

Town Board Meeting Agenda

TOWN OF WALLKILL
February 22, 2018

TOWN BOARD MEETING
TIME: 7:30 PM

Pledge of Allegiance

7:25 Public Hearings

1. Extend Cold War Veterans' Exemption
 2. Create Disabled Persons Exemption
 3. Regarding the Placement of Stop Signs at Intersections of Rolling Meadows Road with Black Stallion Court & Columbine Court.
- Public Information Meeting-Resource Recovery Center

Moment of Silence: Angelo Velez – Father of Barbara Alvarez's President of Police Community Council

1. PUBLIC PARTICIPATION ON AGENDA ITEMS BELOW ONLY (3 MINUTES EACH INDIVIDUAL)
2. CORRESPONDENCE:
 - Thank You Bonnie Brae Drive
3. RESOLUTIONS:
 1. Resolution Adopting Cold War Exemption Extension Law.
 2. Resolution Adopting Disabled Persons Exemption Law.
 3. Resolution Adopting Stop Sign Law.
 4. Resolution Authorizing the Supervisor to Execute a Memorandum of Agreement With the Police Benevolent Association With Respect to Establishing a Sick Leave Bank for a Member of the Police Department.
 5. Resolution Authorizing the Commissioner of Public Works to Advertise for Bids for Solid Waste Bulk Pick Up.
 6. Resolution Authorizing the Supervisor to Execute an Inter-Agency Cooperative Agreement with Orange County & Local Law Enforcement Agencies for the Formation of a Drug Task Force for 2018.
 7. Resolution Authorizing Purchase of Real Property Within the Town.
4. COMMITTEE REPORTS
5. COUNCILMAN'S COMMENTS:
6. SUPERVISOR'S COMMENTS:
7. TOWN CLERK'S COMMENTS:
8. COMMISSIONERS/POLICE CHIEF REPORTS:
9. PUBLIC PARTICIPATION (5 MINUTES EACH INDIVIDUAL)
10. MOTION TO ADJOURN

**THE TOWN OF WALLKILL
TOWN BOARD**

ROLL CALL VOTE

The following was presented

By: _____

Sec'd by: _____

Date of Adoption: _____

Names	Ayes	Noes	Abstain	Absent
<i>Supervisor</i> Mr. Diana				
<i>Councilman</i> Mr. Coyne				
<i>Councilman</i> Mr. Valentin				
<i>Councilman</i> Mr. Meyer				
<i>Councilman</i> Mr. Johnson				
TOTAL				

**RESOLUTION OF THE WALLKILL TOWN BOARD ADOPTING LOCAL LAW NO. 1
OF 2018 AMENDING CHAPTER 216 OF THE TOWN CODE WITH RESPECT TO
EXTENDING COLD WAR VETERANS TAX EXEMPTIONS**

WHEREAS, the Town Board of the Town of Wallkill wishes to enact a Local Law amending Chapter 216, Article IV of the Town Code to remove the ten-year limitation on the real property tax exemption provided to Cold War Veterans authorized by Real Property Tax Law Section 458-b; and

WHEREAS, this action is not an action subject to review under the State Environmental Quality Review Act ("SEQRA") pursuant to Part 617.5(c)(16) and (27) of the regulations implementing SEQRA;

WHEREAS, a public hearing was held on February 22, 2018 to assist in the Town's consideration of the adoption of said Local Law and the public hearing was closed that same night; and

WHEREAS, the Town Board has considered the matters that were discussed at the public hearing; and

WHEREAS, the Town Board of the Town of Wallkill has determined that the adoption of the aforesaid Local Law is in the best interest of the residents of the Town; and

Resolution No. :_of 2018

NOW, THEREFORE, BE IT HEREBY

RESOLVED, that the Town Board of the Town of Wallkill hereby adopts said Local Law No. 1 of 2018, entitled “**A LOCAL LAW AMENDING TOWN CODE CHAPTER 216, ARTICLE IV ALLOWING THE EXERCISING OF CERTAIN OPTIONS WITH RESPECT TO A REAL PROPERTY TAX EXEMPTION FOR COLD WAR VETERANS AS AUTHORIZED BY REAL PROPERTY TAX LAW SECTION 458-b**”, a copy of which is attached hereto and made a part of this resolution; and be it further

RESOLVED, that the Town Clerk be and she hereby is directed to enter said Local Law in the minutes of this meeting and in the Local Law Book of the Town of Wallkill and to give due notice of the adoption of said Local Law to the Secretary of State of New York.

