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Minutes of a Regular Meeting of the Town Board of the Town of Riverhead, held in the Town Hall, Riverhead, New York, on Tuesday, October 17th, 1972 at 7:30 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
Absent: Alex E. Horton, Supt. of Highways

Supervisor Leonard called the meeting to Order at 7:30 P. M.

Town Justice Costello offered the following resolution which was seconded by Town Justice Leonard.

RESOLVED, That the minutes of the Town Board Meeting held on October 3, 1972, be approved as submitted.

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.

BOARD OF AUDIT

The Town Board convened as a Board of Audit and examined the following bills submitted on Abstracts dated October 17, 1972:

General Town	\$11,778.49
Highway Item No. 1	\$18,485.70
Highway Item No. 3	\$ 1,605.70
Highway Item No. 4	\$ 1,562.44
Special Districts	\$ 6,586.54

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

RESOLVED, That the following bills be approved for payment:

General Town	\$11,778.49
Highway Item No. 1	\$18,485.70
Highway Item No. 3	\$ 1,605.70
Highway Item No. 4	\$ 1,562.44
Special Districts	\$ 6,586.54

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.

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EXECUTIVE SESSION MATTERS:

Arthur DiPietro, Esq., and W. Bruce Stark, appeared before the Board in connection with the application of J. Douglas Stark and W. Bruce Stark for Special Permit to extend Mobile Home Park (Glenwood).

Hearing recorded and tape will remain on file in the Office of the Town Clerk for one year.

Matter referred to Planning Board for recommendation and report.

Charles Cuddy, Esq., representing Mets Roll-Off Service, Inc., (applicant for waste disposal license), requesting hearing be postponed for two weeks or as soon as the necessary information is obtained.

Permission granted.

John J. Munzel, Esq., representing B. Arthur Thurm, applicant for Special Permit to extend Thurm Mobile Home Park, appeared before the Board in connection with said application.

Hearing recorded and tape will remain on file in the Office of the Town Clerk for one year.

Matter referred to Planning Board for recommendation and report.

REPORTS

Supervisor's, month of September, 1972. Filed.

Recreation Department, month of September, 1972. Filed.

COMMUNICATIONS

N. Y. State Dept. of Transportation, dated Sept. 18, 1972, Re: Notice of Order-Sections 1147. 33 and 1147. 36 relating to establishing 30 MPH Speed Limits on Peconic Avenue and 40 MPH on Riverleigh Avenue and transferring the maintenance to the County of Suffolk. Filed.

Copies to Town Board, Police Chief and Supt. of Highways.

N. Y. State Dept. of Transportation, dated 9/26/72, acknowledging receipt of request for parking prohibition on Route 25 and Ostrander Avenue, stating the conditions will be surveyed and the appropriate action taken. Filed.

Irene J. Pendzick, Tax Receiver, dated October 3, 1972, saying she has read the resume of procedures and heard Mr. Spurgeon's presentation in regard to proposed condification of town ordinances. She feels the need for this service is evident and necessary to create and maintain a modern and progressive record for Riverhead and that it is certain to be beneficial to officials and residents alike and endorses this service to be utilized. Filed.

Francis J. Yakaboski, dated October 3, 1972, outlining six (6) tax certiorari proceedings that have commenced against the Assessors and the Board of Assessment Review and asking the Board's direction as to retaining special counsel to handle the proceedings. Filed.

Copies to Town Board.

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COMMUNICATIONS

Supervisor Aaron Barnett, Town of Babylon, dated 10/4/72, enclosing copy resolution opposing powers of New York State Urban Development Corporation, passed by its Board on October 3rd, and asking the Riverhead Town Board to take comparable action if it also does not feel it is in the best interests of the residents and taxpayers for an agency like the Urban Development Corporation to have such broad unilateral powers to usurp local home rule. Filed.

Copies to Town Board, Town Attorney, Building Department, Planning Board and Zoning Board of Appeals.

Town of Southampton, dated October 3, 1972, re adoption of zoning change. Filed. Copies to Town Board, Town Attorney, Building Department, Planning Board and Zoning Board of Appeals.

Suffolk County Dept. of Planning, dated 10/5/72, relating to amending Building Zone Ordinance of Town of Southampton, stating that in the event they do not receive a reply within 20 days they will assume there are no objections.

Copies to Town Board.

Town of Riverhead Planning Board, dated 10/12/72, submitting recommendations for mobile home parks and multiple residence and apartment development in the Town of Riverhead. Filed.

Copies to Town Board, Town Attorney, Building Inspector and Zoning Board of Appeals.

