

1/29/85

75

Minutes of a Special Meeting of the Town Board of the Town of Riverhead, held in the Town Hall, Riverhead, New York, on Tuesday, January 29, 1985 at 3:23 p.m.

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

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, Riverhead, New York, at 3:00 p.m. on the 29th day of January, 1985, and do consent to the holding of such meeting for the purpose of Adopting a resolution calling a Public Hearing regarding a proposed addition to the Town Code to be known as Article XXVIII, Office/Service District, and any other matters that may come before the Board.

DATED: January 29, 1985

TOWN BOARD MEMBERS
TOWN OF RIVERHEAD, NEW YORK

Joseph F. Janoski
Supervisor

John Lombardi
Councilman

Vincent Artale
Councilman

Victor Prusinowski
Councilman

Louis Boschetti
Councilman

FILED.

RESOLUTIONS

#79 AUTHORIZES TOWN CLERK TO PUBLISH AND POST NOTICE OF PUBLIC HEARING, RE: A PROPOSED ADDITION TO THE RIVERHEAD TOWN CODE, TO BE KNOWN AS ARTICLE XXVIII, "OFFICE/SERVICE DISTRICT".

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

RESOLVED, that the Town Clerk is hereby authorized to publish and post the below Public Notice with regard to a proposed addition to the Riverhead Town Code, to be known as Article XXVIII "Office/Service District".

RESOLUTIONS ContinuedPUBLIC NOTICE

PLEASE TAKE NOTICE that a public hearing will be held on the 11th day of February, 1985, at 7:00 o'clock p.m. at the Riverhead Town Hall, 200 Howell Avenue, Riverhead, New York, to hear all interested persons with regard to the following proposed addition to the Riverhead Town Code to be known as Article XXVIII, "Office/Service District".

ARTICLE XXVIIIOFFICE/SERVICE DISTRICT108-142 PURPOSE

To provide opportunity for the location of business and professional offices, research facilities, institutional uses and similar activities in a well-planned, open setting in areas which are not necessarily appropriate for commercial or industrial activity or low-density residential development. In this area, such uses can be established in an attractive environment and serve both as a means of preserving the open qualities of an area and as a transition between more intense and less intense uses.

108-143 USES

No building or premises shall be used and no building shall be erected, reconstructed, altered or added to, unless otherwise provided in this ordinance, except for the following permitted uses, special exception or special permit uses and the customary accessory uses:

A. Permitted Uses

- (1) Office buildings for businesses, governmental, and professional uses, including administrative training, data processing, publication, financial and sales offices and related facilities in connection with such office uses.
- (2) Offices or agencies for scientific or technical development including laboratories, libraries, administrative training, data processing, publication, financial offices, and related facilities in connection with such uses, provided that:
 - (a). No machinery or equipment shall be installed and no labor shall be engaged upon the premises for the manufacture, processing or assembly of goods or articles, except the manufacturing, processing or assembly of pilot prototype or experimental

RESOLUTIONS Continued

products in which the close supervision by scientific personnel of a permitted research laboratory is required.

- (b). All mechanical and other apparatus and manual services employed in such use shall be devoted to scientific research and technical development of manufactured, processed or compounded products.
- (c). No such process shall involve the handling, storage or discharge of explosives or permit upon the premises, except for the sale of pilot prototype or experimental products which are the result of the end product of scientific research, development or engineering.
- (e). No offensive noises, gases, fumes, smoke, odors, dust, effluent or vibrations shall emanate from such use and no waste products shall be discharged therefrom of a character to create a nuisance or to be injurious to health.
- (f). The grounds and exterior of all buildings shall be kept and maintained in conformity with the prevailing standards of adjacent residential neighborhoods.
- (3) Offices for service business in which no merchandise or physical product is sold, traded or serviced such as but not limited to insurance, real estate, accounting and travel agency.
- (4) Telephone exchanges.
- (5) Computer centers.
- (6) Radio television studios.
- (7) Bank and financial institutions.
- (8) Conference centers.
- (9) Public utility structures and utility rights-of-ways, excluding garages or storage yards. Electric sub-stations shall not be permitted, except by Special Permit.
- (10) Museums, art galleries (but not public auction rooms), libraries or other cultural center.
- (11) Churches, religious schools, community centers, social clubs, lodges, civic clubs.
- (12) Single-family residences which have a minimum lot area of 40,000 square feet and is of sufficient lot area to allow conformance with the off-street parking schedule for the Business PB District.