**BY ORDER OF THE TOWN BOARD OF THE
TOWN OF WALLKILL, NEW YORK.**

Dated: February 22, 2018

Louisa M. Ingrassia, Town Clerk

TOWN OF WALLKILL

LOCAL LAW NO. 1 OF 2018

A LOCAL LAW AMENDING TOWN CODE CHAPTER 216, ARTICLE IV ALLOWING THE EXERCISING OF CERTAIN OPTIONS WITH RESPECT TO A REAL PROPERTY TAX EXEMPTION FOR COLD WAR VETERANS AS AUTHORIZED BY REAL PROPERTY TAX LAW SECTION 458-b.

Be it enacted by the Town Board of the Town of Wallkill, County of Orange, State of New York, as follows:

Section 1. Purpose.

This Local Law is enacted for the purpose of To remove the ten-year limitation on the exemption provided for by Town of Wallkill Local Law Number 2 of 2008 in relation to a real property tax exemption for Cold War Veterans authorized by Real Property Tax Law Section 458-b.

Section 2. Amendment.

The portion of the Town of Wallkill Town Code entitled **Chapter 216. TAXATION** shall be and hereby is amended by this Local Law as follows:

Add New Section 216-12 as follows:

§ 216-12 EXEMPTION PERIOD:

As authorized by Chapter 290 of the Laws of 2017 of the State of New York, which amended Subparagraph (iii) of paragraph (c) of subdivision 2 of Section 458-b of the Real Property Tax Law, the exemption previously authorized by the Town Board under Local Law Number 2 of 2008 and Town Code Section Chapter 216, Article IV shall apply to qualifying owners of qualifying real property for as long as such person(s) remain qualifying owners, without regard to the previously existing ten-year limitation set forth in Real Property Tax Law Section 458-b.

Section 3. Severability

If any part or provision of this Local Law or the application thereof to any person or circumstance be adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part or provision or application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of this Local Law or the application thereof to other persons or circumstances, and the Town Board of the Town of Wallkill hereby declares that it would have passed this Local Law or the remainder thereof had such invalid application or invalid provision been apparent.

Section 4. Repeal

All ordinances, local laws and parts thereof inconsistent with this Local Law are hereby repealed.

Section 5. Authority

This Local Law is enacted pursuant to the Municipal Home Rule Law. This Local Law shall supersede the provisions of Town Law to the extent it is inconsistent with the same, and to the extent permitted by the New York State Constitution, the Municipal Home Rule Law, or any other applicable statute.

Section 5. Effective Date

This law shall become effective upon filing with the office of the New York State Secretary of State in accordance with section 27 of the Municipal Home Rule Law.

**THE TOWN OF WALLKILL
TOWN BOARD**

ROLL CALL VOTE

The following was presented
By: _____
Sec'd by: _____
Date of Adoption: _____

Names	Ayes	Noes	Abstain	Absent
<i>Supervisor</i> Mr. Diana				
<i>Councilman</i> Mr. Coyne				
<i>Councilman</i> Mr. Valentin				
<i>Councilman</i> Mr. Meyer				
<i>Councilman</i> Mr. Johnson				
TOTAL				

**RESOLUTION OF THE WALLKILL TOWN BOARD ADOPTING LOCAL LAW NO. 2
OF 2018 AMENDING CHAPTER 216 OF THE TOWN CODE WITH RESPECT TO
CREATING DISABLED PERSONS EXEMPTIONS**

WHEREAS, the Town Board of the Town of Wallkill wishes to enact a Local Law amending the Town Code to create certain tax exemptions for eligible disabled persons with limited incomes as authorized by Real Property Tax Law Section 459-c;

WHEREAS, this action is not an action subject to review under the State Environmental Quality Review Act ("SEQRA") pursuant to Part 617.5(c)(16) and (27) of the regulations implementing SEQRA;

WHEREAS, a public hearing was held on February 22, 2018 to assist in the Town's consideration of the adoption of said Local Law and the public hearing was closed that same night; and