N. Y. State Dept. of Transportation, dated 10/5/72, relating to request for a survey of parking conditions along Route 25, West of Nugent Drive-survey result indicates that due to lack of sufficient off street parking in this area the restriction of the remaining parking on both sides of Route 25 would cause undue hardships. The restriction of additional parking on the south side only would greatly aid the orderly flow of traffic along Route 25. By removal of this additional parking the center line pavement markings could be shifted southerly thus providing a wider westbound travel lane. The parking on the north side of Route 25 would still be available for use by the businesses on the south side of Route 25. Recommending that additional off street parking be encouraged to alleviate the observed shortage of available parking in this area. Filed.

Copies to Police Chief, Supt. of Highways, Town Board and Town Attorney.

Supervisor Leonard reported: He had talked with Mr. Hoffman, Regional Engineer who was here and did not ascertain that we had a parking lot on Sweezy Avenue. The State is going to try to stop the parking (50 ft. East) on the southside altogether and allow the parking on the north side except 50 feet East of Sweezy Avenue - which the Town Board feels should be stopped altogether as we have a parking lot on Sweezy Avenue. The Engineer said that we should take the 50 feet for now and if this does not work out satisfactorily, we should advise him.

Town of Brookhaven, dated October 13, 1972, relating to adoption of amendment to Chapter 85 of the Code of Brookhaven Town-Section 85-242-Penalties. Filed.

Copies to Town Board, Town Attorney, Building Department, Planning Board and Board of Appeals.

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COMMUNICATIONS continued:

Wading River Beach and Conservation Ass'n., dated 10/10/72, stating the erosion problem at Wading River grows more acute with each passing day. Making appeal to Town Board to see that the State of New York intervenes to see that damage done to the shoreline is corrected and to assure that further damage will not occur by calling for the removal of the offending jetties. Filed.

Copies to Town Board.

Councilman Young reported: He had talked to LILCO executives and they promised they would look into this and take action but they have not made any reports as yet - they did not realize the seriousness of the situation - they are worried about public relations and want to cooperate in making corrections.

N. Y. State Commissioner of Transportation-Notice of Cancellation of Designation of Restricted Highway - L. I. Expressway (Toppings Path to Old Country Road) - the project having now been completed, it is hereby determined that the designation of said State Highway as a Restricted Highway is hereby cancelled effective immediately. Filed.

Copies to Police Chief, Supt. of Highways and Town Board.

Dept. of Transportation, U. S. Coast Guard, dated October 12, 1972, clarifying the position of the Coast Guard in relation to its Public Notice 3-151, dated September 14, 1972 and regretting that the Notice has been misinterpreted. Filed.

Copies to Town Board and Town Attorney.

Suffolk County Executive John V. N. Klein, dated 10/12/72, relating to resolution referring to construction of C. R. 105-stating he finds it impossible to determine whether the Town Board favors construction of the road to Sound Avenue as the resolution appears to indicate that the Town Board opposes the delay of one year in the construction and opposes making the terminus of the road Sound Avenue. Requesting advice as to whether the Town Board favors or opposes the construction of C. R. 105 to Sound Avenue. Filed.

Copies to Town Board and Town Attorney.

Town Clerk to advise Mr. Klein that the Town Board favors the construction of C. R. 105 to Sound Avenue.

PERSONAL APPEARANCES:

Supervisor Leonard asked if anyone wished to be heard and the following responded:

JAMES KANE, Main Road, Jamesport, spoke on the petition submitted to the Board over a year ago on the matter of extending the Jamesport Fire District approximately 1000 feet on the Main Road.

Mr. Kane said that the proposed extension is acceptable to the Riverhead and Jamesport Fire Departments.

Mr. Kane also stated that Perry Conklin, Jamesport Fire Chief has called the Town Attorney numerous times but has not been able to ascertain the status of this petition.

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PERSONAL APPEARANCES: -Continued:

Francis J. Yakoboski, Town Attorney, replied: "Mr. Conklin was advised about two weeks ago that I was working on this project - and that while the initial procedure- that of obtaining permission of the Commissioners in Jamesport was quite simple - the balance of the work was quite complex. I explained to him that the work was in progress and it should be completed before the end of the year. "

JOHN P. RIESDORPH, spoke on the conclusion reached at the last Board meeting - that the work done at Colonial Arms was illegal.

Mr. Riesdorff said the sidewalks on the Main Road are on State property but are maintained by the Town and something should be done to improve the appearance of that area.

WICKHAM TYTE spoke on County Question #1 which will be on the ballot for this election and said it has considerable effect on the Town of Riverhead.

