

Minutes of a Special Meeting of the Town Board of the Town of Riverhead, held in the Town Hall, Riverhead, New York, on Monday, April 23, 1984 at 4:26 P.M.

Present: Joseph Janoski, Supervisor  
John Lombardi, Councilman  
Victor Prusinowski, Councilman  
Vincent Artale, Councilman  
Louis Boschetti, Councilman

WAIVER OF NOTICE AND CONSENT OF SPECIAL MEETING

We, the undersigned, being all members of the Town Board of the Town of Riverhead, Suffolk County and State of New York, do hereby waive notice of the time, place, date and purpose of a meeting of the Town Board of the Town of Riverhead, to be held at the Town Hall, Riverhead, New York, at 4:00 P.M. on the 23rd day of April, 1984, and do consent to the holding of such meeting for the purpose of considering the application of Jiffy Lube and any other matters that may come before the Board.

Dated: April 23, 1984

TOWN BOARD MEMBERS  
TOWN OF RIVERHEAD, NEW YORK

Joseph F. Janoski  
Supervisor

John Lombardi  
Councilman

Vincent Artale  
Councilman

Victor Prusinowski  
Councilman

Louis Boschetti  
Councilman

RESOLUTIONS

#272 APPROVES SITE PLAN OF LONGWOOD REALTY (JIFFY LUBE)

Councilman Prusinowski offered the following resolution which was seconded by Councilman Artale.

WHEREAS, a site plan was submitted by Longwood Realty for a building permit for an auto service center to be known as "Jiffy Lube" to be located at Route 58, Riverhead, New York, and  
WHEREAS, this site plan was reviewed by this Town Board,

RESOLUTIONS Continued:

NOW, THEREFORE, BE IT

RESOLVED, that the site plan submitted by Longwood Realty, for a building permit for an auto service center to be located at premises located on Route 58, Riverhead, New York, most recently dated June 7, 1982, be and is hereby approved, subject to the following:

1. Any and all limitations outlined in the Riverhead Town Code, as it may from time to time be amended.
2. That a covenant containing all the limitations and provisions of this site plan approval resolution, in a form attached, shall be recorded with the Suffolk County Clerk and a certified copy of such recorded covenant shall be filed with the Riverhead Town Clerk. This resolution shall not become effective until such covenant is duly recorded with the Suffolk County Clerk and filed with the Town Clerk.
3. That the form, design, location and color of all signage shall be submitted to the Town Board for its review and approval or disapproval prior to being installed at the property. All signage so proposed shall be coordinated in appearance and design.
4. That the entire parking area and exterior areas of all buildings shall be maintained on a daily basis in a neat and orderly way free of litter and debris and if such maintenance is not adhered to the Town Board may revoke the Certificate of Occupancy which may result from this site plan approval.
5. Trash receptacles of a decorative design shall be maintained at the entrance of the building.
6. That the property shall be maintained on a weekly basis by the owner of the property. In the event that the property is not maintained on a weekly basis, the Town may, upon two days written notice, enter upon the property for the purpose of removing rubbish and debris and cleaning the property of noxious weeds, grasses, and other growth, mow the property, trim the trees, and do all things necessary to restore the property to a neat appearance and the expenses thereof shall be borne by the owner of the facility upon presentation of a bill by the Town. In the event that such amount is not paid within ten (10) days of the presentation of such bill, the amount of the bill shall be added to the tax bill covering the property.
7. That adequate parking for the handicapped pursuant to State and Federal law shall be provided and that each handicap stall shall be designated by an individual sign erected on a stantion stating, "No Parking, Handicap Only", and the universal symbol affixed thereto.
8. That the outside storage of vehicles shall not be permitted on the premises.
9. That no work shall be done on any vehicle outside of the building.
10. That the facades of the building shall be of brick as agreed to by the applicant and the Riverhead Town Board.

RESOLUTIONS Continued:

11. That the outer edge of the roof of the building shall be of a mansard type as agreed to by the applicant and the Riverhead Town Board.

and be it further

RESOLVED, that a certified copy of this resolution shall be forwarded by the Town Clerk to Longwood Realty and the Riverhead Building Department.

