

TOWN BOARD
TOWN OF OSSINING
OSSINING, NEW YORK

REGULAR MEETING
NOVEMBER 9, 2005
7:30 P.M.

OSS.COMMUNITY CENTER
95 BROADWAY
Music Room

I. CALL TO ORDER

The Regular Meeting of the Town Board of the Town of Ossining was held on November 9, 2005 in the Ossining Community Center, 95 Broadway in Ossining. The meeting was called to order at 7:30 p.m. by Supervisor John Chervokas. Members of the Board present were: Geoffrey Harter, Francesca Connolly, Michael G. O'Connor and Northern Wilcher. Also present were: Connie Cerny, Budget Officer; Tom Beirne, Town Attorney and Mary Ann Roberts, Town Clerk.

II. PUBLIC HEARING - In the matter of the Proposed Increase and Improvement of the Facilities of the Torbank Sewer District in the Town of Ossining

The public hearing was opened at 7:33 p.m. Attorney Beirne stated that these repairs were on an emergency basis due to serious problems with tree roots causing back-ups. Immediate action must be taken due to the serious nature of these back-ups. A public hearing must be held by law.

Budget Officer Connie Cerny stated that not all of the money is being borrowed as the Torbank fund balance will be used for a portion of it.

III. COMMUNITY ANNOUNCEMENTS

Councilman O'Connor announced that the Central Committee would hold its annual Veteran's Day Ceremony on Friday, November 11th at 11 a.m. at Nelson Park.

IV. BOARD RESOLUTIONS

A. Approval of Minutes – October 25, 2005

Councilmember Connolly moved and it was seconded by Councilmember Wilcher that the following resolution be approved:

Resolved, that the Town Board of the Town of Ossining hereby approves the Minutes of the October 25, 2005 Regular Meeting as presented.

Motion Carried: Unanimously

B. Approval of Voucher Detail Report

Councilmember Harter moved and it was seconded by Councilmember Connolly that the following resolution be approved:

Resolved, that the Town Board of the Town of Ossining hereby approves the Voucher Detail Report dated November 9, 2005 in the amount of \$250,554.73.

Motion Carried: Unanimously

C. Public Interest Order In the Matter of the Increase and Improvement of the Facilities of the Torbank Sewer District in the Town of Ossining, Westchester County, New York

Councilmember O'Connor moved and it was seconded by Councilmember Wilcher that the following resolution be approved:

WHEREAS, the Town Board of the Town of Ossining, Westchester County, New York, has caused to be prepared a map, plan and report, including an estimate of cost, pursuant to Section 202-b of the Town Law, relating to the increase and improvement of the facilities of the Torbank Sewer District in the Town of Ossining, Westchester County, New York, consisting of the partial reconstruction of a broken sewer line in Ganung Drive, including, incidental expenses in connection therewith; and

WHEREAS, at a meeting of said Town Board duly called and held on October 25, 2005, an Order was duly adopted by it and entered in the minutes specifying the said Town Board would meet to consider the increase and improvement of the facilities of the Torbank Sewer District in said Town at a maximum estimated cost of \$81,500 and to hear all persons interested in the subject thereof concerning the same at the Joseph G. Caputo Community Center, 95 Broadway in Ossining, New York, in said Town, on November 9, 2005, at 7:30 o'clock P.M., Prevailing Time; and

WHEREAS, said Order duly certified by the Town Clerk was duly published and posted as required by law, to-wit: a duly certified copy thereof was published in the official newspaper of this Town, on November 1, 2005, and a copy of such order was posted on October 27, 2005, on the signboard maintained by the Town Clerk of the Town of Ossining, pursuant to Section 30, subdivision 6 of the Town Law; and

WHEREAS, a public hearing was duly held at the time and place set forth in said notice, at which all persons desiring to be heard were duly heard; and

WHEREAS, said capital project has been determined to be a Type II Action pursuant to the regulations of the New York State Department of Environmental Conservation promulgated pursuant to the State Environmental Quality Review Act, the implementation of which, as proposed, the Town Board has determined will not result in any significant environmental effects; NOW, THEREFORE, BE IT

ORDERED, by the Town Board of the Town of Ossining, Westchester County, New York, as follows:

Section 1. Upon the evidence given at the aforesaid public hearing, it is hereby found and determined that it is in the public interest to increase and improve the facilities of the Torbank Sewer District in the Town of Ossining, Westchester County, New York, consisting of the partial reconstruction of a broken sewer line in Ganung Drive, including, incidental expenses in connection therewith, at a maximum estimated cost of \$81,500.