Mr. Tyte said the text pertains to "A local law to amend the Suffolk County Charter in relation to planning enacted by the County Legislature on December 14, 1971, be approved" - and while it does not go into greater detail, what it means is, that if it is passed by the people, in theory, it gives the County review power on any zoning change (in any of the ten towns) within 500 ft. of any shore front - being ocean, bay, sound or estuary of any of the foregoing bodies of water.

Mr. Tyte said this was already voted down once but is being thrown back at us again and urged everyone to vote "No" on this question and said he would like this Town Board to take a stand (by resolution) opposing it.

Mr. Tyte reminded the Board that he has come to them on numerous occasions to ask justice for the 2000 mobile home owners and even recommended certain law changes but as yet nothing has been done.

The Republicans who enacted these laws have the legal voting power to change them and the Democrats who don't have the voting strength at least have the power to initiate some legislation and try to swing somebody over.

Mr. Tyte wondered if any progress has been made.

Mr. Tyte talked on the proposed budget for 1973 and said it was a cowardly thing for the Town officials to decide that they rate an increase in salary during an off-election year.

Supervisor Leonard reminded Mr. Tyte that he can bring this matter up during the Budget Hearing on October 24th.

MRS. RICHARD CAREY made observation that there were two matters taken up in Executive Session this morning and asked why something was approved last week on the Traffic Circle in Executive Session.

Councilman Young said that the traffic circle matter was not approved in Executive Session - it was a special meeting of the Town Board.

Mrs. Carey asked who knew about it.

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PERSONAL APPEARANCES: - Continued:

Town Clerk: "It was a Special Meeting of the Board called for October 5th, 1972, for the purpose of reviewing the preliminary budget and voting on setting date of Public Hearing and for any other matters that may come before the Board - and the procedure is legal according to Town Law".

ROBERT L. TOOKER addressed the Board and said: "I have written three letters to Supervisor Leonard. I have spoken to Mr. Young, to Justice Leonard and my partner has spoken to Justice Leonard. We have proceeded with what we thought were routine things for a period of six to eight months.

The Main Street in Riverhead is filthy. I have sent pictures. I have a hundred pictures, and will be pleased to show them to you at anytime. It is long past time that we did a little housekeeping downtown. I have a picture of a broken bottle taken on Main Street last March - the bottle is still there. "

Supervisor Leonard: "I have been there. The building inspector has been after the people who own this place to fix up the wall and clean up. I also have a picture of the place opposite LILCO that you are probably interested in and the Police have been after you to clean up too. "

Mr. Tooker: "Mr. Leonard, with all due respects I think it is your responsibility and the Town Board's responsibility to see that the Main Street is cleaned up. The Town Board, the merchants and the residents of the Town of Riverhead are not properly housekeeping our Town and I think you've got to do something about it.

We've got empty stores on Main Street - you got papers on the parking lot - you've got beer cans along our highways and nothing is being done. "

Supervisor Leonard: "You can clean it up one day and go back two days later and it will look as bad as it was. "

Mr. Tooker: "At my expense, Mr. Leonard, I cleaned up behind the building that I sent you a picture of but that is just one piece of the Town and you people are responsible for the whole Town and the whole Town is dirty. "

Supervisor Leonard: "Now you have been called by the Police Chief six months ago to clean up opposite the Lighting Company and you haven't done it - yet you come here and complain about the Town Board - but the people and the residents are just as guilty as the Town Board. "

Mr. Tooker: "We look to you for leadership and one of the ways we need leadership is good housekeeping. "

Councilman Young: "Bob, in next year's budget we have under "Off-Street Parking, an item for \$14,856, which includes maintenance men. We have put one man under the Recreation Department and we will have the Recreation Supervisor be responsible for this man who will keep the Town clean. We will publicize the fact that if there are any gripes this man will take care of them. "

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PERSONAL APPEARANCES: - Continued:

Mr. Tooker: "What will I do with my complaint before the first of January?"

Councilman Young: "Take it to the Recreation Department and it will be taken care of."

Judge Leonard said he thought the Highway Department went down Main Street and swept it every morning.

Supervisor Leonard said that 30 minutes after the sweeper goes through the street the merchants sweep out their trash unto the streets. Also that 30 extra baskets have been placed on meters and these are abused and not used properly.

Supervisor Leonard further stated that he realizes the Town Board should take some responsibility but the people must help too.

Mr. Tooker: "I hope that our community hasn't lowered itself to the level of our streets - if we could use a little conscientious effort, you do what you can to help - I will do what I can and the citizens of the community will do what they can and it requires the effort of all of us.