WHEREAS, the Town Board has considered the matters that were discussed at the public hearing; and

WHEREAS, the Town Board of the Town of Wallkill has determined that the adoption of the aforesaid Local Law is in the best interest of the residents of the Town; and

Resolution No. :_of 2018

NOW, THEREFORE, BE IT HEREBY

RESOLVED, that the Town Board of the Town of Wallkill hereby adopts said Local Law No. 2 of 2018, entitled “**A LOCAL LAW PROVIDING FOR A TAX EXEMPTION UPON REAL PROPERTY BASED UPON THE MAXIMUM INCOME EXEMPTION ELIGIBILITY LEVEL FOR PERSONS WITH DISABILITIES AND WITH LIMITED INCOMES, PURSUANT TO SECTION 459-c OF THE REAL PROPERTY TAX LAW**”, a copy of which is attached hereto and made a part of this resolution; and be it further

RESOLVED, that the Town Clerk be and she hereby is directed to enter said Local Law in the minutes of this meeting and in the Local Law Book of the Town of Wallkill and to give due notice of the adoption of said Local Law to the Secretary of State of New York.

**BY ORDER OF THE TOWN BOARD OF THE
TOWN OF WALLKILL, NEW YORK.**

Dated: February 22, 2018

Louisa M. Ingrassia, Town Clerk

TOWN OF WALLKILL

LOCAL LAW NO. 2 OF 2018

**A LOCAL LAW PROVIDING FOR A TAX EXEMPTION UPON REAL PROPERTY
BASED UPON THE MAXIMUM INCOME EXEMPTION ELIGIBILITY LEVEL FOR
PERSONS WITH DISABILITIES AND WITH LIMITED INCOMES, PURSUANT TO
SECTION 459-c OF THE REAL PROPERTY TAX LAW**

Be it enacted by the Town Board of the Town of Wallkill, County of Orange, State of New York, as follows:

Section 1. Purpose.

This Local Law is enacted for the purpose of providing a tax exemption upon real property based upon the maximum income eligibility level for persons who are disabled and whose income is limited by reason thereof, to the maximum extent allowed by Section 459-c of the Real Property Tax Law.

Section 2. Amendment.

The portion of the Town of Wallkill Town Code entitled **Chapter 216. TAXATION** shall be and hereby is amended by this Local Law as follows:

Add New Article VII Entitled: “Disabled Persons Tax Exemption” as follows:

§ 216-23 Purpose and Intent.

It is the intent and purpose of this article to afford qualifying Disabled Persons in the Town of Wallkill certain tax exemptions as authorized under § 459-c of the Real Property Tax Law in this state.

§ 216-24 Base Income Level.

As provided in Paragraph 5. (a) of Real Property Tax Law, Section 459-c, the value (M) as it is used herein with respect to annual income shall be Twenty Nine Thousand (\$29,000) Dollars.

§ 216-25 Exemptions Allowed.

The following chart shall apply for calculating disability exemption limits in relation to annual income:

<u>Annual Income Range</u>	<u>Percentage Assessed Valuation Exempt from Taxation</u>
Less than \$29,000)	50%
\$29,000.01 but less than \$29,999.99	45%
\$30,000.00 but less than \$30,999.99	40%
\$31,000.00 but less than \$31,999.99	35%
\$32,000.00 but less than \$32,899.99	30%
\$32,900.00 but less than \$33,799.99	25%
\$33,800.00 but less than \$34,699.99	20%
\$34,700.00 but less than \$35,599.99	15%
\$35,600.00 but less than \$36,499.99	10%
\$36,500.00 but less than \$37,399.99	5%

Section 3. Severability

If any part or provision of this Local Law or the application thereof to any person or circumstance be adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part or provision or application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of this Local Law or the application thereof to other persons or circumstances, and the Town Board of the Town of Wallkill hereby declares that it would have passed this Local Law or the remainder thereof had such invalid application or invalid provision been apparent.

Section 4. Repeal

All ordinances, local laws and parts thereof inconsistent with this Local Law are hereby repealed.

Section 5. Authority

This Local Law is enacted pursuant to the Municipal Home Rule Law. This Local Law shall supersede the provisions of Town Law to the extent it is inconsistent with the same, and to the extent permitted by the New York State Constitution, the Municipal Home Rule Law, or any other applicable statute.

