

EXHIBIT 4

Town of Hempstead, Building Zone Ordinance (BZO)

Article XXXIII Gasoline Service Stations

§ 330 Legislative Intent

Article XXXIII: Gasoline Service Stations

[Effective 4-14-1974]

◀	Chapter BZ: Building Zone Ordinance L Article XXXIII Gasoline Service Stations	▶
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☐ § 330 Legislative intent.

The gasoline service station has become a matter of grave concern to the people and government of the Town of Hempstead. The concern embraces existing and new stations. Current land use controls as practiced have proved inadequate to prevent excess of service station construction, of uses therein, of visual pollution and of abandonment of stations. In combination, these abuses threaten blight for the station themselves, the areas surrounding the station and the Town as a whole. Blight, then, is to be both cured and prevented.

Its status is thus nearly that of a public utility. Its special regulation is, therefore, warranted when its operations conflict with the burden of responsibility placed upon this Town Board by the statutes of the state in the field of land use. The Board, therefore, seeks to formulate a systematic planning approach to the location, design and use of gasoline service stations.

In so doing, it posits the compatibility of the state's Zoning Enabling Act and the control methods hereby promulgated. Compatibility is founded in new comprehensions of the Town's basic power over land use. New concepts involve social amenity, aesthetics, economic safety and public safety in keeping with the rising public expectation that the function of government is to cope with public problems.

It is intended, therefore, to conserve property values, create a more attractive economic and business climate and encourage the most appropriate use of land throughout the Town. Thereby, the public health, safety, morals, general welfare and amenity of the Town of Hempstead will be protected and promoted.