

Minutes of a Regular Meeting of the Town Board of the Town of Riverhead held in the Town Hall, Riverhead, New York, on Tuesday, February 18, 1975, at 7:30 P.M.

Present:

John H. Leonard, Supervisor
 Robert G. Leonard, Town Justice
 Gregory R. Manning, Town Justice
 George G. Young, Councilman
 Francis E. Menendez, Councilman

Also present: Allen M. Smith, Town Attorney
 Absent: Alex E. Horton, Supt. of Highways

EXECUTIVE SESSION - 10:00 A.M.

10:00 A.M. - Lindsley Schepmoes re: Proposed Landmarks Ordinance
 10:30 A.M. - Costa Papson representing West Side Realty Co. re Zone Change. This matter was taped and will remain on file in the Town Clerk's Office for one year.

Supervisor Leonard called the Meeting to Order at 7:30 P.M. and the Pledge of Allegiance was recited.

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

BE IT RESOLVED, That the Minutes of the Meeting of the Town Board of the Town of Riverhead, held February 4th, 1975, be approved as submitted.

The vote, Councilman Menendez, Yes, Town Justice Manning, Yes, Councilman Young, Yes, Town Justice Leonard, Yes, and Supervisor Leonard, Yes.

The resolution was thereupon declared duly adopted.

Councilman Young offered the following resolution which was seconded by Town Justice Manning.

BE IT RESOLVED, That the Minutes of a Special Meeting of the Town Board of the Town of Riverhead, held February 7th, 1975, be approved as submitted.

The vote, Councilman Menendez, Yes, Town Justice Manning, Yes, Councilman Young, Yes, Town Justice Leonard, 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 bills submitted on Abstracts, dated February 18th, 1975, as follows:

General Town	\$27,830.15
Highway Item #1	\$ 6,715.11
Highway Item #3	\$ 2,377.12
Highway Item #4	\$ 1,992.67
Special Districts	\$ 319.89
Sr. Nutrition Program	\$ 623.66
Drug Abuse Program	\$ 7.68

BOARD OF AUDIT - continued:

Councilman Menendez offered the following resolution which was seconded by Town Justice Manning.

BE IT RESOLVED, That the following bills be and are hereby approved for payment:

General Town	\$27,830.15
Highway Item #1	\$ 6,715.11
Highway Item #3	\$ 2,377.12
Highway Item #4	\$ 1,992.67
Special Districts	\$ 319.89
Sr. Nutrition Program	\$ 623.66
Drug Abuse Program	\$ 7.68

The vote, Councilman Menendez, Yes, Town Justice Manning, Yes, Councilman Young, Yes, Town Justice Leonard, Yes, and Supervisor Leonard, Yes.

The resolution was thereupon declared duly adopted.

REPORTS

Tax Receiver's, dated: February 10, 1975. Filed.

Supervisor's, month of January, 1975. Filed.

Recreation Department, month of January, 1975. Filed.

Association of Towns - Delegate, George G. Young. Filed.

Annual Treasurer's Report - Wading River Fire Dist. for 1974.
Filed.

OPEN BID REPORTS - One (1) L5000 Mini-Computer - Payroll

After being duly advertised the Town Clerk opened the following BID at 11:00 A.M., on Tuesday, February 18, 1975:

Cost price of One (1) Mini- Computer:	<u>\$15,000.00</u>
Less trade-in for One (1) Burroughs Computer Model #E2100:	<u>\$ 2,000.00</u>
Net Delivered Cost of One (1) Mini-Computer:	<u>\$13,000.00</u>

Delivery Date: 15 days from Award of Bid

BURROUGHS CORP.

474 Fulton Avenue

Hempstead, N.Y. 11550

Filed.

OPEN BID REPORTS - Seven (7) 4-Door Sedans - Police Dept.

After being duly advertised the Town Clerk opened the following BIDS at 11:00 A.M., on Tuesday, February 18, 1975:

Two (2) Vehicles, Police Sedans, for use of the Detective Div.

SILVER CHRYSLER-PLYMOUTH, INC.

Nesconset Highway

Port Jefferson Station, N.Y. 11776

Plymouth - Model RK41

Net Cost on Del. \$3,948.00*

*List of Exceptions enclosed

Approx. Date of Delivery: 90 days
(Minimum)

* \$25.00 rebate per car if
paid within 30 days of noti-
fication of delivery time.

OPEN BID REPORTS - Police Vehicles (continued)

WILLIAM PASE, INC.
50 West Jericho Turnpike
Huntington Station, N.Y. 11746

Plymouth Fury - Model RK41

Net Cost on Del. \$4,272.00*
*List of Exceptions enclosed

Approx. Date of Delivery: 60-90 Days

J.J. HART, INC.
Route 58 and Osborne Avenue
Riverhead, N.Y. 11901

Ford

Net Cost on Del. \$4,513.00*
*One Exception included

Approx. Date of Delivery: As soon as possible

Filed.

Five (5) Vehicles, Police Sedans - Two-tone

SILVER CHRYSLER-PLYMOUTH, INC.
Nesconset Highway
Port Jefferson Station, N.Y. 11776

Plymouth - Model RK41

Net Cost on Del. \$4,028.00*
*List of Exceptions enclosed
*\$25.00 rebate per car if paid
within 30 days of notifica-
tion of delivery time.

Approx. Date of Delivery: 90 Days
(Minimum)

WILLIAM PASE, INC.
50 West Jericho Turnpike
Huntington Station, N.Y. 11746

Plymouth Fury - Model RK41

Net Cost on Del. \$4,045.00*
*List of Exceptions enclosed

Approx. Date of Delivery: 60-90 Days

J.J. HART, INC.
Route 58 and Osborne Avenue
Riverhead, New York 11901

Ford

Net Cost on Del. \$4,329.00
*Exceptions enclosed

Approx. Date of Delivery: As soon as possible

Filed.

PETITION - Drs. Brown and Allen, D.V.M., for Change of Zone Use to Business "B" to permit maintenance, erection and operation of Animal Hospital, Aquebogue. This matter was referred to the Planning Board for its recommendation and report.

COMMUNICATIONS

Town of Riverhead Building Inspector's Office, dated 2/10/75, submitting information on Civil Service Tests, Raymond Wiwczar, Building **Inspector** has taken in the past few years to improve the efficiency of the Building Department. Filed.

Copies to Town Board and Town Attorney.

Three residents on Bell Drive and Hubbard Avenue, Aquebogue, dated 2/1/75, request street lights to eliminate excessively dark areas. Filed.

Copies to Town Board and Town Attorney.

John Stravinske, dated 2/6/75, requesting a street light on N.Y. Telephone Pole #P8 on Penny's Road, Riverhead, due to extreme darkness. Filed.