I say that we would like the Town Board to lead the way - if it needs the employment of people than they should be employed - if it means to bring pressure on the merchants than that is what it should be - if it means utilizing the facilities of the Justice Court than that's what it should be - our Town is in trouble and one of the ways it's in trouble is it doesn't look very clean. I don't think that's a hard thing for us to accomplish.

Supervisor Leonard: "I agree with you 100%."

JOHN P. RIESDORPH said he has seen people dump their garbage in a street container instead of taking it to the dump.

DEPARTMENT HEADS - Building Department:

Edward R. Munson, Building Inspector reported as follows:

Pointed out that applicant who applied for Special Permit to conduct a proprietary home for adults on West Main Street and was denied such permit is operating such a home.

Also the Bayview Hotel who has VA occupants - no action has been taken. Pinetree Day Care Center on Roanoke and Osborne Avenues are in limbo and something was to be done about them.

Also that N. Y. State Board of Social Services are looking into the Perkins Inn to become the Lakeview Manor Home for Adults.

Mr. Munson said something should be done about these matters as things are popping up all over the Town - they are not permitted uses.

Supervisor Leonard asked if some of these matters are pending cases in Court.

Mr. Munson said he hopes they are but has heard nothing lately.

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Building Department continued:

Town Attorney: "The Bayview complaint should be served within a week or so and the Merkel matter is pending in the Appellate Division in the Supreme Court and on the other, I would suggest that if the Building Inspector notes a violation that he should take action."

Mr. Munson: "Will do, and I'll be in Court."

Mr. Munson advised the Board that a situation exists with the YMCA on West Main Street where it has use of LILCO property until such time as they sell it. The Director of YMCA has made innuendoes as to a swimming pool being put there.

Mr. Munson said he called the LILCO representative and was told there are to be no capital improvements on that property.

Mr. Munson said he is advising the Town Board to note this when he refuses the YMCA the permit for the swimming pool.

Mrs. Robert Tooker said she believes the swimming pool is to be a portable one.

Mr. Munson said it makes no difference - they still need a permit.

At this point of the meeting, Supervisor Leonard recessed the meeting to hold a Public Hearing.

PUBLIC HEARING - 8:00 P. M.

Town Clerk submitted affidavit of publishing and posting public notice of Public Hearing on proposal to issue a Special Permit use for the construction of apartment dwellings in Business C Use District on property located on East Main Street, Riverhead, New York, on the Petition of Metrohouse Associates, Inc.

The affidavit was ordered placed on file.

Thereupon Supervisor Leonard declared the Hearing open to anyone wishing to be heard.

William W. Esseks, Esq., appeared before the Board representing Metrohouse Associates in regard to application for Special Permit for permission to construct 90 efficiency apartments and 90 one-bedroom apartments on 10 acres of land situate in the Business C Zone - north by East Main Street - east by Mill Brook Lane - south by L. L. Railroad tracks and west by Riverhead Gardens.

Mr. Esseks produced aerial view of proposed location and other renderings which were propped up on easels. The improvements to consist of 12 units:

10 - 2 story units

2 - 1 story units

Efficiency units 19 x 25.6 - 485 sq. ft. each. One bedroom unit will be 22 x 5-1/2 574 sq. ft. each. 17% of the 10 acres will be construction - 83% of the ten acres will be open space.

Intention of the developer who will covenant that occupancy will be only by adults. No provision for children. Builder has a similar unit at Franklin Square only for people 62 years or older.

PUBLIC HEARING - 8:00 P. M. - continued:

If it is the feeling of the Board ~~that~~ there may be too much construction for elderly people - we can produce an amendment to our petition that the building can be occupied by any adults 21 years or over.

Property located adjacent to public water, sewers, public highway to the north - near existing shopping, bus terminals and will add value to the Town - will have no impact on the school district.

Metrohouse at Franklin Square does not have welfare and is certainly a very successful enterprise.

Mr. Esseks submitted an Engineering Study prepared for Metrohouse Associates (filing).

Wilbur Klatsky, representing Suffolk Community Development Corporation (non-profit housing corporation) spoke favoring the application and read from a printed report which was filed with the Town Clerk.

Mr. Klatsky said that in addition to the 180 units also included will be a community building and additional paved parking space for 115 cars - the requirements of zoning regulation permit 800 sq. ft. of floor for each 3,000 sq. ft. of lot area - total site area of 435,600 sq. ft. would permit maximum floor area of 116,000 sq. ft. - proposed development includes 113,250 sq. ft. of floor area.