RESOLUTIONS Continued

- (13) Funeral homes and undertaking establishments.
- (14) Restaurants (not including diners, cafeterias, drive-up types, fast food facilities, luncheonettes, coffee shops, automats, canteens, delicatessen, take-out types) which provide for all food consumed upon the premises and require printed menu and table service, including catering facilities.
- (15) Professional offices; office; service uses as defined by the following:
- (a) Accountants
 - (b) Architects
 - (c) Artists
 - (d) Attorneys
 - (e) Audiologists
 - (f) Bookkeepers
 - (g) Chiropractors
 - (h) Dentists
 - (i) Draftsmen
 - (j) Engineers
 - (k) Income Tax Preparers
 - (l) Insurance agents or brokers
 - (m) Interior designers
 - (n) Journalists
 - (o) Medical Doctors
 - (p) Nursery Schools
 - (q) Optometrists
 - (r) Osteopaths
 - (s) Podiatrists
 - (t) Photographers
 - (u) Physical Therapists
 - (v) Real Estate Agents or Brokers
 - (w) Surveyors

B. SPECIAL PERMIT USES

- (1) The cutting, processing, polishing and mounting of precious stones, including the incidental sale thereof on the premises.
- (2) The production, processing and assembly of small, light or microscopic or electronic parts or precision instruments in which the close supervision by scientific personnel of a permitted research laboratory is required.
- (3) Transient hotels or motels, provided that:
- (a) There shall not be less than 3,000 square feet of lot area per rentable sleeping room (up to two beds) contained therein if water and sewer systems are provided. Where water and sewer systems are not provided, 6,000 square feet per unit is required.

RESOLUTIONS Continued

- (b) Off-street parking space for each rentable room in a transient hotel or motel shall be provided within 100 feet of the ground floor entrance nearest to such accommodations, and designated by the room number thereof.
 - (c) Said hotel or motel shall be set back not less than 75 feet from any street and not less than 50 feet from any other lot line.
 - (d) As accessory to any such hotel or motel there may be a restaurant within the principal structure, provided there be an additional off-street parking area on the basis of one parking unit for each four seats of such restaurant.
- (4) Institutions for higher learning including colleges, universities, junior colleges, technical schools, seminaries and administration buildings, dormitories, fraternity and sorority houses and customary indoor and outdoor recreation facilities, such as playfields, gymnasiums, stadium, subject to the following:
- (a) The minimum lot area shall be ten acres of contiguous land;
 - (b) No building, parking or loading area or recreation facility shall be nearer than 200 feet of any street or lot line;
 - (c) Each such recreation facility shall be operated primarily as an adjunct to some cultural, social or athletic activity of such institution of higher learning and not leased or otherwise operated primarily for the purpose of gain or profit.
- (5) Health spa provided there is a central water hookup to the Riverhead Water District. This facility must also have sewer service or an on-site wastewater system which must be approved by the Suffolk County Department of Health Services.
- (6) A use which provides for the location of a business, research facility, professional office, service, or institutional use which is considered by the Town Board to be as a permitted, special permit or accessory use and serves to achieve the goal of development which is well planned, is an open setting and acts as a transition between more intense and less intense uses.

(C) ACCESSORY USES

The following accessory uses provided none shall be within 50 feet of any lot line:

RESOLUTIONS Continued

- (1) Retail or personal service uses that are specifically designed as accessory to principal uses, such as but not limited to pharmacy, lunch counters, lunch stands, newsstands, barber shops and beauty parlor, shoe repair, provided that said retail or personal service accessory use shall have no separate exterior entrance and no exterior signs advertising said retail or personal service use. In addition, said accessory retail or personal service use shall not comprise more than 0.5% of the gross floor area of the principal uses to which it is accessory.
- (2) Restaurants (not including diners, luncheonettes, drive in and fast food facilities) for the use of executives, employees and visitors of the principal use.
- (3) Lodgings for visitors of the principal use.
- (4) Indoor and outdoor recreation facilities for the exclusive use of employees, and guests of the principal use, and their families.
- (5) In-service training schools for employees of the principal use.
- (6) Private garages for the storage service of motor vehicles owned by the owner of the principal use of the executives or employees thereof, or visitors thereto, including the sale of them, but not to the public generally of gasoline, oil and minor accessories.
- (7) Central heating and power plants accessory to the principal use and the service of all structures on the premises.
- (8) Fully enclosed storage facilities incidental to the principal use.
- (9) Maintenance and utility shops incidental to the principal use.
- (10) Off-street parking and loading. Said areas shall not be nearer than 50 feet to any lot line or street, and if generally adjacent to any street or any residence district shall be suitably screened by a landscaped strip of at least 25 feet in width, containing a shrubbery screen complying with all requirements set forth in the site plan and landscaping sections of this Ordinance, Article XXVI and Section 108-64.1.
- (11) Accessory signs subject to the applicable provisions of the sign regulations of the Town of Riverhead, Section 108-56 of the Zoning Ordinance.

RESOLUTIONS Continued

- (12) Other customary accessory uses incidental to the principal use on the site.
- (13) Trash compactors and dumpsters which are screened from sight.

(D) NON-PERMITTED USES

No building structure, premise, or lot in the Office/Service District shall be occupied for any of the following uses:

- (1) Retail sales of consumer merchandise, unless the use is of the type permitted under Section 108-143C(1) of this ordinance.
- (2) Personal service uses, such as but not limited to; pharmacy, lunch counters, newsstands, barber shops, beauty parlors, shoe repairs, dry cleaners, unless of the type provided for under Section 108-143C(1) of this ordinance.
- (3) Theatres and cinemas.
- (4) Game rooms.
- (5) Mixed use buildings, except those provided under Section 108-143C (1) of this ordinance.
- (6) Gasoline service stations and auto repair facilities.
- (7) Wholesale businesses, warehouses, building material and storage and sale, including storage of coal, coke, fuel oil, or junk.
- (8) Building, plumbing, and electrical contractors.
- (9) Cold storage plants, food processing plants.
- (10) Motor vehicle sales, including the sale of recreational vehicles, trailers, and boats.
- (11) Car washes.
- (12) Printing plants.

108-44 GENERAL LOT, YARD AND HEIGHT REQUIREMENTS.

- A. Minimum lot area. 80,000 square feet, unless otherwise specified.
- B. Minimum lot width. 300 feet, unless otherwise specified.
- C. Maximum Building Area. Unless otherwise specified: 15 percent.

RESOLUTIONS ContinuedD. Minimum Yards. Unless otherwise specified:

- (1) Front: 100 Feet
- (2) Side: 50 Feet
- (3) Rear: 100 Feet

No building or structure will be permitted in required yards and no parking will be permitted within 25 feet of any property lines.

E. Minimum Distance from Detached Accessory Buildings of Off-Street Parking Areas to:

- (1) Principal building: 25 feet
- (2) Side lot line: 50 feet
- (3) Rear lot line: 50 feet

F. Maximum Height. Unless otherwise specified:

Two stories or 35 feet.

108-145 SPECIAL REQUIREMENTSA. Off-Street Parking:

Required parking for all principal and accessory uses shall be computed based upon the Town of Riverhead Parking Schedule except as follows:

Non-medical offices - 1 space per 300 square feet of net leasable area.

Retail and service uses - 1 space per 250 square feet of net leasable area.

Required parking spaces shall be 10 feet wide and 20 feet long and shall be provided upon the same lot as the use to which they are accessory, except that required parking spaces may be provided by utilizing, on a shared use basis, parking facilities including required parking for office buildings, situated on one or more adjacent lots, provided that agreements, satisfactory to the Town Attorney, assure the continued existence of such shared use parking to serve such hotel uses as long as they may exist. In no event shall such agreements for shared parking be terminated without the consent of the Town and unless the premises will provide parking facilities for its own use in accordance with all requirements of this section. In no event shall such parking and loading spaces be located in any Residential District.

B. Off-Street Loading. One loading unit 15 feet wide by 45 feet long shall be provided for each 15,000 square feet of restaurant, service, banquet and meeting room space. No loading area shall be located within required front yards or driveways, or blocking access to a required parking space.

*Underscore indicates addition.

RESOLUTIONS Continued

The vote, Boschetti, yes, Artale, yes, Prusinowski, yes, Lombardi, yes, Janoski, yes.

