

**TOWN OF RIVERHEAD  
NOTICE OF PUBLIC  
HEARING**

**PLEASE TAKE NOTICE** that a public hearing will be held before the Town Board of the Town at Riverhead at Riverhead Town Hall, 200 Howell Avenue, Riverhead, New York, on the 6<sup>th</sup> day of November, 2019 at 2:05 o'clock p.m. to amend Chapter 301, entitled "Zoning & Land Development" of the Riverhead Town Code.

**Be it enacted** by the Town Board of the Town of Riverhead as follows:

CHAPTER 301  
Zoning & Land Development

§ 301-114 Uses.

In the Ind A Zoning Use District, no building, structure, or premises shall be used or arranged or designed to be used, and no building or structure shall be hereafter erected, reconstructed, or altered, unless otherwise provided in this chapter, except for the following permitted uses or specially permitted uses and their customary accessory uses:

B. Special permit uses:

(6) New motor vehicle storage as accessory to physical dealerships of new motor vehicle sales located within the Town of Riverhead, subject to the following additional criteria:

(a) Setbacks to storage area shall be 50' from front, outside perimeter side, and rear lot lines.

(b) Setback to storage area shall be 50' from interior side lot lines when adjacent to either Industrial A or Industrial C zoning use districts.

(c) Storage area shall be physically defined and maintained with adequate fencing.

(d) No fueling, washing, servicing, customization, installation of accessories, display, showing or sales shall take place on the subject property

(e) Minimum twenty-five-foot vegetated perimeter buffer to provide year-round screening of the storage area from adjacent properties and a minimum fifty-foot vegetative buffer along roads shall be provided and maintained.

(f) No trees shall be cleared for creation of the storage area.

(g) Storage of used/pre-owned or junk vehicles shall be strictly prohibited.

(h) Such use shall be forfeited upon severance of association with physical dealership within the Town of Riverhead. Land shall be reverted to its natural state, prior to the establishment of the use.

§ 301-115 Lot, yard, bulk and height requirements.

A. No buildings shall be erected nor any lot or land area utilized unless in conformity with the Zoning Schedule incorporated into this chapter by reference and made a part hereof with the same force and effect as if such requirements were herein set forth in full as specified in said schedule, except as may be hereafter specifically modified and except as specified with specially permitted use set forth in § 301-114 Subsection B(5).

- Overstrike represents deletion(s)
- Underscore represents addition(s)

Dated: Riverhead, New York  
October 2, 2019

**BY THE ORDER OF THE TOWN  
BOARD OF THE TOWN OF  
RIVERHEAD**

**DIANE M. WILHELM, Town Clerk**