Section 2. This order shall take effect immediately

Voting Yes in a Roll Call Vote:
Harter, Connolly, O'Connor,
Wilcher, Chervokas
Motion Carried: Unanimously

D. BOND RESOLUTION DATED NOVEMBER 9, 2005.

A RESOLUTION AUTHORIZING THE ISSUANCE OF \$81,500 SERIAL BONDS OF THE TOWN OF OSSINING, WESTCHESTER COUNTY, NEW YORK, TO PAY THE COST OF THE INCREASE AND IMPROVEMENT OF THE FACILITIES OF THE TORBANK SEWER DISTRICT IN THE TOWN OF OSSINING, WESTCHESTER COUNTY, NEW YORK.

Councilmember O'Connor moved and it was seconded by Councilmember Wilcher that the following resolution be approved:

WHEREAS, the capital project hereinafter described has been determined to be a Type II Action pursuant to the regulations of the New York State Department of

Environmental Conservation promulgated pursuant to the State Environmental Quality Review Act, the implementation of which, as proposed, the Town Board of the Town of Ossining, Westchester County, New York has determined will not result in any significant environmental effects; and

WHEREAS, pursuant to the provisions heretofore duly had and taken in accordance with the provisions of Section 202-b of the Town Law, and more particularly an order dated November 9, 2005, said Town Board has determined it to be in the public interest to increase the facilities of the Torbank Sewer District in the Town of Ossining, Westchester County, New York, at a maximum estimated cost of \$81,500; and

WHEREAS, it is now desired to provide funding for such capital project; NOW, THEREFORE, BE IT

RESOLVED, by the Town Board of the Town of Ossining, Westchester County, New York, as follows:

Section 1. For the specific object or purpose of paying the cost of the increase and improvement of the facilities of the Torbank Sewer District, consisting of the partial reconstruction of a broken sewer line in Ganung Drive, including incidental expenses in connection therewith, there are hereby authorized to be issued \$81,500 serial bonds of Town of Ossining, Westchester County, New York, pursuant to the provisions of the Local Finance Law.

Section 2. It is hereby determined that the maximum estimated cost of the aforesaid specific object or purpose is \$81,500 and that the plan for the financing thereof is by the issuance of the \$81,500 serial bonds of said Town authorized to be issued pursuant to this bond resolution.

Section 3. It is hereby further determined that the period of probable usefulness of the aforesaid specific object or purpose is forty years, pursuant to subdivision 4 of paragraph a of Section 11.00 of the local Finance Law. It is hereby further determined that the maximum maturity of the serial bonds herein authorized will exceed five years.

Section 4. Subject to the provisions of the Local Finance Law, the power to authorize the issuance of and to sell bond anticipation notes in anticipation of the issuance and sale of the serial bonds herein authorized, including renewals of such notes, is hereby delegated to the Supervisor, the chief fiscal officer. Such notes shall be of such terms, form and contents, and shall be sold in such manner, as may be prescribed by said Supervisor, consistent with the provisions of the Local Finance Law.

Section 5. The faith and credit of said Town of Ossining, Westchester County, New York, are hereby irrevocably pledged to the payment of the principal of and interest on such bonds as the same respectively become due and payable. There shall annually be assessed upon the benefited real property in the Torbank Sewer District in said Town in the manner provided by law an amount sufficient to pay the principal of and interest on such bonds as the same become due and payable, but if not paid from such source, all the taxable real property within said Town shall be subject to the levy of ad valorem taxes without limitation as to rate or amount sufficient to pay the principal and interest on said bonds.

Section 6. Such bonds shall be in fully registered form and shall be signed in the name of the Town of Ossining, Westchester County, New York, by the manual or facsimile signature of the Supervisor and a facsimile of its corporate seal shall be imprinted or impressed thereon and may be attested by the manual or facsimile signature of the Town Clerk.

