

Minutes of a Special Meeting of the Town Board of the Town of Riverhead, held in the Town Hall, Riverhead, New York, on Thursday, June 14, 1984 at 4:10 P.M.

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

Absent: Joseph F. Janoski, Supervisor

Also Present: Richard Ehlers, Town Attorney

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, Riverhad, New York, at 4:00 P.M. on the 14th day of June, 1984, and do consent to the holding of such meeting for the purpose of approving Site Plan of Feed Systems and any other matters that may come before the Board.

Dated: June 14, 1984

TOWN BOARD MEMBERS,  
TOWN OF RIVERHEAD, NEW YORK

Joseph F. Janoski  
\_\_\_\_\_  
Supervisor

John Lombardi  
\_\_\_\_\_  
Councilman

Vincent Artale  
\_\_\_\_\_  
Councilman

Victor J. Prusinowski  
\_\_\_\_\_  
Councilman

Louis Boschetti  
\_\_\_\_\_  
Councilman

FILED.

RESOLUTIONS

#381 APPROVES SITE PLAN OF FEED SYSTEMS, INC.

Councilman Lombardi offered to take Resolution #381, Approves Site Plan of Feed Systems off the table which was seconded by Councilman Artale.

The vote, Boschetti, Yes, Artale, Yes, Prusinowski, Yes, Lombardi, Yes, and Janoski, absent.

RESOLUTIONS Continued:

Councilman Boschetti offered to amend Resolution #381, Approves Site Plan of Feed Systems which was seconded by Councilman Lombardi.

The vote, Boschetti, Yes, Artale, Yes, Prusinowski, Yes, Lombardi, Yes, and Janoski, absent.

The resolution was thereupon declared duly adopted.

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

WHEREAS, a site plan prepared by Kenneth Babits, Architect, was submitted to this Town Board on behalf of Feed Systems, Inc. for approval for a building permit to construct a new building at premises located on the southeast corner of Mill Road and Industrial Blvd, Riverhead, New York, and

WHEREAS, this site plan has been reviewed by this Town Board, NOW, THEREFORE, BE IT

RESOLVED, that the site plan submitted by Feed Systems, Inc. as prepared by Kenneth Babits, Architect, and dated most recently May 19, 1984, be and is hereby approved, subject to the following:

1. Any 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 as 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 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 stationing, "No Parking, Handicap Only", and the universal symbol affixed thereto.

RESOLUTIONS Continued:

8. That the property shall be maintained in strict conformity with the site plan approved herein.

and be it further

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

## DECLARATION AND COVENANT

THIS DECLARATION, made the \_\_\_\_\_ day of June 1984, by Feed Systems, Inc. with offices at \_\_\_\_\_, Declarant,

WHEREAS, Declarant is the owner of certain real property, situate in the Town of Riverhead, Mill Road, 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 all limitations outlined in the Riverhead Town Code, as it may from 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.

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

RESOLUTIONS Continued:

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 an additional landscape buffer shall be provided on the northerly, southerly and easterly sides of the premises as depicted on the within approved site plan and agreed to by Michael Herzog the applicant and the Riverhead Building Department and Town Board.

IN WITNESS WHEREOF, the declarant has hereunto set his hand and seal the day and year above written.

FEED SYSTEMS, INC.

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STATE OF NEW YORK )

ss.:

COUNTY OF SUFFOLK )

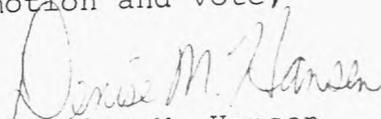
On this \_\_\_\_\_ day of June, 1984, before me personally came, \_\_\_\_\_, the individual authorized to execute the above declaration and covenant; that he was so authorized by a majority vote of the Board of Directors of the above corporation; that he did swear to me that he executed same.

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The vote, Boschetti, Yes, Artale, Yes, Prusinowski, Yes, Lombardi, Yes, and Janoski, absent.  
The resolution was thereupon declared duly adopted.

There being no further business on motion and vote,  
the meeting adjourned at 4:12 P.M.

DMH:bg

  
Denise M. Hansen  
Deputy Town Clerk