a very peculiar situation here and I take an opposite point of view than do the members of the consultants of the Town. It may be an item that you have to resolve in court. Wherein that they are referring to in the ordinance indicates that in an R-15 you may have accessory parking for a nonresidential use except the use that you abide by a special permit. Their interpretation is fine if you can have accessory parking there. We still can't have accessory parking there because when that ordinance was written and there was parking for a nonresidential use and not for a committed nonresidential use.

Mrs. Webber said that we talked last night about the buffer zone. Now if it starts at the fence it would be 90 degrees and a 10 foot road in between then actually we are only going to have an 80 foot buffer zone.

Mr. Horowitz said there will be 90 feet from the fence which runs coming in on your own property 10 feet.

Mrs. Webber said the original intention was that it be used for cleaning up and fire, etc.

Councilman Nowicki asked Mrs. Webber if those 10 feet in each persons back yard been used by the property owners?

Mrs. Webber said some people store things there and some plant bushes.

Councilman Nowicki said that if to give added protection Lederle were to move the fence back to the property line and then plant evergreens on their side of the property line, would that be acceptable?

Mrs. Webber asked what causes the odor?

Supervisor Holbrook said that Lederle because of the size of the facility has a large sewer treatment plant.

Mrs. Weber said the odor came out from three to five and said it smelled like throw-up.

Supervisor said that according to what Lederle said the facilities that produce these products right now on the site contributes no odor. We do not deny that there are odors.

Mrs. Webber said they should find out what causes these odors.

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Mr. Guterl said Lederle Laboratories, the Rockland County Sewer District and the Town of Orangetown are all working to upgrade their facilities and use correct technology there. I would like to dismiss right at the top one thing that we were quoted as saying which we did not say which Mrs. Webber is upset about and that was one of the Planning Consultants suggested that we could use it as accessory use and then parking within 20 feet of their property line. He read an excerpt from the guiding principles in the manager's manual as follows: "Lederle will provide a safe and healthy work environment and will operate in the sensitivity to the needs of society in the community in which we are corporate citizens." We will not reflect that accessory parking be put into 20 feet of your property line. We will not go closer than 100 feet to the property line.

Appearance: Ann Marie Smith - Planning Board Member
Congers, New York

She said she was present at the meeting last night and on behalf of Mr. Horowitz and Mr. Shapiro I have to say that statement was not made by them. For clarification for the residents the chairman said if you have R-15 and there were homes you could have a pool right behind you; you could have noise; you could have stereos. There was no threat on the part of any of the members or the applicant and I think it is just a miscommunication.

Appearance Robert C. MacGuire
21 West Palisades Ave.
Nanuet

He said that the security lights shine in his bedroom at night.

Mr. Horowitz said that if they are beacon or high powered lights that is wrong and they should be corrected.

Mr. MacGuire said which portion of my property - both portions or what? I have one vacant lot and one without.

Mr. Horowitz said they are next door to each other. What was the question which lot is affected. It may be neither

Supervisor Holbrook asked if there were any further questions. There being no one further wishing to be heard, on motion of Councilman Nowicki, seconded by Councilman Maloney and unanimously adopted, the Public Hearing was closed, and RESOLUTION ADOPTED, time: 9:06 P.M.

Respectfully submitted,

Patricia Sheridan,
Town Clerk

RESOLUTION NO. (796-1986) ADOPTED WITH THE COVENANTS

TOWN OF CLARKSTOWN
SPECIAL TOWN BOARD MEETING

Town Hall

8/28/86

9:10

Present: Supervisor Holbrook
Councilmen Carey, Lettre, Maloney, Nowicki
John Costa, Town Attorney
Patricia Sheridan, Town Clerk

Supervisor Holbrook declared Special Town Board Meeting open. Assemblage saluted the Flag.