Vehicular access from East Main Street - emergency access will be provided to Millbrook Lane.

Proposed site well suited for use of elderly housing - adjacent to existing garden apartments, located to nearby shopping facilities and in close proximity to mobile home development to east and also in close proximity to central business district but far enough removed so as not to be infringing upon business district uses.

Mr. Klatsky touched on data for the first discussion meeting concerning the Riverhead Master Plan of 1964 updating and also the traffic impact (information may be obtained from statement filed with Town Clerk).

Town Attorney questioned Mr. Klatsky's computation on the commercial facilities generated per day for each 1,000 sq. ft. of floor space.

JEROME SADOFSKY, said he is an engineer - at one time had worked for 17 years at Brookhaven Laboratory - is now a representative of Metrohouse.

Also Metrohouse Associates are developers and want to build structures that will better the community. They are not land speculators, they want to build something that will benefit the community.

Plans have been drawn up by the finest architects and consultants who are well versed in these types of structures. Will include in this development a large community center for adequate recreation - will have a full time staffed personnel.

Mr. Sadofsky said that the proposed structure will be one that the Town and its citizens can be justly proud to have in this Town.

Mr. Sadofsky invited the Board to examine and inspect the structure in Franklin Square and one in Babylon and respectfully asked that this application be acted upon favorably.

PUBLIC HEARING - 8:00 P. M. - continued:

Mr. Esseks filed copies of a study made by the Suffolk Community Development Corporation with regard to the need for this type of housing and made the following comments:

On this ten acre parcel there used to be a homestead. It is in a Business "C" area and right now there are certain permitted usages - which anyone who wants to buy the property can build there a dry cleaning plant, funeral home, diner, a new car sales facility or a used one, a laundry establishment, Howard Johnson, Chock-Full-of Nuts - any restaurant - you can have a movie theater there under the existing Zone use - you can have a 100,000 sq. feet of stores - you can have manufacturing - or you can have a combination of all these uses.

My client wants to upzone the area - he wants to put up 180 residences for adults only - it should be pointed out that you can't build a house there without a special permit. The property is zoned not for houses and you have to come to the Town Board for a Special Permit.

One family houses - there were 117-124 this year in the Town of Riverhead. Almost all of them are either in Wading River and a few in Jamesport. I cannot think of any residences started in this part of Town.

Let's take the Main Street that we are saving because we don't want to have our shopping anywhere else - now, what has happened on Main Street in two years. We have Sweezy's, the Social Security building and the Chicken Place. 12 stores are vacant, two buildings burned down and two buildings were torn down.

The County is pulling services out of the County Center. Treat Potato Chips have closed down. Grumann's is laying off help.

Go to Southold, Southampton and Easthampton and see how many houses have been built there and more important than the houses listen to this statement.

In 1970 - 2 subdivision maps were filed in the County Clerk's Office for the Town of Riverhead.

In 1971 - No maps were filed - not one developer cared enough about the Town of Riverhead to build here.

In 1972 - some one did file a map for four lots. That's the extent for 1972. Four lots on the thousands of acres we have - go and check the number of maps filed in the other Townships.

Metrohouse comes here and says they want to build 61,800 sq. ft. of space for adults only.

Heatherwood just came in and put up in Brookhaven Township hundreds and hundreds of units for housing and the kids will be coming to the Riverhead School and we are going to pay taxes to educate these kids.

Now, Metrohouse wants to put up buildings for adults only - not one kid in the place - not one effect on the tax rate except to pump money in and this is what has happened to Metro's application - we submitted our application to this Town Board on June 9th - and it was referred to the Planning Board. The Planning Board held a hearing on July 12th - that was three months ago and I have asked, I have cajoled, I have written, I have been there - I have buttonholéd and I can't get a decision from them.

The only thing that we got is that on Sept. 19th, there was a public hearing proposing a moratorium on all garden apartments. A guy comes in here wanting to build 62,000 sq. ft. of adult homes, can't get a decision from the Planning Board but he gets a moratorium - whichever will be passed or won't be passed.

PUBLIC HEARING - 8:00 P. M. - continued:

The downtown area in Riverhead isn't exactly bustling. People just aren't coming here. Metro wants to build downtown for adults. It will bring money into Town.

The only units that are here allow children - Roanoke Gardens pays taxes of \$28,000, includes town, school and county - Riverhead Gardens pays \$51,000, includes town, school and county and Pinecrest pays \$35,000.

I have confidence that the Town is going to prosper and when people come to the Town to put services in without being a detriment to the Town they should be allowed to do it - otherwise you should run an advertisement saying, "Don't come - we don't want you".