Copies to Town Board and Town Attorney.

Babylon Rod and Gun Club, Inc., dated 2/3/75, thanking the Town Board for taking the time to speak with them on the proposed anti-hunting ordinance and stating they feel the meetings they have attended were mutually productive.

They further state that they are afraid that in later years, once the law is on the books, the law may become more restrictive and they would be forced to close down. Filed.

Copies to Town Board, Town Attorney and Police Chief.

Town of Southampton, dated 2/6/75, expressing a desire to buy a County Civil Defense vehicle, no longer used by the Town of Riverhead. Filed.

Copies to Town Board and Town Attorney.

Supervisor Leonard replied that he has spoken with the Supervisor of Southampton and also with people who were active in the Civil Defense Program before and they spoke of reactivating it in Riverhead.

Rudolph Kammerer, Commissioner of Public Works, dated 2/7/75, submitting letter from Mr. Shawn J. Kennedy, Vice President of Mason, Nixon and Kennedy, relative to the completion of the traffic signals in the Town of Riverhead. Filed.

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

Supervisor Leonard replied: "This is in regard to the two traffic lights on Route 58 and it's getting to be election time, so now they're taking a little action on it. After three years we might get a pole. Lights, I don't know."

(3) Communications from LILCO submitting the following surveys for street lights:

COMMUNICATION - continued:

a) One 21,000 LMV street light fixture at an annual operating cost of \$94.68 to be installed on Pole #105, County Road 58, Riverhead.

b) One 7600 LMV street light fixture at an annual operating cost of \$52.20 to be installed on Pole #18, Creek Road, Wading River.

c) Five 7600 LMV street lights at an annual operating cost of \$52.20 each or \$261.00 total, to be installed on Pole #'s 1,5,7,9 and 11, Shade Tree Lane, Aquebogue. Filed.

Copies to Town Board and Town Attorney.

Shirley G. Smith, Robert L. Tooker and Eugene A. Warner, received 2/14/75, urging the Town Board to help concerned residents of Riverhead improve the appearance of Riverhead.

They suggest that the "numerous abandoned and fire-gutted dwellings" are a disgrace to the Town and the owners should be contacted "for the purpose of encouraging demolition of the eyesores for which they are responsible".

The "Improvement Committee" further suggests six ways in which the Town Board and other agencies might proceed with this project.

The letter concludes by saying:

"In this effort, thought should be given not only to those problems requiring immediate attention, but to the prevention of this blight again recurring." Filed.

Copies to Town Board, Town Attorney and Building Department.

UNFINISHED BUSINESS

a) Brownie Bokina re two impounded motor vehicles - Town Justice Manning reported: "He (referring to Mr. Bokina) has received at this point the letter from the State informing him of the new rules and regulations as far as the handling of impounded vehicles is concerned. The next step is up to him."

b) Public Access to Records - No report.

c) Codification - A meeting has been set up between Miss Block, Town Clerk and Mr. Spurgeon from Codification and will take place this week.

PERSONAL APPEARANCES

Supervisor Leonard then asked if anyone wished to be heard. No one responded.

Supervisor Leonard declared a five minute recess.

Supervisor Leonard then re-opened the Meeting and asked that the Resolutions be presented.

RESOLUTIONS

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

RESOLVED, That the Town Clerk is authorized and directed to advertise in the Mattituck Watchman, the official newspaper of the Town of Riverhead, for bids on the purchase of One (1) New 1975 Two Door Sedan for the use of the Town of Riverhead Recreation Department, and

RESOLUTION - continued:

FURTHER RESOLVED, That the Town Clerk be and hereby is designated to open publicly and read aloud on Monday, March 3, 1975 at 11:00 A.M., at the Riverhead Town Hall, 220 Roanoke Avenue, Riverhead, New York all bids bearing the designation "Bid on the Purchase of One (1) New 1975 Two-Door Sedan - Recreation Department".

The vote, Councilman Menendez, Yes, Town Justice Manning, Yes, Councilman Young, Yes, Town Justice Leonard, Yes, and Supervisor Leonard, Yes.

The resolution was thereupon declared duly adopted.

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

BE IT RESOLVED, That the bid for Two Police Vehicles for use of the Town of Riverhead Police Department be and is hereby awarded to Silver Chrysler-Plymouth, Inc., Nesconset Highway, Port Jefferson Station, New York 11776, at a cost of \$3,948.00 each for Plymouth Model RK41, and further

RESOLVED, That the acceptance of this bid is subject to the bid specifications filed in the Office of the Town Clerk.

The vote, Councilman Menendez, Yes, Town Justice Manning, Yes, Councilman Young, Yes, Town Justice Leonard, Yes, and Supervisor Leonard, Yes.

The resolution was thereupon declared duly adopted.

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

BE IT RESOLVED, That the bid for Five (5) Police Vehicles for use of the Town of Riverhead Police Department, be and is hereby awarded to Silver Chrysler-Plymouth, Inc., Nesconset Highway, Port Jefferson Station, New York 11776, for Plymouth Model RK41, at a cost of \$4,028.00 each, and further

RESOLVED, That the acceptance of this bid is subject to the bid specification form filed in the Office of the Town Clerk.

The vote, Councilman Menendez, Yes, Town Justice Manning, Yes, Councilman Young, Yes, Town Justice Leonard, Yes, and Supervisor Leonard, Yes.

The resolution was thereupon declared duly adopted.

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

RESOLVED, That Highway bills submitted on abstracts dated February 18, 1975, as follows:

General Repairs Item 1: Mobil Oil Corporation, bills dated January 28, and February 3, 1975 totaling \$774.89;

Machinery Item 3: H & D Transmission Service, Inc., bill dated February 7, 1975 in the amount of \$534.53;

Miscellaneous Item 4: Capitol Highway Materials, Inc., bill dated January 31, 1975 in the amount of \$593.32; be and the same are hereby approved for payment.

RESOLUTION - continued:

The vote, Councilman Menendez, Yes, Town Justice Manning, Yes, Councilman Young, Yes, Town Justice Leonard, Yes, and Supervisor Leonard, Yes.

The resolution was thereupon declared duly adopted.

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

RESOLVED, That the Town Clerk be and is hereby authorized to advertise for sealed bids for One (1) 1974 Tractor-Loader for use of the Town of Riverhead Highway Department, and be it

RESOLVED, That specifications and forms for bidding be prepared by the Superintendent of Highways, and bids to be returnable up to 11:00 A.M. on Monday, March 3, 1975, and be it further

RESOLVED, That the Town Clerk be and is hereby designated to open publicly and read aloud on Monday, March 3, 1975, at 11:00 A.M., at the Town Clerk's Office, Town Hall, 220 Roanoke Avenue, Riverhead, New York, all sealed bids bearing the designation, "Bid on Tractor-Loader".