The resolution was thereupon duly declared adopted.

#80 AUTHORIZES TOWN CLERK TO PUBLISH AND POST NOTICE OF PUBLIC HEARING, RE: CHANGE OF ZONE OF ROUTE 58 CORRIDOR TO OFFICE/SERVICE DISTRICT.

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

RESOLVED, that the Town Clerk is hereby authorized to publish and post the below Public Notice with regard to the change of zone of the Route 58 corridor from the existing Agriculture A, Residence C, Business B, and Business C zoning use districts to Office/Service District.

PUBLIC NOTICE

PLEASE TAKE NOTICE that a public hearing will be held on the 11th day of February, 1985, at 7:30 o'clock p.m. at the Riverhead Town Hall, 200 Howell Avenue, Riverhead, New York, to hear all interested persons with regard to the change of zone of the Route 58 corridor from the existing Agriculture A, Residence C, Business B, and Business C zoning use districts to Office/Service District, in the area bounded and described as follows:

BEGINNING at a point on the southside of Route 58 780+/- feet east of the intersection of Oliver Street with County Route 58; thence running in a general southerly direction 500+/- feet to the west side of Northville Turnpike; thence running in an easterly direction crossing over Northville Turnpike to the west side of Northville Turnpike, thence proceeding in a southerly direction 400+/- feet along the east side of Northville Turnpike to a point; thence proceeding in an easterly direction along a property line as outlined in tax map #109-274+/- feet to a point thence proceeding in a northeasterly direction 400+/- feet to a point; thence proceeding in a southerly direction 506+/- feet to a point;

Thence in an easterly direction 1,236+/- feet to a point; thence proceeding southerly 250+/- feet to a point; thence proceeding in a generally easterly direction and parallel to the northerly side of Charles Street and crossing over Osprey Avenue 1,100+/- feet to the west side of NYS Route 25 (East Main Street); thence proceeding in an easterly direction and crossing over NYS Route 25 (East Main Street) to the east side of NYS Route 25 (East Main Street);

Thence proceeding in a generally easterly direction on a course 650+/- feet south and parallel to NYS Route 25 to a point on the west side of County Route 105 (Cross River Drive); thence proceeding northerly along the west side of County Route 105 and crossing over NYS Route 25 to a point 600+/- feet north of NYS Route 25; thence proceeding in a westerly direction 675+/- feet to a point; thence proceeding 200+/- feet in a southerly direction to a point; thence proceeding 170+/- feet in a westerly direction to a point;

RESOLUTIONS Continued

Thence proceeding 50+/- feet in a northerly direction to a point; thence proceeding 120+/- feet in a westerly direction to a point; thence proceeding in a northerly direction 1,450+/- feet to a point; thence proceeding 650+/- feet in a westerly direction to the east side of Doctors Path; thence proceeding in a westerly direction and crossing over Doctors Path; thence proceeding along the westerly side of Doctors Path in a northerly direction 300+/- feet to a point; thence proceeding in a westerly direction 900+/- feet to a point; thence proceeding southerly 800+/- feet to the north side of Middle Road; thence proceeding southerly and crossing over Middle Road; thence continuing in a southerly direction 233+/- feet to a point, thence proceeding in a generally southwest direction 835+/- feet to a point which general direction line is 176+/- feet north of County Route 58; thence proceeding in a northerly direction 800+/- feet to the east side of Northville Turnpike; thence proceeding in a westerly direction and crossing over Northville Turnpike; thence proceeding along the westerly side of Northville Turnpike in a southerly direction 230+/- feet to a point; thence proceeding in a westerly direction 2,400+/-, which course is parallel to County Route 58, approximately 600+/- feet north of County Route 58; thence proceeding in a southerly direction 350+/- feet to the north side of County Route 58; thence proceeding southerly and crossing over County Route 58 to the POINT OR PLACE OF BEGINNING.