Section 7. The powers and duties of advertising such bonds for sale, conducting the sale and awarding the bonds, are hereby delegated to the Supervisor, who shall advertise such bonds for sale, conduct the sale, and award the bonds in such manner as he or she shall deem best for the interests of the Town provided, however, that in the exercise of these delegated powers, he or she shall comply fully with the provisions of the Local Finance Law and any order or rule of the State Comptroller applicable to the sale of municipal bonds. The receipt of the Supervisor shall be a full acquittance to the purchaser of such bonds, who shall not be obliged to see to the application of the purchase money.

Section 8 All other matters, except as provided herein relating to such bonds, including determining whether to issue such bonds having substantially level or declining debt service and all matters related thereto, prescribing whether manual or facsimile signatures shall appear on said bonds, prescribing the method for the recording of ownership

of said bonds, appointing the fiscal agent or agents for said bonds, providing for the printing and delivery of said bonds (and if said bonds are to be executed in the name of the Town by the facsimile signature of its Supervisor, providing for the manual countersignature of a fiscal agent or of a designated official of the Town), the date, denominations, maturities and interest payment dates, place or places of payment, and also including the consolidation with other issues, shall be determined by the Supervisor. It is hereby determined that it is to the financial advantage of the Town not to impose and collect from registered owners of such serial bonds any charges for mailing, shipping and insuring bonds transferred or exchanged by the fiscal agent, and, accordingly, pursuant to paragraph c of Section 70.00 of the Local Finance Law, no such charges shall be so collected by the fiscal agent. Such bonds shall contain substantially the recital of validity clause provided for in section 52.00 of the Local Finance Law and shall otherwise be in such form and contain such recitals in addition to those required by section 52.00 of the Local Finance Law, as the Supervisor shall determine.

Section 9. The validity of such bonds and bond anticipation notes may be contested only if:

- 1) Such obligations are authorized for an object or purpose for which said Town is not authorized to expend money, or
- 2) The provisions of law which should be complied with at the date of publication of this resolution are not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of such publication, or
- 3) Such obligations are authorized in violation of the provisions of the Constitution.

Section 10. This resolution shall constitute a statement of official intent for purposes of Treasury Regulations Section 1.150-2. Other than as specified in this resolution, no monies are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside with respect to the permanent funding of the object or purpose described herein.

Section 11. This resolution which takes effect immediately, or a summary thereof, shall be published in full in *The Journal News*, the official newspaper, together with a notice of the Town Clerk in substantially the form provided in Section 81.00 of the Local Finance Law.

Voting Yes in a Roll Call Vote:
Harter, Connolly, O'Connor,
Wilcher, Chervokas
Motion Carried: Unanimously

E. Calling for a Public Hearing in the matter of the Preliminary Budget of the Town of Ossining for the Fiscal Year beginning January 1, 2006

Councilmember Connolly moved and it was seconded by Councilmember Wilcher that the following resolution be approved:

Resolved, that the Town Board of the Town of Ossining hereby calls for a public hearing in the matter of the 2006 Preliminary Budget to be held on Tuesday, November 22, 2005 at 7:30 p.m. in the Police/Court Facility, 86-88 Spring Street in Ossining.

Motion Carried: Unanimously

F. Calling for a Public Hearing in the matter of Valley View Sewer District Extensions #4 & #5 – Raymond J. Coletti and James Zappi

Councilmember Harter moved and it was seconded by Councilmember Connolly that the following resolution be approved:

Whereas, Raymond J. Coletti and James Zappi would like to connect to the Valley View Sewer District; and

Whereas, written petitions in due form and containing the required signatures have been presented by Raymond J. Coletti and James Zappi to the Town Board of the Town of Ossining to connect to the Valley View Sewer District; and

Whereas, the proposed sewer district extensions are for parcels of land owned in fee by the petitioners and designated on the current tax map of the Town of Ossining as:

Section 1, Plate 4, Block 11, Lot 30 (Raymond Coletti); and
Section 1, Plate 4, Block 11, Lots 2.1.2.2 & 2.3 (James Zappi); and

Whereas, the proposed sewer district extensions will be made at the cost of the Petitioners and not at the cost to the Town or Valley View Sewer District or any prior extensions thereof;

Now, Therefore, Be It Resolved, that a Public Hearing of the Town Board of the Town of Ossining shall be held on Tuesday, November 22, 2005 at 7:30 p.m. at the Village of Ossining Police/Court Facility, 86-88 Spring Street in Ossining, to consider the said petitions and to hear all persons interested in the subject matter thereof.