RESOLUTION No. (796-1986) AMENDING ZONING ORDINANCE OF THE TOWN OF CLARKSTOWN BY REDISTRICTING FROM AN R-15 DISTRICT TO AN LIO DISTRICT PROPERTY IN NANUET - PETITIONER - AMERICAN CYANAMID

Co. Maloney offered the following resolution:

WHEREAS, the Town Board of the Town of Clarkstown by resolution duly adopted on the 12th day of August, 1986, provided for a public hearing on the 28th day of August, 1986, at 8:00 P.M., to consider the application of American Cyanamid Company to amend the Zoning Ordinance of the Town of Clarkstown by redistricting the property of the Petitioner from an R-15 district to an LIO district, and

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

NOW, THEREFORE, be it

RESOLVED, that for reasons of public health, safety and welfare, the Zoning Ordinance of the Town of Clarkstown be and it hereby is amended by redistricting from an R-15 district to an LIO district, the following described property in the Hamlet of Nanuet, New York, in said Town, and be it

FURTHER RESOLVED, that this amendment shall be subject to the certified record owner providing a Declaration of Restrictive Covenant in recordable form, satisfactory to the Town Attorney, which shall provide as follows:

1. That there shall be a one hundred (100') foot buffer zone on all existing residential property of the property rezoned within which no parking, structures, or loading berths shall be constructed, and no travelway except for a gravel security roadway of limited access and use;

2. That the record owner shall extinguish and abandon any rights of egress and ingress presently owned to use undeveloped portion of Yonkers Avenue, as it now appears on the official map;

3. A Covenant that the premises to be developed upon said property shall be designed so that no equipment shall be located thereon except within a completely enclosed structure(s); and

4. A Covenant that the owner shall comply with all laws, rules, and regulations regarding the development of the site and the operation of any facilities installed thereon.

5. No railroad property will be permitted to any of the proposed buildings.

(Description on file in Town Clerk's Office)

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Seconded by Co. Lettre with the inclusion of item No. 5 set forth above.

On roll call the vote was as follows:

Co. Carey.....Abstain
Co. Lettre.....Yes
Co. Maloney.....Yes
Co. Nowicki.....Yes
Supervisor Holbrook.....Yes

RESOLUTION NO. (797-1986)

WAIVING NOTICE OF SPECIAL MEETING AND DETERMINING TO HOLD SPECIAL MEETING ON AUGUST 28, 1986

Co. Lettre offered the following resolution:

RESOLVED, that the Town Board Members hereby, as individuals and collectively, waive notice of special meeting and hereby determine to hold a special meeting on August 28, 1986 at 8:45 P.M. in Room 311 of the Town Hall of the Town of Clarkstown, 10 Maple Avenue, New City, New York, and be it

FURTHER RESOLVED, that the consent to hold such special meeting in a form annexed hereto shall be duly signed by all the Town Board Members.

Seconded by Co. Maloney

On roll call the vote was as follows:

Co. Carey.....Yes
Co. Lettre.....Yes
Co. Maloney.....Yes
Co. Nowicki.....Yes
Supervisor Holbrook.....Yes

RESOLUTION NO. (798-1986)

AUTHORIZING SUPERVISOR TO EXECUTE DEED WITH RESPECT TO SURPLUS MUNICIPAL PROPERTY - MAP 16-1, BLOCK A, LOT 26.61 - CEDAR ROAD, NANUET

Co. Lettre offered the following resolution:

WHEREAS, by deed dated October 18, 1961, the Town of Clarkstown acquired title to the premises designated on the Clarkstown Tax Map as Map 16-1, Block A, Lot 26.61, Cedar Road, Nanuet, which was the former site of Sewer Treatment Plant No. 8, and

WHEREAS, by action of the Town Board of the Town of Clarkstown on June 24, 1986, the Town of Clarkstown declared the property consisting of 1.73 acres, and described in Schedule "A" attached, as surplus municipal property, and

WHEREAS, the site of former Sewer Treatment Plant No. 8 is no longer necessary for any municipal purposes, and

WHEREAS, a current appraisal of the property indicates that its present market value is \$27,000.00, and

WHEREAS, the subject property has been offered for sale to the contiguous property owners, Eugene Maloney and Palisades Interstate Park Commission, and

