

10/9/84

Minutes of a Special Meeting of the Town Board of the Town of Riverhead, held in the Town Hall, Riverhead, New York, on Tuesday, October 9, 1984 at 4:05 P.M.

Present: Joseph F. Janoski, Supervisor
John Lombardi, Councilman
Victor Prusinowski, Councilman
Vincent Artale, Councilman

Also Present: Richard Ehlers, Town Attorney

Absent: 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 9th day of October, 1984, and do consent to the holding of such meeting for the purpose of considering the special permit application of William Dunkirk and site plan application of Edwin Tuccio, and any other matters that may come before the Board.

Dated: October 9, 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

*645 APPROVES SITE PLAN OF EDWIN TUCCIO

Councilman Prusinowski brought the following resolution from the table which was seconded by Councilman Lombardi.

RESOLUTIONS Continued:

WHEREAS, a site plan was submitted by Edward Tuccio for a building permit for an office building to be located at 547 East Main Street, Riverhead, New York, and

WHEREAS, this Town Board has reviewed the site plan submitted as prepared by Nicholas Sarno, Architect, dated September 10, 1984,

NOW, THEREFORE, BE IT

RESOLVED, that the site plan submitted by Edward Tuccio for a building permit for an office building to be located at 547 East Main Street, Riverhead, New York, as prepared by Nicholas Sarno, Architect, dated September 10, 1984, be and is hereby approved, subject to the following:

1. That the provisions of the Town Code, which are not addressed by this resolution or other official action of the Town, shall at all times be complied with by the owner of the property covered by this site plan.

2. That a covenant containing all the limitations and provisions of these approvals contained in this 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 Declarant is familiar with Riverhead Town Code, Chapter 96, entitled, "Trash, Rubbish and Refuse Disposal", and agrees to abide by same.

5. Trash receptacles of a decorative design shall be maintained at the entrance of the building.

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 stantion stating, "No parking, Handicap Only", and the universal symbol affixed thereto.

7. That the parking area shall be maintained pursuant to specifications outlined in the Riverhead Town Code, with regard to type, thickness, and grade. Additionally, the applicant shall maintain the parking field free from all potholes and with identifyable striping.

8. That the Town Board may designate fire zones as they may see fit and it is agreed that the owner of the premises shall sign any and all documents as may be required to designate fire zones, and be it further

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

RESOLUTIONS Continued:

DECLARATION AND COVENANT

THIS DECLARATION made the _____ day of _____, 1984, by Edward Tuccio, residing at _____, _____ Declarant,

WHEREAS, Declarant is the owner of certain real property situate in the Town of Riverhead, Suffolk County, New York, more particularly bounded and described as set forth in Schedule A annexed hereto as provided by the Declarant, 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 in the best interests of the Town of Riverhead and the owner 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 in the best interest of the Declarant and subsequent owners of said parcel,

NOW, THEREFORE, THIS DECLARANT 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 if said premises, their heirs, executors, legal representatives, distributees, successors, and assigns, to wit:

1. That the provisions of the Town Code, which are not addressed by this resolution or other official action of the Town, shall at all times be complied with by the owner of the property covered by this site plan.
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. Trash receptacles of a decorative design shall be maintained at the entrance of the building.
4. That the Declarant is familiar with Riverhead Town Code, Chapter 96, entitled, "Trash, Rubbish and Refuse Disposal", and agrees to abide by same.
5. 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.

RESOLUTIONS Continued:

6. That the parking area shall be maintained pursuant to specifications outlined in the Riverhead Town Code, with regard to type, thickness, and grade. Additionally, the applicant shall maintain the parking field free from all potholes and with identifiable striping.

7. That the Town Board may designate fire zones as they may see fit and it is agreed that the owner of the premises shall sign any and all documents as may be required to designate fire zones.

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

EDWARD TUCCIO

STATE OF NEW YORK)

ss.:

COUNTY OF SUFFOLK)

On this _____ day of _____ 1984, before me personally came Edward Tuccio, owner of certain real property located at 547 East Main Street, Riverhead, New York the subject property of the declaration and covenant herein; that he did read the above declaration and covenant and understands its contents; that he did swear to me that he executed same.

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

The resolution was thereupon declared duly adopted.

#654 APPROVES SPECIAL PERMIT OF WILLIAM DUNKIRK

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

WHEREAS, by application dated August 8, 1984, William Dunkirk did apply for a special permit to use property located on the westerly side of Mill Road, Riverhead, New York, as a wholesale warehouse and distribution business for meat and other food products, and

WHEREAS, the applicant has entered into a conditional lease with P.J. Distributors, Inc. to use and occupy the premises for the purposes of storing, warehousing and distributing Boar's Head Meat Products and other food products, and

RESOLUTIONS Continued:

WHEREAS, by letter dated September 24, 1984, the Planning Board did recommend that the special permit application be approved, and

WHEREAS, on the 2nd day of October, 1984, a public hearing was held by this Town Board wherein all those persons wishing to be heard were heard,

NOW, THEREFORE, BE IT

RESOLVED, that the special permit application of William Dunkirk to use property located on the westerly side of Mill Road, Riverhead, New York, as a wholesale warehouse and distribution business of meat and other food products, be and is hereby approved, subject to site plan review by this Town Board, and be it further

RESOLVED, that the Town Clerk shall forward a certified copy of this resolution to William Dunkirk.

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

The resolution was thereupon declared duly adopted.

There being no further business on motion or vote, the meeting adjourned at 4:08 P.M.

IJP:bg



Irene J. Pendzick
Town Clerk