The vote, Councilman Menendez, Yes, Town Justice Manning, Yes, Councilman Young, Yes, Town Justice Leonard, Yes, and Supervisor Leonard, Yes.

The resolution was thereupon declared duly adopted.

Town Justice Manning offered the following resolution which was seconded by Councilman Menendez.

BE IT RESOLVED, That the Long Island Lighting Company be and is hereby authorized to make the following installations of street light fixtures:

County Road #58	Pole #105
Creek Road, Wading River	Pole #18
Shade Tree Lane, Aquebogue	Pole #'s 1,5,7,9 and 11

The vote, Councilman Menendez, Yes, Town Justice Manning, Yes, Councilman Young, Yes, Town Justice Leonard, Yes, and Supervisor Leonard, Yes.

The resolution was thereupon declared duly adopted.

Town Justice Manning offered the following resolution which was seconded by Councilman Menendez.

BE IT RESOLVED, That the Long Island Lighting Company be and is hereby authorized to make a survey for the installation of street lights as follows:

Bell Drive (off Hubbard Avenue, Aquebogue)	LILCO Pole #47
Hubbard Avenue, Aquebogue	LILCO Pole #46
Penny's Landing Road, Riverhead	N.Y. Tel. Pole #P8

The vote, Councilman Menendez, Yes, Town Justice Manning, Yes, Councilman Young, Yes, Town Justice Leonard, Yes, and Supervisor Leonard, Yes.

The resolution was thereupon declared duly adopted.

RESOLUTIONS - continued:

Councilman Menendez offered the following resolution which was seconded by Town Justice Manning.

BE IT RESOLVED, That the Bid for One (1) L5000 Mini-Computer be and is hereby awarded to Burroughs Corp., 474 Fulton Avenue, Hempstead, N.Y. 11550, at the price of \$13,000.00, and

FURTHER RESOLVED, That the acceptance of this bid is subject to the bid and specification form as filed in the Office of the Town Clerk.

The vote, Councilman Menendez, Yes, Town Justice Manning, Yes, Councilman Young, Yes, Town Justice Leonard, Yes, and Supervisor Leonard, Yes.

The resolution was thereupon declared duly adopted.

Councilman Menendez offered the following resolution which was seconded by Town Justice Manning.

BE IT RESOLVED, That \$300.00 be and is hereby appropriated for the Bicentennial Committee, and

FURTHER RESOLVED, That the Supervisor be and is hereby authorized to pay out the aforesaid amount of \$300.00 on the requisite vouchers.

The vote, Councilman Menendez, Yes, Town Justice Manning, Yes, Councilman Young, Yes, Town Justice Leonard, Yes, and Supervisor Leonard, Yes.

The resolution was thereupon declared duly adopted.

Councilman Young offered the following resolution which was unanimously seconded by the Town Board and duly adopted.

RESOLUTION EXTENDING THE SYMPATHY OF THE TOWN BOARD TO
THE BEREAVED FAMILY OF FRANK BUGDIN

WHEREAS, The members of the Riverhead Town Board have learned with deep regret of the passing of FRANK BUGDIN, who died in the line of duty as a Police Officer, now therefore, be it

RESOLVED, That this Town Board extends to the bereaved family of FRANK BUGDIN, its deepest sympathy and be it further

RESOLVED, That a copy of this resolution be forwarded to the family of FRANK BUGDIN.

Town Justice Manning offered the following resolution which was seconded by Councilman Menendez.

RESOLVED, That the firm of Young and Young is hereby authorized to prepare the necessary survey and studies to provide drainage on the westerly end of Elton Avenue and East Avenue Extension and that they be paid reasonable compensation therefore.

The vote, Councilman Menendez, Yes, Town Justice Manning, Yes, Councilman Young, Yes, Town Justice Leonard, Yes, and Supervisor Leonard, Yes.

The resolution was thereupon declared duly adopted.

RESOLUTIONS - continued:

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

RESOLVED, That the Supervisor be and is hereby authorized to make the following interfund transfers in Highway Department Funds:

<u>From</u>	General Repairs DR909 Fund Balance	\$21,869.39	
"	" DR5110.1	47,986.08	
"	" DR9010.8	1,130.00	
"	" DR9030.8	1,561.96	
"	" DR9060.8	1,164.22	
<u>To</u>	" DR5110.4		\$71,943.40
"	" DR9040.8		1,768.25
<u>From</u>	Machinery DM909 Fund Balance	19,201.26	
"	DM5130.1	79.92	
"	DM9010.8	379.00	
"	DM9030.8	69.96	
"	DM9040.8	150.00	
"	DM9060.8	12.40	
<u>To</u>	" DM5130.2		9,306.00
"	" DM5130.4		10,586.54
<u>From</u>	DS909 Fund Balance	7,516.59	
	DS5140.4	1,752.78	
	DS9040.8	165.83	
<u>To</u>	DS Snow Removal Salary		10,532.01

The vote, Councilman Menendez, Yes, Town Justice Manning, Yes, Councilman Young, Yes, Town Justice Leonard, Yes, and Supervisor Leonard, Yes.

The resolution was thereupon declared duly adopted.

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

WHEREAS, The Town Board of the Town of Riverhead, Suffolk County, New York, has caused all matters and things to be done which are required by the Town Law and other statutes made and provided in connection with amending Ordinance No. 36 of the Town of Riverhead, and

WHEREAS, A Public Hearing has been held on the 4th day of February, 1975, in connection with the amendment of Ordinance No. 36,

NOW, THEREFORE, BE IT RESOLVED, That Section III (b) of Ordinance No. 36 be and the same hereby is amended to read as follows:

b. The income of the owner or the combined income of the owners of the property must not exceed the sum of Six Thousand Five Hundred Dollars (\$6,500.00), for the income tax year immediately preceding the date of making application for exemption. Where title is vested in either the husband or the wife, their combined income may not exceed such sum. Such income shall include Social Security and Retirement Benefits, Interest Dividends, Rental Income, Salary or Earnings and Income from Self-Employment, but shall not include gifts or inheritances.

RESOLUTION - continued:

AND IT IS FURTHER RESOLVED, That the Town Clerk is hereby authorized and directed to enter the said amendment to aforesaid Ordinance No. 36 of the Town of Riverhead, in the minutes of the Town Board, and to publish a copy once in the official newspaper published in the Town, and to post a copy of the same on the signboard maintained by the Town Clerk, pursuant to subdivision 6 of Section 30 of the Town Law, and file in her office affidavits of said publication and posting.

THE AMENDMENT TO AFORESAID ORDINANCE NO. 36 SHALL TAKE EFFECT TEN DAYS AFTER SUCH PUBLICATION AND POSTING.

