

Minutes of a Special Town Board Meeting of the Town Board of the Town of Riverhead, held at the Town Hall, on Wednesday, May 17th, 1972 at 2:00 P. M.

Present:

John H. Leonard, Supervisor
 Thomas R. Costello, Town Justice
 Robert G. Leonard, Town Justice
 Vincent B. Grodski, Councilman
 George G. Young, Councilman

Also present: Francis J. Yakaboski, Town Attorney

WAIVER OF NOTICE AND CONSENT OF 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 2:00 P. M., on the 17th day of May, 1972, and do consent to the holding of such meeting for the purpose of discussing and voting on the adoption of amendments to Zoning Ordinance No. 26, of the Town of Riverhead, with respect to Sections 204A (2), 204C, 204E and 204F.

Dated: May 17, 1972

TOWN OF RIVERHEAD
 TOWN BOARD MEMBERS

 John H. Leonard
 Supervisor

 Thomas R. Costello
 Town Justice

 Robert G. Leonard
 Town Justice

 Vincent B. Grodski
 Councilman

 George G. Young
 Councilman

Filed.

RESOLUTION

Councilman Grodski offered the following resolution which was seconded by Councilman Young.

RESOLVED, that Section 204, AGRICULTURE A DISTRICT, of Zoning Ordinance No. 26, of the Town of Riverhead, be amended with respect to Sections 204A (2), 204C, 204E, 204F, to read as annexed hereto, and be it further

RESOLUTION continued:

RESOLVED, that the Town Clerk of the Town of Riverhead is hereby directed to publish notice of such amendment in the News-Review and to post such notice, as required by the provisions of the Town Law.

FIRST: That Section 204A (2) of the Ordinance be amended to read as follows:

2. Special Exception and Special Permit Uses:

Except where Town Board approval is required herein for a special exception or special permit use, such shall be subject to approval by the Board of Appeals pursuant to Article IV, Section 403, of this Ordinance.

- a. Airport when authorized by special permit from the Town Board.
- b. Flat and harness racetrack when authorized by special permit from the Town Board.
- c. Two family dwellings, by special permit of the Town Board.
- d. Gasoline service station by special permit of the Town Board.
- e. Camp--Type 6, by special permit of the Town Board.

SECOND: That Section 204C of the Ordinance be amended to read as follows:

Sect. 204C LOT AREA:

1. No two (2) family dwelling shall be erected or converted on a lot having an area less than forty thousand (40,000) square feet and having a width of less than one hundred fifty (150) feet.

THIRD: That Section 204E of the Ordinance be amended to read as follows:

Sect. 204E LIVING AREA:

No dwelling shall be erected unless provision shall be made therein as follows:

1. For single family dwelling--Exclusive of attached garages, carports, uninclosed porches and breezeways, not less than nine-hundred (900) square feet of area of the first story, but a maximum of one-hundred fifty (150) square feet of area of the second story may be used and applied to the area requirement of the first story.
2. For two (2) family dwelling--Exclusive of attached garages, carports, uninclosed porches and breezeways, not less than eighteen-hundred (1800) square feet of area of the first story, but a maximum of eight-hundred (800) square feet of area of the second story may be used and applied to the area requirements of the first story.
3. A single family dwelling converted to two (2) family or multiple family dwelling shall provide for a minimum living area per family equal to

RESOLUTION continued:
that required by paragraph 1 of this section.

FOURTH: That Section 204F of the Ordinance be amended to read as follows:

Sect. 204F ADDITIONAL REQUIREMENTS FOR SPECIAL PERMIT USES:

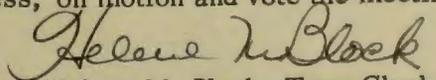
1. Gasoline service station:
 - a. May not be erected within a radius of one half (1/2) mile from any existing gasoline service station measured between the principal buildings and may not be erected within a radius of five hundred (500) feet of a residence use district.
 - b. There must be filed with an application for a special permit an affidavit setting forth the names and addresses of all of the owners of real property situate within the radius of one thousand (1000) feet of the proposed site as measured from the line of the property which is subject to the application. The notice of public hearing shall set forth that an application for a proposed gasoline service station has been filed with the Town Board, description of the proposed site together with a map thereof, a description of the proposed type of operation, the names and addresses of the applicants and all persons having an interest in the said premises, and the time and place of the public hearing before the Town Board, together with a statement that all persons wishing to be heard in connection with the application should appear before the Town Board at the time specified therein. An affidavit shall set forth proof of service by certified mail return receipt requested of the notice of application having been sent to all the property owners not less than 30 days prior to the meeting.
 - c. The permit shall be conditioned: upon the lot being used for retail sale of motor fuels, lubricants, and other motor vehicles supplies including spark plugs, batteries, tires and other customary minor parts for the repair, servicing, and upkeep of motor vehicles not including body and fender work; upon all repair work to be performed inside a building and only between the hours of 7 a. m. and 9 p. m. prevailing time, except for emergencies and upon there being no storage of dismantled vehicles on the lot. Violations of any of these conditions shall cause a revocation of the permit and the failure to enforce the revocation because of any violation shall not constitute a waiver as to future or continuing violations.

The adoption of the aforesaid amendments to Zoning Ordinance No. 26, of the Town of Riverhead, as Amended, shall take effect ten (10) days after publication and posting.

The vote, Councilman Young, Yes, Councilman Grodski, Yes, Town Justice Leonard, Yes, Town Justice Costello, Yes, and Supervisor Leonard, Yes.

The resolution was thereupon declared duly adopted.

There being no further business, on motion and vote the meeting adjourned.


Helene M. Block, Town Clerk