This is a new concept of housing - Riverhead is lucky in being one of the few towns with sewer and water districts. If we are going to say that the only people who are going to come in here have to be people who can afford a \$70,000 house, we are wiping out most of the people who might want to come and who live here and what are we going to do with the older people - do they have to live in mobile homes?

I earnestly hope that the Board will consider the construction of 90 efficiencies and 90-one bed room apartments. "

Judge Costello: "Mr. Esseks what is the proposed rent for these apartments and how financed. "

Mr. Sadofsky replied saying: "Top rent for one bedroom will be \$135 monthly and efficiency from \$90 to \$100 monthly. Financed privately. "

Town Attorney: "Mr. Sadofsky, on what do you base your rental figure?"

Mr. Sadofsky: "On the costs of the moneys to build the structure. "

Kenneth Ross asked Mr. Esseks that if they go along with the feelings of the Planning Board and allow a younger age group what will they do with the women who become pregnant in these apartments.

Mr. Esseks: "The rentals are on a one year's basis and you don't renew and also I doubt that the size of the quarters would be adequate for families with children and the rental basis here is going to be "no children".

Mr. Munson: "The emergency road you spoke of on Millbrook Lane is that part and parcel of your property?"

Mr. Esseks: "It is our property. 20 ft. roadway to be brought in - 20 ft. off Millbrook. Millbrook is a private road and we can't step on it. "

Gene Albert: "I have been making notes here and am opposed to this building complex as it would give us 300 more "no" votes from 65 year old people on the next school and library budgets. "

Mr. Albert said there is a building going up in Riverhead.

Mr. Esseks said that is a criminal court building.

PUBLIC HEARING - 8:00 P. M. - continued:

Mr. Albert said he does not believe that no maps were filed as we have had hearings for two garden apartments.

Mr. Albert urged the Town Board to abide by the report of the Master Plan which survey reveals that we have reached the saturation peak of our population until 1980. And as for Main Street plans there is a bank building planned. There are no doctors located at East Main Street only two dentists and as far as transit - if you can flag down one of the buses that come from Greenport every seven hours all well and good but there is no other transit.

Mr. Albert asked how many votes against the school and library budgets would a dry cleaning establishment generate.

Dr. Caryl Grantham said that the Riverhead First Committee has one cause which it keeps vainly calling for and that is an industrial commission or committee for study group - for if we look at statistics we are fast becoming a bedroom community and a rising age group community. Our efforts should be put forth for the right kind of light industrial development that will preserve the recreation and residential character of this community and at the same time bring jobs and before we make any more such moves that we will keep some of our priorities in mind until the Master Plan is updated - and again please push on with an industrial commission.

John Riesdorph asked the estimated cost of the units.

Mr. Sadofsky : "It is estimated that each unit will cost between \$17,000 and \$20,000 per unit or roughly three million dollars for the project. "

Carl Stagg spoke against the project saying that the census figures of this Town have shown an increase of 400 people each year and in one big jump they will import enough people to make up a year's increase and nothing is being said about where or how these people will get the money to pay their costs of living. Also to maintain these apartments and no provision is being made to promote some type of industry to support these people.

Mr. Sadofsky: "We by no means suggest that by the building of these structures that we will be moving 150 or 200 new people into the Town of Riverhead. What we are saying is that these particular apartments will offer a viable alternative to some existing housing that the elderly people in the Town have at the present time. This will give them much more facilities. "

Mr. Wickham Tyte: "I will have to admit that this plan has some superiority over the others that have been proposed. One of our crying needs is industry and that is usually situated along the main road like Route 25.

Mr. Tyte suggested that the Board stick to their moratorium and hold off until the Master Plan is decided.

Mrs. Ruth Scott said she thought there would be more housing available after the County Center moves to Hauppauge.

PUBLIC HEARING - 8:00 P. M. - continued:

Mr. Esseks said a very small percentage of the people working at the County Center live in Riverhead.

Mr. Richard Carey said this is an investment by these people - the plans certainly look better than mobile homes.

Mr. Carey said he believes these projects are financed and paid off after 15 or 20 years and when they are paid off new people become involved and asked what guarantee is there for continuity with the old owners who come in here with all sincerity.

Mr. Klatsky answered saying the mortgage pay off is not 20 years but 40 years.

Mr. Carey asked what would happen if Metrohouse went bankrupt.

Mr. Klatsky said that problem you always have to face - there is no guarantee that the principals involved won't be killed in a crash.

Unidentified man asked if the present sewer district can handle this 180 unit project.

