

377

TOWN OF CLARKSTOWN
SPECIAL TOWN BOARD MEETING

Town Hall

8/5/91

8:30 P.M.

Present: Supervisor Holbrook
Council Members Kunis, Mandia and Smith
Councilman Maloney absent
Murray Jacobson, Town Attorney
Patricia Sheridan, Town Clerk

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

RESOLUTION NO. (569-1991)

SETTING PUBLIC HEARING RE:
PROPOSED LOCAL LAW WITH
RESPECT TO RETIREMENT
INCENTIVE PROGRAM

Co. Smith offered the following resolution:

WHEREAS, Councilwoman Smith, a member of the Town Board of the Town of Clarkstown, has introduced a proposed local law entitled,

"A LOCAL LAW ELECTING A RETIREMENT INCENTIVE PROGRAM
AS AUTHORIZED BY CHAPTER 178, LAWS OF 1991 FOR THE
ELIGIBLE EMPLOYEES OF THE TOWN OF CLARKSTOWN"

NOW, THEREFORE, be it

RESOLVED, that a public hearing pursuant to Section 20 of the Municipal Home Rule Law, be had at the Auditorium of the Town Hall, 10 Maple Avenue, New City, New York, on August 13, 1991 at 8:15 P.M., or as soon thereafter as possible, relative to such proposed local law, and be it

FURTHER RESOLVED, that notice of the time, place and purpose of such hearing shall be published in the Journal News, the official newspaper of the Town of Clarkstown and posted in the manner provided by law, and be it

FURTHER RESOLVED, that the Town Attorney prepare notice of said hearing and that the Town Clerk cause the same to be published and posted as aforesaid and file proof thereof in the Office of the said Clerk.

Seconded by Co. Mandia

On roll call the vote was as follows:

Councilman Kunis.....Yes
Councilman Mandia.....Yes
Councilwoman Smith.....Yes
Supervisor Holbrook.....Yes

RESOLUTION NO. (570-1991)

AUTHORIZING SUPERVISOR TO
ENTER INTO LEASE AGREEMENT
WITH IBM - CHARGE TO
ACCOUNT NO. A 3120-402

Co. Smith offered the following resolution:

RESOLVED, that the Town Board hereby authorizes the Supervisor to enter into a lease agreement with IBM for computer equipment, for a term of thirty-six months, at a cost of \$1,874.00 per month, and be it

FURTHER RESOLVED, that the lease agreement shall be in a form satisfactory to the Town Attorney, and be it

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RESOLUTION NO. (570-1991) Continued

FURTHER RESOLVED, that the cost of said equipment shall be charged to Account No. A-3120-402.

Seconded by Co. Mandia

On roll call the vote was as follows:

Councilman Kunis.....Yes
Councilman Mandia.....Yes
Councilwoman Smith.....Yes
Supervisor Holbrook.....Yes

RESOLUTION NO. (571-1991)

CORRECTING ADJUSTED BASE PROPORTIONS FOR CERTIFICATION TO STATE BOARD OF EQUALIZATION AND ASSESSMENT

Co. Smith offered the following resolution:

RESOLVED, that the Town Board, in accordance with the provisions of Section 1903 of the Real Property Tax Law, hereby establishes the base percentages, current percentages and current base proportions for the levy of taxes on the 1991 Assessment Roll for the Town of Clarkstown, and be it

FURTHER RESOLVED, that said figures for percentages and proportions are attached.

Seconded by Co. Mandia

On roll call the vote was as follows:

Councilman Kunis.....Yes
Councilman Mandia.....Yes
Councilwoman Smith.....Yes
Supervisor Holbrook.....Yes

RESOLUTION NO. (572-1991)

AUTHORIZING PAYMENT FOR PURCHASE OF PERMANENT EASEMENT ON CHRISTIAN HERALD ROAD, VALLEY COTTAGE

Co. Smith offered the following resolution:

RESOLVED, that the Town Board hereby authorizes the Comptroller to pay, with interest from July 30, 1991, the following property owners or their successors for property that they are conveying to the Town of Clarkstown.