The vote, Councilman Menendez, Yes, Town Justice Manning, Yes, Councilman Young, Yes, Town Justice Leonard, Yes, and Supervisor Leonard, Yes.

The resolution was thereupon declared duly adopted.

Councilman Menendez asked if Social Security was included in the amount to be exempted and was told that it was.

Town Justice Manning offered the following resolution which was seconded by Councilman Menendez.

RESOLVED, That the Suffolk County Department of Public Works is hereby authorized to dredge the mouth of East Creek at South Jamesport, in the Town of Riverhead for the purpose of widening the mouth from its present 50 foot width to its original width of 120 feet and thereby making Peconic Bay more accessible to users of the New York State Boat Launching Ramp and the adjacent Town Marina.

FURTHER RESOLVED, That the Suffolk County Department of Public Works is hereby authorized to petition the New York State Department of Environmental Conservation for a Moratorium Permit pursuant to Section 25-0202 of the Environmental Conservation Law.

The vote, Councilman Menendez, Yes, Town Justice Manning, Yes, Councilman Young, Yes, Town Justice Leonard, Yes, and Supervisor Leonard, Yes.

The resolution was thereupon declared duly adopted.

Councilman Menendez offered the following resolution which was seconded by Town Justice Manning.

WHEREAS, A petition having been made by LEONARD G. SUCSY for issuance of a Special Permit to construct multiple family dwellings, apartment houses and garden apartments in the Business A District in accordance with Article II, Section 205A, 2 and Article I, Section 102-45 of the Zoning Ordinance No. 26, Town of Riverhead, on premises described as follows:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being at Aquebogue, in the Town of Riverhead, Suffolk County, New York, bounded and described as follows:

PARCEL 1: BEGINNING at a point in the westerly side of Meeting House Creek Blvd. where the same is intersected by the Southerly side of the land of the Long Island Railroad and from said point of beginning running THENCE along the westerly side of Meeting House Creek Blvd. South 23 degrees 09 feet East 50.00 feet;

RESOLUTION - continued:

THENCE along the land now or formerly of Victor H. and Eva L. Lewin South 66 degrees 51 feet West 137.09 feet;

THENCE along the easterly side of Overlook Drive South 7 degrees 00 feet West 11.57 feet;

THENCE South 66 degrees 51 feet West 476.21 feet to other land of the seller herein;

THENCE along said land North 20 degrees 42 feet 30 inches West 60.05 feet to the land of the Long Island Railroad;

THENCE along the land of the Long Island Railroad North 66 degrees 51 feet East 616.56 feet to the westerly side of Meeting House Creek Blvd. at the POINT OR PLACE OF BEGINNING: Containing 0.819 acre.

PARCEL 2: COMMENCING at the point of intersection of the south line of land of Long Island Railroad Company and the west line of land formerly of Karl and Edna Lewin;

THENCE South 20 degrees 42 feet 30 inches East 1025.05 feet to a point;

THENCE South 59 degrees 29 feet 30 inches East 110.9 feet to a point;

THENCE South 22 degrees 36 feet East 62.72 feet to a point; and

THENCE South 8 degrees 43 feet 30 inches East 90.3 feet to a point;

THENCE South 29 degrees 54 feet 30 inches West 126.55 feet to a point;

THENCE South 86 degrees 28 feet 30 inches West 69.8 feet to a point on the shore of Broad Cove Creek;

THENCE Southerly and thence westerly along Broad Cove Creek as it winds and turns to Terry's Creek and thence westerly along Terry's Creek as it winds and turns to the south line of lands of Long Island Railroad Company;

THENCE North 67 degrees 17 feet 30 inches East 1095.0 feet to a monument;

THENCE North 66 degrees 21 feet East 1378.1 feet and;

THENCE North 66 degrees 51 feet East 840.85 feet to the POINT OR PLACE OF BEGINNING, the last three courses being along the south line of lands of Long Island Railroad. Containing 105 acres more or less.

TOGETHER with all rights, title and interest of the sellers in and to land lying under the waters of Broad Cove Creek and Terry's Creek adjacent to the above described premises.

NOW, THEREFORE, BE IT RESOLVED, That the Town Board of the Town of Riverhead, Suffolk County, New York, authorize the Town Clerk to publish NOTICE OF PUBLIC HEARING in the 20th of February, 1975 issue of the ~~Mattituck Watchman~~ the official newspaper of the Town of Riverhead, and a copy of such Notice be posted on the sign board maintained by the Town Clerk; and

BE IT FURTHER RESOLVED, That the Town Board of the Town of Riverhead, Suffolk County, New York will hold and conduct a public hearing on said petition at a regular meeting of the Town Board of the Town of Riverhead, New York, on the 4th day of March, 1975, at 11:00AM prevailing time.

Any person desiring to be heard on the proposed issuance of a Special Permit use should appear at the time and place specified.

RESOLUTION - continued:

The vote, Councilman Menendez, Yes, Town Justice Manning, Yes, Councilman Young, Yes, Town Justice Leonard, Yes, and Supervisor Leonard, Yes.

The resolution was thereupon declared duly adopted.

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

In the Matter of the Amendment of	¢	
Riverhead Town Ordinance No. 26 of	¢	RESOLUTION
the Town of Riverhead, known as the	¢	APPROVING
Zoning Ordinance of the Town of River-	¢	REZONING
head, Suffolk County, New York.	¢	

WHEREAS, The Town Board of the Town of Riverhead, Suffolk County, New York, has caused all matters and things to be done which are required by the Town Law and other statutes made and provided in connection with the amendment of Town Ordinance No. 26 of the Town of Riverhead, known as "Zoning Ordinance of the Town of Riverhead, Suffolk County, New York".

WHEREAS, The Town Board of the Town of Riverhead, after consideration of the Petition of William J. Nohejl, Henrietta Nohejl and Whitespruce Acres, Inc. dated the 3rd day of December, 1974, to extend the present Residence B Use District in an easterly direction and having decided it was in the public interest to call a public hearing pursuant to the provisions of Article V, Section 501 of the Riverhead Town Zoning Ordinance No. 26 and in accordance with the New York Town Law, Section 265, to consider said change of zone on the Official Zoning Map of the Town of Riverhead.