Section 6. Effective Date

This law shall become effective upon filing with the office of the New York State Secretary of State in accordance with section 27 of the Municipal Home Rule Law.

**THE TOWN OF WALLKILL
TOWN BOARD**

ROLL CALL VOTE

The following was presented
 By: _____
 Sec'd by: _____
 Date of Adoption: _____

Names	Ayes	Noes	Abstain	Absent
<i>Supervisor</i> Mr. Diana				
<i>Councilman</i> Mr. Coyne				
<i>Councilman</i> Mr. Valentin				
<i>Councilman</i> Mr. Meyer				
<i>Councilman</i> Mr. Johnson				
TOTAL				

**RESOLUTION OF THE WALLKILL TOWN BOARD ADOPTING LOCAL LAW NO. 3
OF 2018 AMENDING THE TOWN CODE OF THE TOWN OF WALLKILL TO
ESTABLISH STOP INTERSECTIONS AT THE INTERSECTIONS OF**

- 1. ROLLING MEADOWS ROAD AND BLACK STALLION COURT**
- 2. ROLLING MEADOWS ROAD AND COLUMBINE COURT**

WHEREAS, Chapter 233-4 of the Town Code of the Town of Wallkill regulates stop intersections in the Town of Wallkill; and

WHEREAS, a public hearing was held on February 22, 2018 at 7:25 p.m. to assist in the Town’s consideration of the need to establish stop intersections at the intersections of: i) Black Stallion Court and Rolling Meadows Road; and ii) Columbine Court and Rolling Meadows Road, and the public hearing was closed that same night; and

WHEREAS, the Town Board of the Town of Wallkill has determined that establishing the aforesaid stop intersections is in the best interest of the general public safety and welfare; and

WHEREAS, this action is not an action subject to review under the State Environmental Quality Review Act (“SEQRA”) pursuant to Part 617.5(c)(16) and (27) of the regulations implementing SEQRA;

Resolution No. :_of 2018

NOW, THEREFORE, BE IT HEREBY

RESOLVED, that the Town Board of the Town of Wallkill hereby adopts said Local Law No. 3 of 2018, entitled “**A LOCAL LAW AMENDING CHAPTER 233, SECTION 4 OF THE TOWN CODE OF THE TOWN OF WALLKILL, NEW YORK, DESIGNATING THE INTERSECTIONS OF ROLLING MEADOWS ROAD AND BLACK STALLION COURT ROLLING MEADOWS ROAD AND COLUMBINE COURT AS STOP INTERSECTIONS IN THE TOWN OF WALLKILL**”, a copy of which is attached hereto and made a part of this resolution; and be it further

RESOLVED, that the Town Clerk be and she hereby is directed to enter said Local Law in the minutes of this meeting and in the Local Law Book of the Town of Wallkill and to give due notice of the adoption of said Local Law to the Secretary of State of New York; and be it further

RESOLVED, that upon the effective date of this Local Law, the Commissioner of Public Works or his designee is hereby directed to install all appropriate signage to effectuate the intent of this Local Law.

**BY ORDER OF THE TOWN BOARD OF THE
TOWN OF WALLKILL, NEW YORK.**

Dated: February 22, 2018

Louisa M. Ingrassia, Town Clerk

TOWN OF WALLKILL

LOCAL LAW NO. 3 OF 2018

**A LOCAL LAW AMENDING CHAPTER 233, SECTION 4
OF THE TOWN CODE OF THE TOWN OF WALLKILL, NEW YORK,
DESIGNATING THE INTERSECTIONS OF**

- 1. ROLLING MEADOWS ROAD AND BLACK STALLION COURT**
- 2. ROLLING MEADOWS ROAD AND COLUMBINE COURT**

AS STOP INTERSECTIONS IN THE TOWN OF WALLKILL

Be it enacted by the Town Board of the Town of Wallkill, County of Orange, State of New York, as follows:

Section 1. This Local Law is enacted pursuant to Section 1660 of the NYS Vehicle and Traffic Law for the purpose of effecting public safety at the intersection of Salisbury Road and St. James Drive.