<u>OWNER</u>	<u>PART OF TAX LOT</u>	<u>SQ. FT.</u>	<u>PRICE</u>
Alexandra Anastasiades and Anthony Lanaras	122-A-7.1	913	\$ 500.00
Victoria Perrotta	122-B-1.3	2,124	1,000.00
John E. Perrotta, Jr.	122-B-1.4	800	500.00
John E. Perrotta, Jr. and Victoria Ann Perrotta	122-B-1.5	1,501	500.00

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RESOLUTION NO. (572-1991) Continued

<u>OWNER</u>	<u>PART OF TAX LOT</u>	<u>SQ. FT.</u>	<u>PRICE</u>
Robert C. and Mildren E. Wren	122-B-2	500	500.00
Gus Zacharakis	122-B-3	1,041	
Eugene M. and Neva M. Powell	122-C-1	395	500.00
Valley Cottage Free Library	123-B-3	7,994	2,000.00

Seconded by Co. Mandia

On roll call the vote was as follows:

Councilman Kunis.....Yes
 Councilman Mandia.....Yes
 Councilwoman Smith.....Yes
 Supervisor Holbrook.....Yes

On motion of Councilman Mandia, seconded by Councilman Kunis and unanimously adopted, the Special Town Board Meeting was closed, time: 8:35 P.M.

On motion of Councilman Mandia, seconded by Councilwoman Smith and unanimously adopted, the Special Town Board Meeting was reopened, time: 10:30 P.M. Councilman Maloney had arrived in time for discussion and vote on this resolution.

RESOLUTION NO. (573-1991)

REFERRING AMENDMENT TO
ZONING ORDINANCE TO
CLARKSTOWN PLANNING BOARD
AND ROCKLAND COUNTY
COMMISSIONER OF PLANNING
(FLOOR AREA RATIO OF
BUILDING)

Co. Maloney offered the following resolution:

WHEREAS, a comprehensive amendment to the Zoning Ordinance of the Town of Clarkstown was adopted on June 30, 1967, and further amended from time to time, and

WHEREAS, the Town Board of the Town of Clarkstown is considering to further amend said Zoning Ordinance;

NOW, THEREFORE, be it

RESOLVED, that the following proposed amendment to the Zoning Ordinance be referred to the Clarkstown Planning Board and the Rockland County Commissioner of Planning for their recommendation and report.

Amend §106-3. Definitions from:

"Floor Area Ratio of a Building - The floor area in square feet of all buildings on a lot, divided by the areas of such lot in square feet."

to read as follows:

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RESOLUTION NO. (573-1991) Continued

"Floor Area Ratio of a Building -

(1) For single family detached residences, the floor area (whether finished or unfinished) in square feet of all buildings on a lot, divided by the area of such lot in square feet. For purposes of this definition: attics are not included; covered porches are included; and 50% of space below ground level (not including crawl spaces with less than 5 foot headroom) is included.

(2) For all other buildings, the floor area (whether finished or unfinished) in square feet of all buildings on a lot, excluding areas used for underground internal parking, divided by the area of such lot in square feet."

Amend §106-10B, Table 16 of the General Bulk Regulations, regarding Floor Area Ratio in the Single-Family Residential Zoning as follows:

<u>ZONE</u>	<u>PRESENT</u>	<u>PROPOSED</u>
R-160	0.05	0.10
R-80	0.10	0.15
R-40	0.15	0.25
R-22	0.20	0.30
R-15	0.20	0.35
R-10	0.25	0.35

and be it

FURTHER RESOLVED, that pursuant to State Environmental Quality Review Act, the proposed Amendment to the Zoning Ordinance is an unlisted action. The only environmental impact that has been identified is that single family homes may be larger. The Town Board hereby determines that the proposed Amendment to the Zoning Ordinance shall not have a significant impact on the environment.

Seconded by Co. Smith

On roll call the vote was as follows:

- Councilman Kunis.....Yes
- Councilman Maloney.....Yes
- Councilman Mandia.....Yes
- Councilwoman Smith.....Yes
- Supervisor Holbrook.....Yes

On motion of Councilman Maloney, seconded by Councilwoman Smith and unanimously adopted, the Special Town Board Meeting was declared closed, time: 10:32 P.M.

Respectfully submitted,
Patricia Sheridan
PATRICIA SHERIDAN,
Town Clerk