WHEREAS, Such hearing was held pursuant to notice duly given at a meeting of the Town Board in the Town Hall, 220 Roanoke Avenue, Riverhead, New York, on Tuesday, January 21st, 1975, at which all persons desiring to be heard in favor of said rezoning and also those desiring to be heard in opposition thereto were given an opportunity to be heard and were heard, and thereafter the public hearing was closed and decision reserved;

NOW, THEREFORE, BE IT RESOLVED, By the Town Board of the Town of Riverhead that the hereinbelow described property located at Wading River in the Town of Riverhead be changed from Industrial A Use District to Residence B Use District:

ALL that certain plot, piece or parcel of land, situate, lying and being at Wading River in the Town of Riverhead, County of Suffolk and State of New York, more particularly bounded and described as follows:

Commencing at a point in the southerly line of the existing Residence B Zoning Use District which point is located the following three courses and distances from a monument set at the southeasterly corner of Joan Court:

- (1) South 81 degrees 29 minutes 10 seconds East a distance of 72.70 feet to a monument;
- (2) South 3 degrees 18 minutes 50 seconds West a distance of 136.10 feet to a monument; and

RESOLUTION - continued:

(3) South 86 degrees 03 minutes 10 seconds East a distance of 65.70 feet to the point or place of beginning and from said point or place of beginning running thence along the southerly line of the present Residence B Zoning Use District along a course of approximately South 86 degrees 44 minutes 50 seconds East a distance of 357.58 feet to a monument and land now or formerly of IMSF, Inc.; thence the following six courses and distances along said land now or formerly of IMSF, Inc.:

- (1) South 00 degrees 18 minutes 40 seconds West a distance of 128.10 feet to a point;
- (2) South 06 degrees 47 minutes 20 seconds East a distance of 98.50 feet to a point;
- (3) South 03 degrees 33 minutes 20 seconds East a distance of 145.50 feet to a point;
- (4) South 00 degrees 27 minutes 40 seconds West a distance of 224.10 feet to a point; and
- (5) South 04 degrees 49 minutes 40 seconds West a distance of 215.80 feet to a point; and
- (6) North 88 degrees 16 minutes 20 seconds West a distance of 6.50 feet to land now or formerly of Walter C. and Rose H. Baer; thence North 87 degrees 55 minutes 00 seconds West along said land now or formerly of Walter C. and Rose H. Baer a distance of 359.90 feet to a point; thence North 87 degrees 55 minutes 20 seconds West a distance of 16.50 feet to a certain subdivision known as Green Slopes, Section 2 and the existing Residence B Zoning Use District; thence along the Easterly line of Green Slopes, Section 2, Section 1 and the easterly line of the existing Residence B Zoning Use District the following two courses and distances:

- (1) North 00 degrees 21 minutes 20 seconds East a distance of 565.80 feet to a point; and
- (2) North 05 degrees 02 minutes 40 seconds East a distance of 251.85 feet to the southerly line of the existing Residence B Zoning Use District and the point or place of beginning.

BE IT FURTHER RESOLVED, That the necessary changes be made upon the Official Zoning Map of the Town of Riverhead so as to indicate the location of said property as being located in a "B" Residence Zoning as defined and regulated pursuant to the provisions of the Zoning Ordinance and Map of the Town of Riverhead, as amended.

BE IT FURTHER RESOLVED, That the Town Clerk be and she hereby is authorized and directed to enter said changes in the minutes of the Town Board and to publish a copy thereof in the News-Review, the official newspaper of the Town for such purpose, and to post a copy of said change on the sign board maintained by the Town Clerk, all pursuant to the New York Town Law Section 265.

The vote, Councilman Menendez, Yes, Town Justice Manning, Yes, Councilman Young, Yes, Town Justice Leonard, Yes, and Supervisor Leonard, Yes.

The resolution was thereupon declared duly adopted.

RESOLUTIONS - continued:

Councilman Menendez offered the following resolution which was seconded by Town Justice Manning.

WHEREAS, Mortimer Barr, Burrill W. Heller and Milton Levin have petitioned this Board to rezone certain unimproved real property owned by them consisting of approximately 19.038 acres north of Middle Road, Riverhead, New York bounded generally on the south by other lands of the petitioners, east by lands of G-K Associates, north by lands now or formerly of Joseph and Raymond Koroleski and west by lands now or formerly of Clarence and Sophie Anderson, more particularly bounded and described as set forth in Exhibit "A" attached hereto and made a part hereof, from use district Agricultural "A" (S204) to use district Residential "C" as defined in Ordinance 26 of the Town of Riverhead and have further petitioned for the corresponding amendment to the Zoning Map of the Town of Riverhead; and

WHEREAS, Simultaneously herewith the petitioners have petitioned for a Special Permit pursuant to the provisions of Section 211 of Ordinance 26 for a condominium development; and

WHEREAS, (a) the aforesaid petitions have been referred to the Planning Board for recommendations which have been received and considered; (b) the petitioners have appeared before the Town Board on numerous occasions and have stipulated to the various provisions of this resolution and the accompanying resolution on their application for a condominium development; (c) the Town Board has considered and incorporates herein by reference certain studies and reports including, but not limited to the 1973 proposed Master Plan for the Town of Riverhead, the study of the proposed expansion of plant facilities for the Riverhead Sewer District and those several studies affecting Extensions 14 and 15 of the Riverhead Water District; (d) the Town Board has noted and considered the history of this parcel before the Board from August 1972 to date and in particular the litigation thereon; and

WHEREAS, The Town Board has pursuant to public notice, published and posted as made and provided by statute held a public hearing on the aforesaid petition for a change of zone where all persons for and against said petition were given an opportunity to be heard; and

WHEREAS, The Town Board of the Town of Riverhead has considered all the proof presented for and against said petition and thereby makes the following findings:

FIRST: The subject parcel is currently zoned Agricultural A as provided in Section 204 of Ordinance 26. A change is sought to Residence C as provided in Section 203. In that all of the uses permitted by Section 203A are substantially permitted in Section 204A, the proposed change does not materially alter the zoning of the parcel.

SECOND: The subject parcel lies within or substantially within the "Riverhead Hamlet" as the same is described in the 1973 Master Plan and Section 211 of Ordinance 26. This hamlet has been defined for medium and high density residential use.

THIRD: This Board has rezoned the parcel contiguous on the east to the subject parcel to Residence C to conform to the Master Plan.

FOURTH: The subject parcel is a part of a larger parcel all owned by the petitioners. The subject parcel is contiguous with the remainder of petitioners' property to the south which is substantially (with the possible exception of 50 feet) zoned Residence C.

FIFTH: The uses allowed in the Residence C zone conform to the uses existing or proposed for the adjoining parcels.

RESOLUTION - continued:

SIXTH: The within rezoning was required by the Planning Board as a pre-condition to granting petitioners Section 211 petition. But this rezoning is academic for all purposes other than the computation of the allowable number of units under Section 211 in that the entire subject parcel is to be dedicated to the Town of Riverhead for municipal use.