The Town of Wallkill Code **Chapter 233. VEHICLES AND TRAFFIC.**
Section 233-4. Stop Intersections shall be and hereby is amended by this Local Law as follows:

Add to the list of enumerated locations the following text:

Stop Sign on	Direction of Travel	At Intersection of
Black Stallion Court	Westerly	Rolling Meadows Road
Columbine Court	Westerly	Rolling Meadows Road

Section 2. Separability

If any part or provision of this Local Law or the application thereof to any person or circumstance be adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part or provision or application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of this Local Law or the application thereof to other persons or circumstances, and the Town Board of the Town of Wallkill hereby declares that it would have passed this Local Law or the remainder thereof had such invalid application or invalid provision been apparent.

Section 3. Repeal

All ordinances, local laws and parts thereof inconsistent with this Local Law are hereby repealed.

Section 4. Effective Date

This Local Law shall take effect immediately upon filing in the office of the New York State Secretary of State in accordance with section 27 of the Municipal Home Rule Law.

Resolution No.: ____ of 2018

**THE TOWN OF WALLKILL
TOWN BOARD**

ROLL CALL VOTE

The following was presented
By _____
Sec'd by _____
Date of Adoption _____

Names	Ayes	Noes	Abstain	Absent
<i>Supervisor</i> Mr. Diana				
<i>Councilman</i> Mr. Coyne				
<i>Councilman</i> Mr. Valentin				
<i>Councilman</i> Mr. Meyer				
<i>Councilman</i> Mr. Johnson				
TOTAL				

**RESOLUTION OF THE TOWN BOARD OF THE TOWN OF WALLKILL
AUTHORIZING THE TOWN SUPERVISOR TO EXECUTE
A MEMORANDUM OF AGREEMENT WITH THE TOWN OF WALLKILL POLICE
BENEVOLENT ASSOCIATION WITH RESPECT TO ESTABLISHING A SICK LEAVE
BANK FOR A MEMBER OF THE POLICE DEPARTMENT**

WHEREAS, a member of the Town of Wallkill Police Department was injured in a non-work-related incident and is expected to be out on leave for a period of time in excess of the number of days that said member has accrued for sick, vacation and personal leave time; and

WHEREAS, the Town of Wallkill Police Benevolent Association ("PBA") has requested that the Town consent to the establishment of a "sick bank" for this particular PBA member in order for other members to donate some of their accumulated sick time to the injured member, and the Town Board is amenable to said request,

NOW, THEREFORE, IT IS HEREBY

RESOLVED that the Town Board of the Town of Wallkill hereby authorizes the Town Supervisor to execute a sick bank agreement with the PBA for the specific injured officer, subject to review of said agreement by the Town Attorney.

**THE TOWN OF WALLKILL
TOWN BOARD**

ROLL CALL VOTE

The following was presented
 By _____
 Sec'd by _____
 Date of Adoption _____

Names	Ayes	Noes	Abstain	Absent
<i>Supervisor</i> Mr. Diana				
<i>Councilman</i> Mr. Coyne				
<i>Councilman</i> Mr. Valentin				
<i>Councilman</i> Mr. Meyer				
<i>Councilman</i> Mr. Johnson				
TOTAL				

**RESOLUTION OF THE TOWN BOARD OF THE TOWN OF WALLKILL
AUTHORIZING THE COMMISSIONER OF PUBLIC WORKS TO ADVERTISE FOR
BIDS FOR SOLID WASTE BULK PICK-UP WITHIN THE TOWN**

WHEREAS, the Town of Wallkill wishes to solicit proposals from solid waste hauling companies to provide bulk pick-up services within the Town; and

WHEREAS, it is necessary to solicit bids for the project in order to insure that the Town selects the lowest responsible bidder in accordance with New York State law,

NOW, THEREFORE, LET IT BE HEREBY

RESOLVED, as follows:

1. That the Town Board hereby authorizes and directs the Commissioner of Public Works to issue a Request for Proposals from vendors to furnish all labor, equipment and materials necessary to provide solid waste bulk pick-up services to residents of the Town of Wallkill;
2. The Commissioner of Public Works shall thereafter report back to the Town Board with the results of said bids.