Motion Carried: Unanimously

G. Contract Renewal- Refuse/Recycle Collection of Residential Properties within the Unincorporated Area of the Town

Councilmember Connolly moved and it was seconded by Councilmember O'Connor that the following resolution be approved:

Whereas, the Town of Ossining entered into an agreement with C.R.P. Sanitation, Inc. of Elmsford, NY for the period January 1, 2005-December 31, 2005 for the removal of refuse, garbage, and co-mingled recyclables within the Town of Ossining; and

Whereas, the Town has the option to renew its contract with C.R.P. Sanitation for calendar year 2006 and has decided to do so;

Now, therefore, be it Resolved, that the Town Board of the Town of Ossining hereby authorizes the Supervisor to enter into an agreement with C.R.P. Sanitation Inc. of Elmsford, NY effective January 1, 2006-December 31, 2006 with a 3% increase from \$454,000 in 2005 to \$467,620 in 2006.

Motion Carried: Unanimously

H. Finance-Capital Project # 2005-0039 (Torbank Sewer District Repair-Ganung Drive

Councilmember O'Connor moved and it was seconded by Councilmember Harter that the following resolution be approved:

Resolved, that the Town Board of the Town of Ossining hereby authorizes the establishment of Capital Project# 2005-0039 entitled Torbank Sewer District Repair-Ganung Drive, in the amount of \$81,500 to be financed by a transfer from the Torbank Sewer Fund Balance in the amount of \$17,752.00, \$8,748.00 from Torbank Sewer operating budget-Maintenance and Repair and a Bond Anticipation Note in the amount of \$55,000.

Motion Carried: Unanimously

I. Highway-Ganung Drive

Councilmember O'Connor moved and it was seconded by Councilmember Wilcher that the following resolution be approved:

Whereas, on September 25, 2005, a sewer backup occurred at Ganung Drive in the Town of Ossining which resulted in several breaks in the sewer line along with multiple fractures and offset joints which required timely remedial action; and

Whereas, on October 11, 2005 the Town Board authorized that the emergency situation be dealt with posthaste with the authorization of Steve Giordano Builders, Inc. to repair the sewer repair at a total price of \$26,500.00; and

Whereas, Steve Giordano Builders, Inc. later discovered while making the repairs that an additional 360 linear feet of sewer pipe needed to be replaced which amounted to \$55,000.00,

Now, therefore, be it Resolved, that the emergency situation which has arisen be dealt with posthaste with the authorization of Steve Giordano Builders, Inc. to repair the additional 360 linear feet of sewer line for \$55,000 for a total project cost of \$81,500.00.

Motion Carried: Unanimously

J. Parks Department-Part Time Seasonal Employees

Councilmember Harter moved and it was seconded by Councilmember Connolly that the following resolution be approved:

Resolved, that the Town Board of the Town of Ossining hereby terminates the following seasonal employee from the Town Parks Department:

<u>NAME</u>	<u>EFFECTIVE DATE</u>
Carretta, Dean	11/9/05

Motion Carried: Unanimously

K. Rejection of Bid and Authorization to Re-Bid Boat & Canoe Club Project

Councilmember Harter moved and it was seconded by Councilmember Connolly that the following resolution be approved:

Whereas, the Town of Ossining solicited bids for the substructure remediation of the Ossining Boat & Canoe Club and on Friday, October 14, 2005 at 10:00AM all bids received were opened and read aloud; and

Whereas, one bid was received for a total bid price of \$102,600.00. It is the recommendation of Mueser Rutledge Consulting Engineers Inc. that the project be re-bid and specifications be revised,

Now, therefore, be it Resolved, that the Town Board of the Town of Ossining hereby authorizes the Town Clerk to re-advertise for bids for the substructure remediation of the Ossining Boat & Canoe Club. Bids shall be submitted no later than 10:00 AM on Tuesday, December 6, 2005 to the office of the Town Clerk, 16 Croton Avenue, Ossining, New York.