SEVENTH: The within rezoning, consequent Section 211 petition and future use of the subject parcel will be of benefit to the Town, in conformity with the Master Plan and will not have an adverse affect on any factor relative to the health, safety and welfare of the people of the Town of Riverhead.

NOW, THEREFORE, BE IT RESOLVED, That

1. The petition of Mortimer Barr, Burrill W. Heller and Milton Levin to amend and change the use designation of certain real property described in Exhibit A attached hereto is granted to the extent that the use designation of said real property is amended and changed to Residence C as provided in Section 203 of Ordinance 26.

2. Said amendment shall be entered on the Riverhead Town Zoning Map.

3. That the Riverhead Town Clerk is authorized and directed to enter into the minutes of the Riverhead Town Board said amendments and to duly publish same as required by Town Law Section 265.

DESCRIPTION

BEGINNING at a point formed by the intersection of the northerly line of the Residence C Zoning Use District with the easterly line of the land now or formerly of Clarence and Sophie Anderson, which point of beginning is the following courses and distances from the northeasterly terminus of Nadel Court as measured along the easterly line of the land now or formerly of Clarence and Sophie Anderson: (1) N. 32 degrees 44 feet 22 inches W. 106.24 feet; (2) N. 32 degrees 55 feet 57 inches W. 456 feet, more or less, and running thence northerly from said point of beginning along the easterly line of the land now or formerly of Clarence and Sophie Anderson the following courses and distances: (1) N. 32 degrees 55 feet 57 inches W. 33 feet, more or less; (2) N. 32 degrees 39 feet 02 inches W. 843.87 feet to the land now or formerly of Joseph and Raymond Koroleski; thence N. 62 degrees 12 feet 28 inches E. along the land now or formerly of Joseph and Raymond Koroleski 971.48 feet to the land now or formerly of Dual Farm Associates, thence southerly along the land now or formerly of Dual Farm Associates, the following courses and distances:

(1) S. 29 degrees 18 feet 32 inches E. 167.20 feet; (2) S. 34 degrees 43 feet 42 inches E. 299.84 feet; (3) S. 29 degrees 58 feet 57 inches E. 380 feet, more or less, to the northerly line of Residence C Zoning Use District to the point or place of beginning.

The vote, Councilman Menendez, Yes, Town Justice Manning, Yes, Councilman Young, Yes, Town Justice Leonard, Yes, and Supervisor Leonard, No.

The resolution was thereupon declared duly adopted.

RESOLUTIONS - continued:

Town Justice Manning offered the following resolution which was seconded by Councilman Menendez.

WHEREAS, Mortimer Barr, Burrill W. Heller and Milton Levin have petitioned this Board for a special permit pursuant to the provisions of Section 211 of Ordinance 26; and

WHEREAS, Simultaneously herewith the petitioners have petitioned for a change of zone for the northerly portion of the lands upon which the proposed development will be built; and

WHEREAS, (a) the aforesaid petitions have been referred to the Planning Board for recommendations which have been received and considered, (b) the petitioners have appeared before the Town Board on numerous occasions and have stipulated to the various provisions of this resolution, (c) the Town Board has considered and incorporates herein by reference certain studies and reports including but not limited to the 1973 proposed Master Plan for the Town of Riverhead, the study of the proposed expansion of plant facilities for the Riverhead Sewer District and those several studies affecting Extensions 14 and 15 of the Riverhead Water District, (d) the Town Board has noted and considered the history of this parcel before the Board from August 1972 to date and in particular the litigation thereon, and

WHEREAS, The Town Board has pursuant to public notice published and posted as made and provided by statute held a public hearing on the aforesaid petition for a special permit where all persons for and against said petition were given an opportunity to be heard, and

WHEREAS, The Town Board of the Town of Riverhead has considered all the proof presented for and against said petition and thereby, makes the following findings.

FIRST: The subject parcel, more particularly bound, described and hereby limited in Exhibit "A" attached hereto and made a part hereof, is within the Residence "C" District and is within the Riverhead Hamlet as defined in Section 211 of the Ordinance 26. Pursuant to the terms and conditions of this resolution, the subject parcel shall be incorporated into the Riverhead Water and Sewer Districts at no cost to the two districts as a pre-condition to construction of any units other than the models.

SECOND: The densities shown on the drawings, petition and surveys presented exceed the permitted densities in that each unit contains a den which must be counted as a bedroom. Permitted densities will be granted hereby on the stipulations that no dens will be shown on the plans, specifications or offering statement, that conversion of any room other than that shown on the plans and specifications as a bedroom to a bedroom shall constitute a violation of the covenants and restrictions to be filed. The permitted number of units is 160 two bedroom units and 188 one bedroom units.

THIRD: The site plan, drawings and other documents submitted to the Town Board subject to modifications as set forth herein are aesthetically acceptable, provide for ample open space and accommodate existing conditions.

FOURTH: The condominium agreement has not been submitted to the Town Board. Conditions are imposed thereon by this resolution which the Town Board finds necessary to insure the orderly development and use of the subject parcel.

RESOLUTION - continued:

FIFTH: The adjoining parcels to the east and west are either developed or will be developed by one family homes. The subject parcel will be buffered to the north by the 19 plus acres to be dedicated to the Town of Riverhead. To the south of the parcel is Middle Road and Mercy High School. The proposed condominium cluster development is in harmony with all the adjoining uses and consistent with the development of the surrounding area.

SIXTH: The proposed condominium cluster development at this location is in conformity with the provisions of the 1973 Master Plan.

SEVENTH: The subject parcel is sufficient in size. No further expansion will be permitted or is it possible. Adequate set backs and landscaping are required hereunder. Special conditions on hours are imposed on the proposed outdoor recreational areas. No noxious activity is proposed and lighting will be conditioned on no adverse affects on adjoining properties.

EIGHTH: No public recreational facility is proposed or required. Provision is made for resident recreational uses. Nineteen plus acres will be dedicated to the Town of Riverhead in lieu of a dedication or payment for recreational purposes. Said 19 plus acres is intended to be designated as open space and used by appropriate agreement with the Water District as a well site. Provisions are imposed herein for dedication of easements for utilities and sewer and water mains.

NINTH: The major roads shown within the development will meet town specifications and will provide for future connection with roads to the east and west if later found desirable. Recharge basins shall be installed as required by the Town consulting engineer. Curbs, sidewalks and gutters shall be approved by the Town Highway Superintendent. Bonds are required for improvements, off street parking is provided, no parking will be allowed on through streets. The road layout and design of the development will accomodate fire and police emergency procedures.

TENTH: As a condition hereto the subject parcel must be incorporated into the Riverhead Water and Sewer Districts. Sufficient capacity exists and is in the planning for the Water District. Sufficient capacity exists and is in planning for the Sewer District by correcting infusion and treatment plant expansion. Additional capacity for the sewer plant can be accomplished by terminating services to the County of Suffolk if necessary.