Said area covers property now or formerly owned by Margaret Shefchick, Genovese Drug Store, Inc., Anthony Aleci, Marjorie Warner, Helen McBurnie, Bruno Rolle, George Homan, Howard Bokee, Elizabeth Burke, Harriet Smith, Moon River Diner Corp., Peter Price, Frances Jarzombeck, Golden Arch Realty, Apex Associates, Gerald Pasahow, George Malvese, River Center Associates, August Stakey, Jr., Arthur Thieme, Warner's Oil Heat, George Faltin, Saul Lerner, Tom Wernikowski, John Krukowski, Alberta Krukowski, Paul Sargent, Alfred Norbeck, Robert Edwards, Ernest Draper, Camelia Stivers, Helen Bunczuk, Jessie Gottlieb, August Muller, 25 East Realty Corp., Nels Sorenson, Lillian Finch, Eugene Andrae, Andrea Stillwagon, Martin Kart, Ernest Olsen, Edward Goodfield, George Young, RR Mobile Home Park, Long Island Cablevision Corp., Mary Horne, Gwendolyn Lister, Randolph Logan, George Kowalski, Clayborne Hughes, Evelyn Daniels, Mollie Trent, Emmanuel Baptist Church, Mary Ross, Administration of Veteran's Affairs, Elsie Johnson, Walter Saunders, Steven Hayes, Long Island Bowling Enterprises, Suffolk Lighting Supply.

The vote, Boschetti, yes, Artale, yes, Prusinowski, yes, Lombardi, yes, Janoski, yes.

The resolution was thereupon duly declared adopted.

#81 AUTHORIZES TOWN CLERK TO PUBLISH AND POST NOTICE OF PUBLIC HEARING, RE: CHANGE OF ZONE OF PROPERTY LOCATED AT THE SOUTHWEST CORNER OF NORTHVILLE TURNPIKE AND MIDDLE ROAD FROM AGRICULTURE A TO RESIDENCE C.

RESOLUTIONS Continued

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

RESOLVED, that the Town Clerk is hereby authorized to publish and post the below Public Notice with regard to the change of zone of property located at the southwest corner of Northville Turnpike and Middle Road from Agriculture A to Residence C.

PUBLIC NOTICE

PLEASE TAKE NOTICE that a public hearing will be held on the 11th day of February, 1985, at 7:45 o'clock p.m. at the Riverhead Town Hall, 200 Howell Avenue, Riverhead, New York, to hear all interested persons with regard to the change of zone application of property located at the southwest corner of Northville Turnpike and Middle Road from Agriculture A to Residence C, which property is bounded and described as follows:

BEGINNING at a point on the west side of Northville Turnpike, which point is 600+/- feet north of County Route 58; thence proceeding 766+/- feet in a northerly direction to a point (the southwest corner of the intersection of Northville Turnpike and Middle Road); thence proceeding west along the south side of Middle Road 1,950+/- feet to a direction 1,305+/- feet to a point; thence proceeding in an easterly direction 1,000+/- feet to the west side of Northville Turnpike, the point or place of beginning.

Said area covers property now or formerly owned by Harold Fanning, Donald Neubert.

The vote, Boschetti, yes, Artale, yes, Prusinowski, yes, Lombardi, yes, Janoski, yes.

The resolution was thereupon duly declared adopted.

#82 AUTHORIZES TOWN CLERK TO PUBLISH AND POST NOTICE OF PUBLIC HEARING, RE: CHANGE OF ZONE OF PROPERTY LOCATED ON THE EAST SIDE OF OLIVER STREET, RIVERHEAD, FROM RESIDENCE C TO BUSINESS B.

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

RESOLVED, that the Town Clerk is hereby authorized to publish and post the below Public Notice with regard to the change of zone of property located on the east side of Oliver Street, Riverhead, from Residence C to Business B.

PUBLIC NOTICE

PLEASE TAKE NOTICE that a public hearing will be held on the 11th day of February, 1985, at 8:00 o'clock p.m. at the Riverhead Town Hall, 200 Howell Avenue, Riverhead, New York, to hear all persons with regard to the change of zone of property located

RESOLUTIONS Continued

Said above described area covers property now or formerly owned by Romed Rosand, Mildred Stern.

The vote, Boschetti, yes, Artale, yes, Prusinowski, yes, Lombardi, yes, Janoski, yes.

The resolution was thereupon duly declared adopted.

#84 RESCINDS RESOLUTION #75 DATED JANUARY 22, 1985.