Councilman Young replied that the report states that the units would use .041 million gallons per day and he figured that would be 227 gallons per unit.

Syrena Stackpole, Esq., said that if no people would be imported what would happen to the homes these people would vacate.

Mr. Klatsky said that a house that is vacated is put back on the market for those that want a larger home.

Town Attorney asked Mr. Klatsky if he was involved in the financing of this project.

Mr. Klatsky said he was not, he assists in providing consultant expertise who are trying to see this type of housing promoted for a crying need within the County.

Town Attorney asked if the Suffolk Community Development Corporation pays its consultant services in connection with a project of this nature.

Mr. Klatsky: "Yes, we have been using a third party contractor."

Town Attorney: "And what private groups finance Suffolk Community Development Corporation?"

Mr. Klatsky: "Last year we obtained \$30,000 from probably 15 institutions, from banks, from LILCO and from small groups."

Town Attorney: "Do you promote housing only for the elderly?"

PUBLIC HEARING - 8:00 P. M. -continued:

Mr. Klatsky: "No, it is housing for moderate income people who are hard working and don't have the opportunity to secure housing in the open market situation. "

Town Attorney: "Would any of the banks that finance Suffolk Community Development Corporation be involved in financing this project?"

Mr. Klatsky: "I don't know - thus far they have not. "

Mr. Esseks thanked the Board and said if there were any further questions or information, he will be willing to supply the documentation and again invited the Board to inspect the Metrohouse building at Franklin Square.

Town Attorney asked if there were later reports submitted on traffic statistics.

Mr. Klatsky believed there may have been one filed with the Planning Board.

No one else wishing to be heard and no communications having been received thereto, Supervisor Leonard declared the Hearing closed at 9 P. M. and re-opened the Meeting.

The Town Board reserved its decision on the matter.

UNFINISHED BUSINESS

Decision on Zoning Amendment -drive in-restaurants: Town Attorney explained that he will need an additional meeting with the Planning Board to discuss not only the recommendations submitted today but additional proposals - and hopes this can be completed by the November 8th Meeting.

Temporary Tax Relief for Farming Industry: Supervisor Leonard explained that Mr. Talmage has advised him that the State was in the process of forming a Committee on evaluations and assessments and this would take some time - in the meanwhile we could have a meeting with the farmers (a mailing list is available) and the Farm Bureau is willing to contact Dr. Conklin from Syracuse who will come out to talk to the farm group.

Revision of Ordinance #37-Regulating Use of Beach: Town Attorney explained that the request was to extend the permitted hours wherein a beach buggy operator might use the beach during a so-called "off season". The Town Board will have to make a determination on this.

RESOLUTION

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

RESOLVED, That the Supervisor be and is hereby authorized to redeem the following Time Certificates of Deposit:

Oct. 24, 1972 - General Town Fund	\$100,000.00	- Security National Bank
Nov. 6, 1972 - General Town Fund	50,000.00	- Suffolk County National Bank
Nov. 6, 1972 - Highway Item #1	50,000.00	- Suffolk County National Bank

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.

RESOLUTIONS

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

Resolved, That Highway bill on abstract dated October 17, 1972, as follows: Miscellaneous Item 4-Capitol Highway Materials, Inc., bills dated September 21, and 28, 1972, totaling \$1,156.00, be and the same is hereby approved for payment.

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.

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

WHEREAS, The superintendent of Highways has hired John B. Miller as Temporary Laborer in the Highway Department effective October 16, 1972, now, therefore, be it

RESOLVED, That the salary of said John B. Miller is hereby set at the rate of \$2.35 per hour, payable bi-weekly.

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.

Town Justice Costello offered the following resolution which was seconded by Town Justice Leonard.

RESOLVED, That due to the fact that Election Day falls on the same day as the regularly scheduled Town Board Meeting, that the first November meeting of the Riverhead Town Board be held on Wednesday, November 8th, 1972 at 10:30 A. M., and

BE IT FURTHER RESOLVED, That the Town Clerk is hereby authorized to publish Notice of the aforesaid meeting in the News-Review, and to post a copy of the same on the signboard maintained by the Town Clerk.

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.

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

RESOLVED, That the expense bill in the amount of \$13.00 incurred by the Supervisor and Deputy Welfare Officer in attending Social Services Conference with Commissioner Kirby in East Hampton, N. Y., on October 11, 1972, be and is hereby approved for payment.

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.

RESOLUTION

Town Justice Costello offered the following resolution which was seconded by Town Justice Leonard.