NOW, THEREFORE, BE IT RESOLVED, That the petition of Mortimer Barr, Burrill W. Heller and Milton Levin for a Special Permit of the Town Board of the Town of Riverhead pursuant to the provisions of Section 211 of Ordinance 26 be granted on the following terms and conditions:

1. Incorporated herein by reference are the petition herein for a special permit pursuant to Section 211, the petition for a change of zone for the northerly 19 plus acres, the site plan for "Trade Winds Village" drawn by J. D'Amaro signed by the applicants Barr and Heller on February 13, 1975, the "plan view" prepared by Edward F. Hudson for Jerome D'Amaro showing typical units, the survey of Alden W. Young entitled "Map of Proposed Extension No. 16" dated August 27, 1974 and all statements made by the petitioners during public hearings before the Town Board and the Planning Board. Where a discrepancy exists between the exhibits, drawings or statements incorporated herein by reference as above and the further provisions of this resolution then the further provisions of this resolution shall be controlling. The granting and interpretation of this resolution are hereby deemed a legislative act and no action or proceeding shall be brought without

RESOLUTION - continued:

first obtaining a resolution hereon from the Town Board of the Town of Riverhead.

2. This special permit shall be two years in duration. The petitioners shall be entitled hereby, and prior to incorporation of the balance of their property into the Sewer and Water Districts, to apply for a building permit for not more than eight models to be erected on that portion of the property currently within the Sewer and Water Districts. Said models shall not be sold as dwelling units until all other units shown on the "site plan" are constructed. All building permits and certificates of occupancy for said models shall be marked clearly "for use as sales models only". After all other units are constructed a regular certificate of occupancy may issue for the models. If within the two year duration of this special permit, the petitioners apply for a building permit for a "building" as labeled on the site plan then this permit shall automatically be extended thereby for one year. The aforesaid building permit shall expire one year after its issuance. This special permit shall automatically be extended from year to year for up to seven (7) years from the date hereof provided that the petitioners have completed at least one "building" in each of years two (2) through seven (7) and have applied for a building permit for another "building" in the following year. Units will only be built in "building groups" as shown on the site plan commencing on the south and developing northward. No building permit shall be issued until reservations or deposits are exhibited for each "building".

Any abandonment of this development plan shall be subject to the approval of the Town Board of the Town of Riverhead.

3. The "site plan" and "plan view" referred to in paragraph "1" above shall be corrected to remove all reference to "dens". The condominium agreement and covenants and restrictions shall prohibit the conversion of any room not labeled bedroom in the site plan into a bedroom. This development shall contain one and two bedroom units only. Any statement or labelling to the contrary shall be removed from any offering statement.

4. All plans and specifications for the construction or advertisement for sale of the units within this development shall be signed and sealed by a New York State licensed architect or engineer. All construction as a result hereof shall conform to the New York State Building Code. Each application for a building permit shall contain a signed statement by a New York State licensed architect or engineer that the application conforms to the New York State Building Code. Each application for a certificate of occupancy shall be accompanied by a signed statement by a New York State licensed architect or engineer that the construction has been completed in conformity with the New York State Building Code.

5. The petitioners shall acknowledge in writing their assent to the terms and conditions of this resolution in writing within fourteen (14) days hereof. The petitioners shall together with Thomas L. McKay and Anna McKay, execute and exchange with the Town of Riverhead mutual releases and stipulations of discontinuance dated February 18, 1975.

6. The condominium agreement binding the developers and all subsequent purchasers and owners and constituting a covenant and restriction running with the land shall contain the following provisions in addition to any others that the petitioners may deem advisable.

RESOLUTION - continued:

- a) Refuse collection shall be a common charge and shall be assessed to all unit owners proportionately.
 - b) Real property taxes, water and sewer rents shall be apportioned to each unit and shall constitute a valid lien thereon if not paid.
 - c) The exterior maintenance of the units shall be a common charge assessable to all unit owners proportionately.
 - d) Landscaping maintenance shall be a common charge and shall be assessable to all unit owners proportionately and shall include snow removal from all parking areas and sidewalks.
 - e) Maintenance of recreational areas shall be a common charge and assessable to all unit owners proportionately.
 - f) Fire Insurance shall be required for each unit either jointly or severally in sufficient amounts and terms as to provide for the reconstruction of any unit, adjoining unit or building damaged by fire.
 - g) All covenants and restrictions entered into by the petitioner with the Town Board of the Town of Riverhead shall be binding upon the condominium to be formed in accordance with the condominium agreement.
 - h) All outdoor recreational facilities will be limited in use from sunrise to 9:00 o'clock P.M.
 - i) Any building code violation certified by the Building Inspector of the Town of Riverhead shall be corrected within sixty (60) days of notification to the unit owner or the condominium.
 - j) Any lease or sublease of a unit by an owner or the developer shall be subject to prior written condominium approval. Such approval shall not be unreasonably withheld.
 - k) No room shall be used or converted to be used as a bedroom in any unit except those rooms that appear on the "site plan" and "plan view" as bedrooms.
7. Building permits shall be issued upon detailed layouts, plans and specifications which conform to the "site plan" and "plan view" submitted to the Town Board and incorporated herein by reference.
8. Simultaneously with the petitioners' compliance with condition "5" herein, the petitioners' shall deliver a deed to the northerly 19 plus acres of the subject parcel as set forth in the Exhibits attached hereto. Said deed shall list the Town of Riverhead a municipal corporation with its offices at 220 Roanoke Avenue, Riverhead, New York, as the grantee. Upon receipt of said deed, the Town Board of the Town of Riverhead releases the petitioners from all requirements for the dedication of open spaces, recreational areas or fees in lieu of the dedication for recreational or aesthetic purposes. The Town hereby covenants that any structure erected thereon will be designed and or landscaped so as not to be offensive to the condominium development. The petitioners acknowledge that it is the present intention of the Town Board to use the dedication of real property for purposes of water supply for the Water District as provided herein.
9. The petitioners shall maintain all setbacks as shown on the "site plan". All landscaping along the exterior perimeters within the setback lines shall be completed simultaneously with the erection of the first "building". All tree plantings will be at least ten (10) feet high. Additional plantings shall be provided to the east and north of the parcel shown as owned by Zeltman. Plantings as shown on the "plan view" adjacent to the units shall be completed prior to the issuance of certificates of occupancy for each "building".

RESOLUTION - continued:

10. Electrical utilities shall be supplied by underground wires. Illumination shall be provided for the parking and recreational areas. Said illumination shall be shielded and directed so as not to directly illuminate any area beyond the condominium site. If street illumination is desired now or in the future, the installation of lines, stands or poles shall be at the expenses of the developer or the condominium.