**THE TOWN OF WALLKILL
TOWN BOARD**

ROLL CALL VOTE

The following was presented
 By _____
 Sec'd by _____
 Date of Adoption _____

Names	Ayes	Noes	Abstain	Absent
<i>Supervisor</i> Mr. Diana				
<i>Councilman</i> Mr. Coyne				
<i>Councilman</i> Mr. Valentin				
<i>Councilman</i> Mr. Meyer				
<i>Councilman</i> Mr. Johnson				
TOTAL				

**RESOLUTION OF THE TOWN BOARD OF THE TOWN OF WALLKILL
AUTHORIZING THE TOWN SUPERVISOR TO EXECUTE
AN INTER-AGENCY COOPERATIVE AGREEMENT WITH THE ORANGE COUNTY
DISTRICT ATTORNEY’S OFFICE, ORANGE COUNTY SHERIFF’S OFFICE AND
OTHER LOCAL LAW ENFORCEMENT AGENCIES WITH RESPECT TO THE
FORMATION OF THE ORANGE COUNTY DRUG TASK FORCE FOR 2018**

WHEREAS, the Town of Wallkill wishes to continue its participation in the Orange County Drug Task Force, which is an initiative of the Orange County District Attorney, to combat the presence of illegal drugs within Orange County; and

WHEREAS, in order to participate in this initiative, it is necessary for the Town to enter into an inter-agency cooperative agreement under which the Town would contribute resources to the task force in the form of personnel, vehicles and equipment as needed in return for a greater law enforcement presence within the Town to discourage the distribution and sale of illegal drugs; and

WHEREAS, the Town Board of the Town of Wallkill believes it is in the best interest of the health, safety and welfare of the citizens of the Town to enter into the subject inter-agency agreement,

NOW, THEREFORE, IT IS HEREBY

RESOLVED that the Town Board of the Town of Wallkill hereby authorizes the Town Supervisor to execute an inter-agency cooperative agreement with the Orange County District Attorney’s Office, Orange County Sheriff’s Office and other local law enforcement agencies with respect to the Orange County Drug Task Force for the calendar year 2018, subject to review of said agreement by the Town Attorney.

**THE TOWN OF WALLKILL
TOWN BOARD**

ROLL CALL VOTE

The following was presented
 By: _____
 Sec'd by: _____
 Date of Adoption: _____

Names	Ayes	Noes	Abstain	Absent
<i>Supervisor</i> Mr. Diana				
<i>Councilman</i> Mr. Coyne				
<i>Councilman</i> Mr. Valentin				
<i>Councilman</i> Mr. Meyer				
<i>Councilman</i> Mr. Johnson				
TOTAL				

**RESOLUTION OF THE TOWN BOARD OF THE TOWN OF WALLKILL
AUTHORIZING THE PURCHASE OF REAL PROPERTY WITHIN THE TOWN**

WHEREAS, the Town of Wallkill has the opportunity to purchase the real property known as 880 Bloomingburg Road within the Town, also known as Tax Map # 1-1-60, totaling approximately 3.10 acres, for the sum of \$15,000; and

WHEREAS, the Town Board believes that the fair market value of the parcels intended to be conveyed to the Town is at least \$15,000 and wishes to enter into a formal Contract of Sale for the purchase of said property, subject to an appraisal of same; and

WHEREAS, the Town Board is dedicated and committed to the preservation of open space for the aesthetic and recreational use of Town residents both now and in the future; and

WHEREAS, the Town Board believes that it is in the best interests of the Town of Wallkill to acquire the aforesaid property,

NOW THEREFORE, it is hereby

RESOLVED, that the Town Board of the Town of Wallkill hereby authorizes the Town Supervisor to enter into a purchase and sale contract for the acquisition of the real property known as 880 Bloomingburg Road within the Town, also known as Tax Map # 1-1-60 for the sum of \$15,000 plus all appropriate and reasonable closing costs, which Contract of Sale shall be acceptable to the Town Attorney in form and content, and it is further

RESOLVED, that the appropriate Town Officials procure a satisfactory appraisal of the subject property being acquired to verify that the contemplated purchase price is either less than or equal to the appraised value of same, and it is further

RESOLVED, that in the event that the purchase of the subject property is subject to the requirement of a public hearing, that the appropriate notices be published by the Town Clerk.