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

WHEREAS, at the time of the approval of resolution #75 dated January 22, 1985, the Town Board had been informed by Douglas Glazebrook, Gary Hotchkiss, Douglas Kubecki, and Matthew Bailey that they were willing to accept the position of Public Safety Dispatcher #1 with the Town of Riverhead, and

WHEREAS, since that time, Gary Hotchkiss and Douglas Kubecki did inform the Town Board that they would be unable to accept the position of Public Safety Dispatcher 1 with the Town of Riverhead, and

WHEREAS, such a declination by these two candidates means the non-existence of a viable Civil Service list, and

WHEREAS, this Town Board believes that it is in the best interest of the Town of Riverhead that the selection of an individual for the position of Public Safety Dispatcher should include a pool of prospective applicants greater than two.

NOW, THEREFORE, BE IT RESOLVED, that resolution #75 dated January 22, 1985 be and is hereby rescinded.

The vote, Boschetti, yes, Artale, yes, Prusinowski, yes, Lombardi, yes, Janoski, yes.

The resolution was thereupon duly declared adopted.

#85 APPROVES SITE PLAN OF A. LAWRENCE GALASSO.

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

WHEREAS, a site plan was submitted by A. Lawrence Galasso for a building permit for three retail sales buildings to be located on the Main Road, Aquebogue, New York, and

WHEREAS, this Town Board has reviewed the site plan submitted as prepared by Donald A. Denis, dated November 14, 1984,

NOW, THEREFORE, BE IT

RESOLVED, that the site plan submitted by A. Lawrence Galasso for a building permit for three retail sales stores to be located on the Main Road, Aquebogue, New York, as prepared by Donald A. Denis, dated November 14, 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.

RESOLUTIONS Continued

on the east side of Oliver Street, Riverhead, New York, from Residence C. to Business B, in the area bounded and described as follows:

BEGINNING at a point on the east side of Oliver Street, which point is 292+/- feet south of the County Route 58; thence proceeding 1,655+/- feet in a southerly direction along Oliver Street to the intersection Northville Turnpike with Oliver St., thence proceeding north along the west side of Northville Turnpike 200+/- feet to a point; thence proceeding in a northwesterly direction 1,000+/- feet to a point, thence proceeding in a westerly direction 200+/- feet to the point or place of BEGINNING.

Said above described area covers property now or formerly owned by Ann Demkin.

The vote, Boschetti, yes, Artale, yes, Prusinowski, yes, Lombardi, yes, Janoski, yes.

The resolution was thereupon duly declared adopted.

#83 AUTHORIZES TOWN CLERK TO PUBLISH AND POST NOTICE OF PUBLIC HEARING, RE: CHANGE OF ZONE OF PROPERTY LOCATED ON NORTHVILLE TURNPIKE, SOUTH OF ROUTE 58, RIVERHEAD, FROM BUSINESS B TO RESIDENCE C.

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

RESOLVED, that the Town Clerk is hereby authorized to publish and post the below Public Notice with regard to the change of zone of property located on Northville Turnpike, south of Route 58, Riverhead, New York, from Business B to Residence C.

PUBLIC NOTICE

PLEASE TAKE NOTICE that a public hearing will be held on the 11th day of February, 1985, at 8:15 o'clock p.m. at the Riverhead Town Hall, 200 Howell Avenue, Riverhead, New York, to hear all interested persons with regard to the change of zone of property located on Northville Turnpike, south of Route 58, Riverhead, New York, from Business B to Residence C, in the area bounded and described as follows:

BEGINNING at a point on the east side of Northville Turnpike 300+/- feet north of the intersection of Oliver Street and Northville Turnpike; thence proceeding in a general easterly direction 900+/- feet to a point; thence proceeding in a northwesterly direction 306+/- feet to a point; thence proceeding in a general southwesterly direction 455+/- feet to a point; thence proceeding in a general westerly direction 275+/- feet to a point on the east side of Northville Turnpike; thence proceeding along the west side of Northville Turnpike 500+/- feet in a southerly direction to the point or place of BEGINNING.

RESOLUTIONS Continued

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 premises.

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 parking area shall be maintained pursuant to specifications outlined in the Riverhead Town Code, with regard to type, thickness, and grade.

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.