Motion Carried: Unanimously

L. Engel Park Shoreline Protection

Councilmember Harter moved and it was seconded by Councilmember O'Connor that the following resolution be approved:

Resolved, that the Town Board of the Town of Ossining hereby authorizes the Supervisor to sign the following change order with Bradhurst Site Construction Corp. for restoration of Engel Park Shoreline:

Deletion of planting materials	(5,000) credit
Install additional rip rap at toe of slope to insure stable footing	\$5,000

Motion Carried: Unanimously

M. Adopting Negative Declaration with Regard to Proposed Local Law - Mixed Use Development in G.B. District

Councilmember O'Connor moved and it was seconded by Councilmember Wilcher that the following be approved:

WHEREAS the Town Board of the Town of Ossining, at its regular public meeting held on September 27, 2005, held a public hearing on a proposed Local Law, which would amend Chapter 200 of the Town Code of the Town of Ossining by adding mixed use, as defined in Section 200-53.A of the Code, as a conditional use in General Business (GB) districts, subject to conditions as set forth in Section 200-18.B(2) of the Code and such other and further conditions as may be properly imposed by the Planning Board under the Code; and

WHEREAS the Town Board, as Lead Agency, determined that the proposed action, namely the adoption of this proposed Local Law was an Unlisted Action under the State Environmental Quality Review Act ("SEQRA") and caused the preparation of a long form environmental assessment form ("EAF") and a determination that the adoption of this Local Law will not have any significant adverse impacts upon the environment ("Negative Declaration") with the result that no environmental impact statement need be prepared and the process required by SEQRA may be deemed complete; now therefore be it

RESOLVED that the Town Board hereby finds that the Proposed Action, namely the adoption of the proposed Local Law, which is in accordance with the comprehensive plan of the Town of Ossining (page C-4), will not directly result in any significant adverse impacts on the environment, more specifically:

- The Proposed Action will not have a significant adverse environmental impact on any Critical Environmental Area (CEA).
- The Proposed Action will not have a significant adverse environmental impact on any unique or unusual land forms.
- The Proposed Action will not have a significant adverse environmental impact on any water body designated as protected.
- The Proposed Action will not have a significant adverse environmental impact on any non-protected existing or new body of water.
- The Proposed Action will not have a significant adverse environmental impact on surface or groundwater quality or quantity.
- The Proposed Action will not have a significant adverse environmental impact on or alter drainage flows or patterns, or surface water runoff.
- The Proposed Action will not have a significant adverse environmental impact on air quality but rather will have a positive environmental effect on air quality.
- The Proposed Action will not have a significant adverse environmental impact on any threatened or endangered species.
- The Proposed Action will not have a significant adverse environmental impact on any non-threatened or non-endangered species.
- The Proposed Action will not have a significant adverse environmental impact on agricultural land resources.
- The Proposed Action will not have a significant adverse environmental impact on aesthetic resources.

- The Proposed Action will not have a significant adverse environmental impact on any site or structure of historic, prehistoric or paleontological importance.
- The Proposed Action will not have a significant adverse environmental impact on the quantity or quality of existing or future open spaces or recreational opportunities.
- The Proposed Action will not have a significant adverse environmental impact on existing transportation systems.
- The Proposed Action will not have a significant adverse environmental impact on the community's sources of fuel or energy supply.
- The Proposed Action will not have a significant adverse environmental impact as a result of objectionable odors, noise or vibration.
- The Proposed Action will not have a significant adverse environmental impact on the public health and safety.
- The Proposed Action will not have a significant adverse environmental impact on the character of the existing community; and it is further

RESOLVED that the aforementioned EAF and Negative Declaration are hereby adopted and approved and the Supervisor is authorized to execute any and all appropriate documents in connection therewith.

N. Resolution Adopting Local Law No. 6 of 2005 – Amending Chapter 200 (Zoning) by Adding a Mixed Use Development in General Business District

Councilmember Connolly moved and it was seconded by Councilmember Harter that the following be approved:

WHEREAS a public hearing on notice was duly held before the Town Board of the Town of Ossining on September 27, 2005 to consider whether the Town Board should adopt a Local Law, which would amend Chapter 200 (Zoning) of the Code of the Town of Ossining to add mixed use development as a conditional use in General Business (GB) districts within the Unincorporated Area of the Town of Ossining, subject to conditions as set forth in the new provision and as may be imposed by the Planning Board of the Town of Ossining pursuant to existing provisions; and