WHEREAS, the TOWN BOARD OF THE TOWN OF RIVERHEAD, on or about the 9th day of February, 1972, entered into a lease with HAROLD E. GOODALE, WILMOT WARNER AND HENRY H. TYTE, as Trustees of ROANOKE LODGE #462, I. O. O. F., for premises situate at 220 Roanoke Avenue, Riverhead, New York, including the ground floor and a portion of the basement, for the year commencing January 1, 1972, and terminating December 31, 1972, and

WHEREAS, such lease provides that the tenant, TOWN OF RIVERHEAD, Shall have the option to renew said lease for an additional one-year period commencing January 1, 1973, and terminating December 31, 1973, upon the same terms and conditions except that the annual rental for said additional period shall be the sum of \$9,900.00 per annum payable monthly in advance plus 60% of any increase in real estate taxes over the sum of \$2,400.00, and

WHEREAS, such lease provides that in the event the tenant, TOWN OF RIVERHEAD, should desire to exercise such option to extend the lease period, that the said tenant must give notice of its intention to do so, in writing, on or before the 1st day of November, 1972,

NOW, THEREFORE, BE IT RESOLVED that the Supervisor of the TOWN OF RIVERHEAD is hereby authorized and directed to give notice to the said lessor that the TOWN OF RIVERHEAD will exercise the option to renew the lease for an additional period of one year commencing January 1, 1973, and terminating December 31, 1973, upon the terms and conditions set forth therein, and is further authorized and directed to execute such documents as may be required to formally exercise such option.

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.

Town Justice Costello offered the following resolution which was seconded by Town Justice Leonard.

RESOLVED, that the Town Clerk be and is hereby authorized to publish the following Notice of Public Hearing in the October 26, 1972 issue of the News-Review, in the matter of the application of Benjamin Karlin for a Special Permit to convert an existing old recreation building into four apartments for summer use only, on west side of Oakleigh Avenue, Baiting Hollow, New York.

PUBLIC NOTICE

WHEREAS, Benjamin Karlin, of River Road, Calverton, New York, has filed with the building department of the Town of Riverhead, an application dated October 12th, 1972, for a special permit to convert an existing old recreation building on his lands into four apartments, for summer use only, on the westerly side of Oakleigh Avenue, Baiting Hollow, New York, and

RESOLUTION continued:

WHEREAS Article 2, Section 203(A) subdivision 2(a) of Zoning Ordinance #26 of the Town of Riverhead, requires that the application for a building permit shall be subject to a special permit of the Town Board,

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Article 1, Section 102, paragraph 45 of the said Zoning Ordinance of the Town of Riverhead, a Public Hearing on the proposed application for a special permit to convert an existing old recreation building into four apartments for summer use only, shall be held on the 8th day of November, 1972, at 11:15 A. M., prevailing time, at the Town Hall, 220 Roanoke Avenue, Riverhead, New York.

All persons desiring to be heard on the above matter should appear at the time and place specified.

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.

Town Justice Costello offered the following resolution which was seconded by Town Justice Leonard.

RESOLVED, That this Town Board ratifies the action of the Supervisor in redeeming the following Time Certificates of Deposits:

October 6, 1972	General Town	\$100,000.00	Interest - \$1,875.00
October 10, 1972	General Town	50,000.00	" 381.25
October 10, 1972	Town Welfare	15,000.00	" 114.38
October 10, 1972	Highway Item #1	100,000.00	" 3,609.66
October 10, 1972	Highway Garage A/C	7,600.00	" 218.02

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.

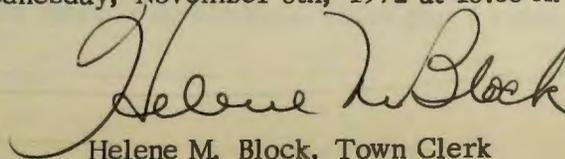
PERSONAL APPEARANCE

John J. Munzel, Esq., reminded the Board that he had submitted a resolution calling Public Hearing on the Application of Arthur Thurm for Special Permit to extend mobile home park.

Mr. Munzel said he has no objections to the application being referred to the Planning Board as all his client asks is the right and the privilege to proceed in the normal course of events without the interruptions of a possible moratorium on the mobile home extension application.

Judge Costello replied to Mr. Munzel saying that he thinks the Board should have time to consider it as the application was brought in this morning and the Planning Board should sit down and tell the Board whether they recommend it or not before a public hearing is called.

There being no further business on motion and vote, the meeting adjourned at 9:40 P. M., to meet on Wednesday, November 8th, 1972 at 10:30 A. M.



Helene M. Block, Town Clerk