9. Subject to NYS Department of Transportation curb cut approval.

10. Subject to Suffolk County Health Department approval.

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

DECLARATION AND COVENANT

THIS DECLARATION made the _____ of _____, 1985, by A. Lawrence Galasso 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, 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

RESOLUTIONS Continued

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 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. 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. That the Declarant is familiar with Riverhead Town Code, Chapter 96, entitled, "Trash, Rubbish and Refuse Disposal", and agrees to abide by same.

4. Trash receptacles of a decorative design shall be maintained at the premises.

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.

6. That the parking area shall be maintained pursuant to specifications outlined in the Riverhead Town Code, with regard to type, thickness, and grade.

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, and be it further

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

A. Lawrence Galasso

STATE OF NEW YORK)

ss.:

COUNTY OF SUFFOLK)

On this _____ day of _____ 1985, before me personally came A. Lawrence Galasso owner of certain real property located on the Main Road, Aquebogue, 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.

RESOLUTIONS Continued

The vote, Boschetti, yes, Artale, yes, Prusinowski, yes, Lombardi, yes, Janoski, yes.

The resolution was thereupon duly declared adopted.

#86 AUTHORIZES TOWN CLERK TO PUBLISH AND POST HELP WANTED AD: PART-TIME DRIVER FOR "MEALS ON WHEELS" PROGRAM

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

WHEREAS, due to the expected resignation of the present "Meals on Wheels" Program Driver, a vacancy will exist in that position.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Clerk be and is hereby authorized to publish and post the below Help Wanted Ad in the January 31, 1985 issue of The News-Review.

TOWN OF RIVERHEADHELP WANTED AD

The Town of Riverhead is seeking a qualified individual to serve in the part-time position of Driver for the "Meals on Wheels" Program. Applicants must possess a valid New York State Driver's License and have the ability to deal with the public. Interested individuals must submit an application to the Accounting Office, Riverhead Town Hall, 200 Howell Avenue Riverhead, New York, weekdays between the hours of 8:30 a.m. and 4:30 p.m. No applications for this position shall be accepted after Friday, February 8, 1985. The Town of Riverhead does not discriminate on the basis of race, color, national origin, sex, age and handicapped status in employment or the provision of services.

The vote, Boschetti, yes, Artale, yes, Prusinowski, yes, Lombardi, yes, Janoski, yes.

The resolution was thereupon duly declared adopted.

#87 AUTHORIZES TOWN CLERK TO PUBLISH AND POST HELP WANTED AD: SCHOOL CROSSING GUARDS.

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

WHEREAS, there is an available position for School Crossing Guards.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Clerk be and is hereby authorized to publish and post the below help wanted ad for School Crossing Guards, in the January 31st issue of The News Review.

RESOLUTIONS ContinuedHELP WANTED

The Town of Riverhead, is seeking a qualified individuals to serve as School Crossing Guards. Interested individuals must submit an application to the Accounting Department, 200 Howell Avenue, Riverhead, New York, weekdays between 8:30 a.m. and 4:30 p.m. No applications for this position shall be accepted after February 8th, 1985. The Town of Riverhead does not discriminate on the basis of race, color, national origin, sex, age, and handicapped status in employment of the provision of services.

The vote, Boschetti, yes, Artale, yes, Prusinowski, yes, Lombardi, yes, Janoski, yes.

The resolution was thereupon duly declared adopted.

#88 AMENDS RESOLUTION #32 DATED JANUARY 2, 1985.

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

WHEREAS, by resolution #32 dated January 2, 1985 this Town Board did approve the attendance of Lawrence Grattan at a "Civil and Vicarious Liability of the Police" Seminar sponsored by the International Association of Chiefs of Police, and

WHEREAS, said resolution did authorized necessary expenses relating to tuition, lodging, transportation and meals, and

WHEREAS, Captain Grattan has requested that he receive an advance in the amount of \$349 which shall cover necessary advance expenses such as tuition cost, lodging deposit, etc.

NOW, THEREFORE, BE IT

RESOLVED, that this Town Board does authorize Captain Lawrence Grattan to receive a \$349 advance to be fully receipted upon his return.

The vote, Boschetti, yes, Artale, yes, Prusinowski, yes, Lombardi, yes, Janoski, yes.

The resolution was thereupon duly declared adopted.

There being no further business on motion or vote, the meeting adjourned at 3:23 p.m.

IJP:nm

Irene J. Pendzick
Town Clerk