WHEREAS, only Eugene Maloney has offered to purchase same at its appraisal value;

NOW, THEREFORE, be it

RESOLVED, that the property described in Schedule "A" attached is hereby declared surplus property, and be it

FURTHER RESOLVED, that the Town Board hereby sells to EUGENE MALONEY, the Town of Clarkstown's interest in the former sewer treatment plant site as described on the attached Schedule "A" for the sum of \$27,000.00, being the fair market value of said surplus property, subject to the following:

1. Any state of facts an accurate survey or personal inspection would reveal;
2. Easements, covenants, and restrictions of record, if any;
3. Zoning Ordinance of the Town of Clarkstown, and be it

FURTHER RESOLVED, that the Supervisor of the Town of Clarkstown is hereby directed to execute a deed in a form satisfactory to the Town Attorney for delivery to the purchasers in accordance with the terms of this resolution, and be it

FURTHER RESOLVED, that this resolution is subject to permissive referendum.

Seconded by Co. Maloney

On roll call the vote was as follows:

Co. Carey.....	Abstain
Co. Lettre.....	Yes
Co. Maloney.....	Yes
Co. Nowicki.....	Yes
Supervisor Holbrook.....	Yes

RESOLUTION NO. (799-1986)

AUTHORIZING SUPT. OF HIGHWAYS
TO INSTALL APPROPRIATE
PARKING RESTRICTION SIGNS ON
JEFF LANE AND SCOTT DRIVE IN
NEW CITY

Co. Lettre offered the following resolution:

RESOLVED, that parking restrictions on Jeff Lane and Scott Drive, New City, are hereby established to prevent parking between the hours of 10:00 A. M. to 4:00 P. M. on weekdays, and be it

FURTHER RESOLVED, that the Superintendent of Highways is hereby authorized to install appropriate traffic signs at the above locations.

Seconded by Co. Maloney

On roll call the vote was as follows:

Co. Carey.....	Yes
Co. Lettre.....	Yes
Co. Maloney.....	Yes
Co. Nowicki.....	Yes
Supervisor Holbrook.....	Yes

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RESOLUTION NO. (800-1986)

MEMORIALIZING JONN GRANT,
ROCKLAND COUNTY EXECUTIVE,
ROCKLAND COUNTY LEGISLATURE,
AND ROCKLAND COUNTY
SUPERINTENDENT OF HIGHWAYS TO
SCHEDULE WORK ON THE
NAURAUSHAUN BROOK AND THE
PASCACK BROOK

Co. Lettre offered the following resolution:

WHEREAS, recent heavy rains in the Town of Clarkstown during the month of July have shown that certain drainage courses under the jurisdiction of Rockland County are in need of upgrading, and

WHEREAS, the Town Board of the Town of Clarkstown is aware that the Rockland County government has plans to upgrade the drainage systems commonly referred to as the Nauraushaun Brook (Contract No. N-5A) and the Pascack Brook (Contract No. REACH A) so as to alleviate the potential for flood damage from future heavy rains, but these projects are not scheduled for completion until 1987 or later;

NOW, THEREFORE, be it

RESOLVED, that the Town Board of the Town of Clarkstown implores John T. Grant, Rockland County Executive, Rockland County Legislature, and Rockland County Superintendent of Highways, to do everything in their power to advance the construction schedule of these projects to as soon as possible.

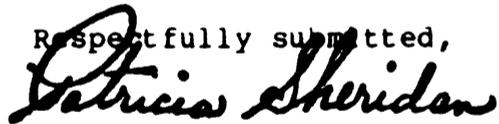
Seconded by Co. Maloney

On roll call the vote was as follows:

Co. Carey.....Yes
Co. Lettre.....Yes
Co. Maloney.....Yes
Co. Nowicki.....Yes
Supervisor Holbrook.....Yes

There being no further business to come before the Town Board, on motion of Councilman Maloney, seconded by Co. Lettre and unanimously adopted, the Special Town Board Meeting was declared closed, time: 9:18 P.M.

Respectfully submitted,



PATRICIA SHERIDAN
Town Clerk