WHEREAS the Town Board, as Lead Agency, duly caused the preparation of a long form Environmental Assessment Form (“EAF”) with respect to such Proposed Action and, upon the basis of such EAF, has found that the Proposed Action will not result in any significant adverse impacts on the environment and has therefore duly issued and approved a Negative Declaration pursuant to the State Environmental Quality Review Act (“SEQRA”) meaning that the preparation of an Environmental Impact Statement with respect to the Proposed Action is not required;

Now Therefore, Be it Enacted by the Town Board of the Town of Ossining as follows:

Section 1 – Section 200-53.A of the Code of the Town of Ossining is amended by adding thereto, in its proper alphabetical order, the following definition:

“MIXED USE – A building which has a nonresidential use permitted in the GB District on the street level and residential use of the level(s) above.”

Section 2 – A new Section 200-18.B(2) is added to read as follows:

“(2) Mixed use, as defined in this chapter, subject to the following provisions:

- (a) The lot on which the mixed use is proposed shall be at least 20,000 square feet in size.
- (b) The lot on which the mixed use is proposed shall not be adjacent to or across the street from any lot on which exists the housing of dogs as a principal use.
- (c) The minimum size of the respective dwelling units shall be as follows:
 - [1] Studio, efficiency and one-bedroom dwellings: 850 square feet.
 - [2] Two-bedroom dwellings: 1,150 square feet.
 - [3] Three-bedroom dwellings: 1,450 square feet.
- (d) Mixed use shall be permitted only in buildings which conform to the New York State Residential Code for the proposed mixed use.
- (e) The residential and nonresidential uses in a mixed use building shall have separate means of access (this is, the entrance/exit for residential use shall not be through the nonresidential use of the building and vice versa), except that the Planning Board may, at its discretion, approve the use of a common lobby or plaza.
- (f) The nonresidential and residential uses of the building shall each be provided with the number of parking spaces required by § 200-29A herein.
- (g) General on-site landscaping and screening, as deemed appropriate by the Planning Board, shall be provided. Further, all utility, storage, service and parking areas on the site of the mixed use building shall be specifically screened by means of landscaping and/or fencing to the extent deemed necessary and practical by the Planning Board, in order to minimize the impact of these areas upon the residential use of the building and upon the surrounding area.
- (h) Dwelling units shall not be permitted in buildings housing motor vehicle sales, service or repair, motor vehicle service stations, animal hospitals, day care facilities, restaurants, bowling alleys or other commercial recreational facilities, or any other use deemed by the Planning Board to be incompatible with a residential use in the building.
- (i) There shall be no outdoor storage associated with the residential use.
- (j) Dwelling units shall not be permitted in basement or cellar space.”

Section 3 – This Local Law shall take effect immediately as permitted by law.

Motion Carried: Unanimously

V. MONTHLY REPORTS – October, 2005

Councilmember Connolly moved and it was seconded by Councilmember O’Connor that the reports for the Month of October, 2005 from Town Clerk, Building Department and Tax Receiver be received and filed.

Motion Carried: Unanimously

VI. CORRESPONDENCE TO BE RECEIVED AND FILED

Councilmember Harter moved and it was seconded by Councilmember Wilcher that the following correspondence be received and filed:

1. Town of Ossining 2006 Tentative Budget.
2. October, 2005 Helicopter Log from G.E.

Motion Carried: Unanimously

VII. VISITOR RECOGNITION

Scott Shoureck, Croton Dam Road, described a serious sewer line problem which occurred on October 8, 2005 between 8:30 a.m. and 8:45 a.m. at the intersection of 9A and Minkel Road. The police were called and after 2 hours a highway crew came to the scene. By this time the sewer was backing up in homes and into the brook. There were four sewer basins clogged and it has been an on-going problem.

Bobby Williams, Spring Street, congratulated the voters and the winners in the election. The zoning law which was adopted this evening seems to be very narrow and limited.

Supervisor Chervokas stated that it was not restrictive at all. This law was not changed to benefit any single developer or parcel of land.

Councilman O'Connor stated that it was done more for safety restrictions than anything else.

VIII. ADJOURNMENT

At 8:28 p.m., Councilmember O'Connor moved and it was seconded by Councilmember Wilcher that the meeting be adjourned.

Motion Carried: Unanimously

Approved:

Mary Ann Roberts, Town Clerk