

Supervisor Walters stated that the Town Board has asked the Town Engineer to make a map, plan and report for Town-wide drainage.

Due to all the problems with planning and zoning since adoption of our Master Plan, the Town Board has decided to engage the same man who did the original Master plan to bring it up to date.

The Supervisor also announced that 63 building permits had been issued during the month of September with estimated construction of \$7,347,477.

Motion # 177

Decision - Ricky Ceasar, Western Turnpike, R-15 to B-1 - Public Hearing on this rezoning request was held on August 8, 1972. The majority of the Planning Board recommends approval on the grounds that the property was apparently zoned for business for some seven years prior to the present Master Plan. A Minority of the Board recommend against such rezoning, citing the traffic and safety hazard at the point in question as well as possible pollution of the Hungerkill. Councilman Amato moved that rezoning from R-15 to B-1 on 2340 Western Avenue be denied because of increased traffic and safety hazards and possible pollution of the Hungerkill as the property adjoins the Hungerkill. Councilman Cropsey seconded the motion with the following roll call vote:

Councilman Cropsey	aye
Councilwoman Porter	aye
Councilman McNiven	aye
Councilman Amato	aye
Supervisor Walters	aye

The following excerpt was read from a letter to the Supervisor dated October 10, 1972 from Joseph J. Rose, Chairman of the Planning Board.

"All of the rezoning requests with respect to McKownville pertain to areas on the northerly side of Western Avenue and all appear to be within Zoning District No. 49, which, under our present zoning and Master Plan, is currently zoned R-10. The Planning Board has also made a site inspection of these parcels. In addition, we held an informal meeting with officers and members of the McKownville Improvement Association at which meeting Dr. Mastrianni and his engineer, Mr. Seeley, were present and participated.

REGULAR MEETING

OCTOBER 10, 1972 - 8:00 P.M.

While Dr. Harff was not present at that meeting he had appeared before our Board previously, to present his specific plans and we again interviewed him on his premises during the course of our site investigation.

Rissacher -- Harff -- Mastrianni -- Quadrini - (R-10 to B-1)

With respect to all four of these applications for rezoning in McKownville, the Planning Board unanimously recommends against any rezoning from existing residential. We feel that the preservation of one-family residential zoning in this area is important and that any change would violate the spirit as well as the letter of our Master Plan. We have attempted to determine if some solution with respect to the three physicians is possible. We have reached no conclusions at this point, other than to recommend unanimously against any rezoning from the presently existing Residential classification."

Decision - Dr. George Harff, 1 Parkwood Street R-10 to B-1

Public Hearing on this rezoning request was held on August 8, 1972. Councilman McNiven moved that rezoning from R-10 to B-1 of 1 Parkwood St. be denied based on the recommendation of the Planning Board because this is a one family area and rezoning would violate the spirit of the Master Plan. The motion was seconded by Councilman Cropsey with the following roll call vote:

Councilman Cropsey	aye
Councilwoman Porter	aye
Councilman McNiven	aye
Councilman Amato	aye
Supervisor Walters	aye

Decision - Dr. Jean Rissacher, 1451 Western Ave. R-10 to B-1

Public Hearing on this rezoning request was held on September 12, 1972. Councilwoman Porter moved that rezoning of 1451 Western Ave. from R-10 to B-1 be denied in accordance with the recommendation of the Planning Board. Motion was seconded by Roy McNiven with following roll call vote:

Councilman Cropsey	aye
Councilwoman Porter	aye
Councilman McNiven	aye
Councilman Amato	aye
Supervisor Walters	aye

Decision - Dr. Anthony Mastrianni, 1461 Western Ave. R-10 to B-1

Public Hearing on this rezoning request was held on September 12, 1972.

Motion #178

Motion #179

Motion #180

REGULAR MEETING

OCTOBER 10, 1972 - 8:00 P.M.

#180

Councilman Cropsey moved that request for rezoning of 1461 Western Ave. from R-10 to B-1 be denied in compliance with recommendation from the Planning Board and more specifically because of the spot zoning that would result. Councilman McNiven seconded the motion with the following roll call vote:

Councilman Cropsey	aye
Councilwoman Porter	aye
Councilman McNiven	aye
Councilman Amato	aye
Supervisor Walters	aye

Motion #181

Decision - Armand Quadrini, 1245 Western and 1247 Western Ave. from R-10 to B-1 - Public Hearing on this rezoning request was held on September 12, 1972. Councilman Amato moved that in accordance with recommendation from the Planning Board that application for rezoning from R-10 to B-1 on 1245 and 1247 Western Ave. be denied. Councilman Cropsey seconded motion with the following roll call vote:

Councilman Cropsey	aye
Councilwoman Porter	aye
Councilman McNiven	aye
Councilman Amato	aye
Supervisor Walters	aye

Motion #182

Decision - Luigi Serafini - three parcels of land from R-20 to R-10.

Two parcels border Old State Road near Siver Road and the third is located in vicinity of Lydius St. near the West Shore Railroad. The Public Hearing on this rezoning request was held on August 8, 1972. Following excerpt from letter to Supervisor Walters from the Chairman of the Planning Board dated October 10, 1972 was read:

"The Board unanimously recommends against the rezoning of all three (3) parcels on the grounds that it would violate our Master Plan by creating a large R-10 tract in an area which is otherwise completely zoned R-20; that it is not good land usage; that there are no utilities and that difficult traffic conditions would be created if high densities were to be permitted. It was suggested that the applicant reapply with respect to Parcel 3, in the event that a Planned Unit Development Ordinance be adopted at which time his detailed proposals could be studied."