## DECLARATION AND COVENANT

THIS DECLARATION, made the \_\_\_\_\_ day of April, 1984, by Longwood Realty with offices at 560 Broadway, Amityville, New York 11701, Declarant,

WHEREAS, Declarant is the owner of certain real property situate in the Town of Riverhead, Route 58, Suffolk County, New York, more particularly bounded and described as set forth in Schedule A annexed hereto, and

WHEREAS, for and in consideration of the granting of said site plan, the Town Board of the Town of Riverhead has deemed it to be for the best interests of the Town of Riverhead and the owners and prospective owners of said parcel that the within covenants and restrictions be imposed on said parcel, and as a condition of granting said site plan, said Town Board has required that the within Declaration be recorded in the Suffolk County Clerk's Office, and

WHEREAS, Declarant has considered the foregoing and determined that same will be for the best interest of the Declarant and subsequent owners of said parcel,

NOW, THEREFORE, THIS DECLARATION WITNESSETH:

That Declarant, for the purpose of carrying out the intentions above expressed does hereby make known, admit, publish, covenant and agree that the said premises herein described shall hereafter be subject to the following covenants which shall run with the land and shall be binding upon all purchasers and holders of said premises, their heirs, executors, legal representatives, distributees, successors and assigns, to wit:

1. Any and limitations outlined in the Riverhead Town Code, as it may from time to time be amended.
2. That the form, design, location and color of all signage shall be submitted to the Town Board for its review and approval or disapproval prior to being installed at the property. All signage so proposed shall be coordinated in appearance and design.
3. That the entire parking area and exterior areas of all buildings shall be maintained on a daily basis in a neat and orderly way free of litter and debris and if such maintenance is not adhered to the Town Board may revoke the Certificate of Occupancy which may result from this site plan approval.
4. Trash receptacles of a decorative design shall be maintained at the entrance of the building.

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RESOLUTIONS Continued:

5. That the property shall be maintained on a weekly basis by the owner of the property. In the event that the property is not maintained on a weekly basis, the Town may, upon two days written notice, enter upon the property for the purpose of removing rubbish and debris and cleaning the property of noxious weeds, grasses, and other growth, mow the property, trim the trees, and do all things necessary to restore the property to a neat appearance and the expenses thereof shall be borne by the owner of the facility upon presentation of a bill by the Town. In the event that such amount is not paid within ten (10) days of the presentation of such bill, the amount of the bill shall be added to the tax bill covering the property.

6. That adequate parking for the handicapped pursuant to State and Federal law shall be provided and that each handicap stall shall be designated by an individual sign erected on a station stating, "No Parking, Handicap Only", and the universal symbol affixed thereto.

7. That the outside storage of vehicles shall not be permitted on the premises.

8. That no work shall be done on any vehicle outside of the building.

9. That the facades of the building shall be of brick as agreed to by the applicant and the Riverhead Town Board.

10. That the outer edge of the roof of the building shall be of a mansard type as agreed to by the applicant and the Riverhead Town Board.

IN WITNESS WHEREOF, the parties have hereunto set their hand and seal the day and year above written.

LONGWOOD REALTY

By: \_\_\_\_\_

STATE OF NEW YORK )

COUNTY OF SUFFOLK )

SS.:

On this \_\_\_\_\_ day of April, 1984, before me personally came \_\_\_\_\_ the individual authorized to execute this Declaration and Covenant on behalf of Longwood Realty; and he did swear to me that he executed same.

\_\_\_\_\_

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RESOLUTIONS Continued:

The vote, Boschetti, No, Artale, Yes, Prusinowski, Yes,  
Lombardi, Yes, and Janoski, Yes.  
The resolution was thereupon declared duly adopted.

There being no further business on motion and vote,  
the meeting adjourned at 4:27 P.M.



Irene J. Penzick  
Town Clerk

IJP:bg