11. The following roads shown upon the "site plan" shall be dedicated to the Town of Riverhead: Genie Drive, Billieway Drive and two east-west arteries running from Nadel Drive on the west to property of G-K Associates on the east. Said dedication shall be 55 feet in width, 36 feet of which shall be improved road-surface. All roads, curbs and gutters shall be constructed to Town specifications or better. All work shall be subject to the approval of the Town Highway Superintendent. A construction bond and a performance bond for one (1) year shall be posted in an amount and sufficiency to be approved by the Town Board for the construction of roads, curbs and gutters. Sufficient drainage and recharge basins shall be constructed at the direction of the Town's consulting engineer. Parking spaces shall be provided as shown on the "site plan" or as required by Ordinance No. 26 at the time of application for a building permit which ever is greater.

Parking spaces shall be delineated and marked for each unit. Fire lanes, where appropriate or required by the Chief Engineer of the Riverhead Fire Department, shall be marked. No parking will be permitted on the dedicated streets. Those roads intersecting G-K Associates on the east and Nadel on the west shall be dedicated to intersect the highway to the east and west, but the same shall not be improved so as to intersect those roads but shall be cul-de-saced. The petitioners shall file a "site plan" showing existing conditions, parking spaces, fire lanes, and hydrants, if any, with the Chief Engineer of the Riverhead Fire Department. All roads shall be cut and rough graded simultaneously with the construction of the first "building". All curbs, gutters, sidewalks, any parking areas and finished road surfaces shall be completed at the finish of construction of the last "building" but within 9 months thereof.

12. All garbage removal containers shall be screened from view by permanent structures.

13. As a precondition to the construction or improvement of any structure on the subject condominium site, with the exception of the models as herein provided, the petitioners will apply for an extension of the Riverhead Water and Sewer Districts and obtain the approval thereof, the petitioners stipulate that they shall install all primary and secondary sewer and water lines sufficient to service all "buildings" shown on the "site plan" at no cost to either District. Said construction shall be at the direction of the Town's consulting engineer. All legal and engineering expenses in the extension of said Districts shall be paid by the petitioners. The petitioners shall post a bond for the construction and installation of the within improvements at the time they erect the models as provided herein. The petitioners agree to construct all sewer and water facilities at the time they build the first "building", and in no event later than three (3) years herefrom.

RESOLUTION - continued:

The petitioners stipulate and acknowledge that as a condition of this permit they agree to install as part of the water supply system for this condominium development a water main to maximum of twelve inches to permit transmission of water from an anticipated well on the northerly portion of the property to Middle Road. In the event that this project is abandoned by the petitioners, they covenant and agree that the dedication of an easement from the northerly 19 plus acres to Middle Road shall be a precondition of any abandonment.

14. This special permit shall entitle the applicants to construct 160 two bedroom units and 188 one bedroom units as shown on the "site plan" and "plan view" referred to herein.

15. The petitioners or their successors as developers or sponsors shall not be entitled to rent any unit.

DESCRIPTION

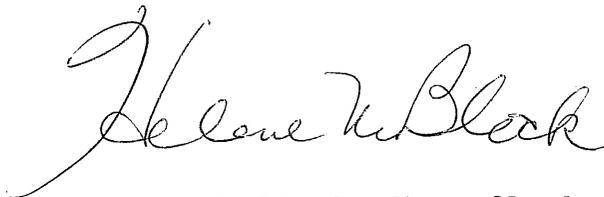
BEGINNING at a point formed by the intersection of the easterly line of the land of Scotch R. McBurnie with the northerly line of Middle Road, which point is N. 32 degrees 32 feet 58 inches E. 163.73 feet from the southeasterly terminus of an arc of a curve connecting the easterly line of Nadel Drive with the northerly line of Middle Road, and running thence from said point of beginning northerly along the land of Scotch R. McBurnie, of Mary J. Moyer, of the Town of Riverhead and a portion of a realty subdivision entitled "Roanoke Homes, Sec. I", along the easterly terminus of Dennis Court, again along the easterly line of a portion of a realty subdivision entitled "Roanoke Homes, Sec. II", along the easterly terminus of Nadel Court, again along the easterly line of a portion of a realty subdivision entitled "Roanoke Homes, Sec. II" and along the land of Clarence and Sophie Anderson the following courses and distances: (1) N. 31 degrees 45 feet 22 inches W. 202.93 feet; (2) N. 33 degrees 43 feet 02 inches W. 199.93 feet; (3) N. 32 degrees 44 feet 22 inches W. 1563.48 feet; (4) N. 32 degrees 55 feet 57 inches W. 455.76 feet to other land of the parties of the first part proposed to be conveyed to the Town of Riverhead or the Riverhead Water District; thence S. 60 degrees 26 feet 36 inches W. along other land of the parties of the first part proposed to be conveyed to the Town of Riverhead or to the Riverhead Water District 952.64 feet to the land now or formerly of Dual Farm Associates; thence southerly along the land now or formerly of Dual Farm Associates the following courses and distances: (1) S. 29 degrees 58 feet 57 inches E. 1582.46 feet; (2) S. 24 degrees 36 feet 52 inches E. 799.24 feet; (3) S. 20 degrees 25 feet 52 inches E. 332.42 feet to the northerly line of Middle Road; thence S. 79 degrees 54 feet 28 inches W. along the northerly line of Middle Road 198.64 feet to the land of Harold Zeltman; thence northerly, westerly, and southerly along the land of Harold Zeltman the following courses and distances: (1) N. 17 degrees 13 feet 02 inches W. 201.56 feet: (2) S. 79 degrees 54 feet 28 inches W. 178.28 feet; (3) S. 19 degrees 16 feet 52 inches E. 154.18 feet: (4) S. 14 degrees 28 feet 12 inches E. 47.93 feet to the northerly line of Middle Road; thence westerly along the northerly line of Middle Road to the following courses and distances: (1) S. 80 degrees 26 feet 28 inches W. 192.24 feet; (2) S. 89 degrees 56 feet 28 inches E. 199.87 feet to the point or place of beginning containing an area of 50.728 acres.

RESOLUTION - continued:

The vote, Councilman Menendez, Yes, Town Justice Manning, Yes, Councilman Young, Yes, Town Justice Leonard, Yes, and Supervisor Leonard, No.

The resolution was thereupon declared duly adopted.

There being no further business on motion and vote, the Meeting adjourned at 9:05 P.M. to meet on Tuesday, March 4, 1975, at 10:30 A.M.

A handwritten signature in cursive script that reads "Helene M. Block". The signature is written in dark ink and is positioned above the printed name.

Helene M. Block, Town Clerk

HMB/mhj