

6/19/73

197.

Minutes of a Regular Meeting of the Town Board of the Town of Riverhead,  
held in the Town Hall, Riverhead, New York, on Tuesday, June 19, 1973 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  
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 June 5,  
1973, 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 June 19, 1973:

Special Districts	\$ 105. 88
General Town	\$19, 818. 16
Highway Item #1	\$ 9, 157. 44
Highway Item #3	\$ 779. 67
Highway Item #4	\$ 170. 81

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

RESOLVED, That the following bills be approved for payment:

Special Districts	\$ 105. 88
General Town	\$19, 818. 16
Highway Item #1	\$ 9, 157. 44
Highway Item #3	\$ 779. 67
Highway Item #4	\$ 170. 81

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.

EXECUTIVE SESSION

10:00 A. M. - Edgar Hills, Esq. re John and Wanda Wittmeier application  
Above hearing was taped and will remain on file in the Town Clerk's Office  
for one year.

10:25 A. M. - Louis B. Stark re Estates of Wading River

10:45 A. M. - Seymour Malman, Esq., Leon Malman, Esq., and Robert  
Phillips re Shorehaven Ventures Corp.

Above hearing was taped and will remain on file in the Town Clerk's Office  
for one year.

REPORTS

Supervisor's, month of May 1973. Filed.

Recreation Department, month of May, 1973. Filed.

Tax Receiver's, dated June 13, 1973. Filed.

APPRAISAL REPORT

J. Wilson Stout and H. Lyndon Hallock, Appraisals on Parcel on land at  
Youngs Avenue. Filed.

Copies to Town Board and Town Attorney.

OPEN BID REPORTS

After being duly advertised the following bids for labor and materials for the  
excavation and removal of sand, etc. at the Sanitary Landfill were opened by the  
Town Clerk on Tuesday, June 19, 1973 at 7:45 P. M.

Riverhead Cement Block Co., Inc. P. O. Box 707 Riverhead, New York 11901	\$15,300.00 60 calendar days to completion
Peconic Excavators, Inc. P. O. Box 1 Calverton, New York 11933	\$5,000.00 90 calendar days to completion
Eadco Contracting Co., Inc. 265 Brookfield Avenue Center Moriches, New York 11934	\$22,000.00 75 calendar days to completion

COMMUNICATIONS

Riverhead Expo Corp., dated 6/14/73 making application for fireworks  
permits for two dates, July 7, 1973, rain date July 21, 1973 and August 18, 1973,  
rain date Sept. 1, 1973. Filed.

Dept. of Environmental Conservation, dated June 1, 1973 - in the matter of  
the application of Suffolk Cement Products, Inc. - to install an additional well on  
its property located on the northeast corner of the L. I. Expressway and Middle  
Road in Calverton. Hearing to be held on June 28th at 10:30 A. M. in the office of the  
Department, Bldg. 40, Room 219, SUNY, at Stony Brook, N. Y. If any objections,  
file notice of such desire to be heard in writing and in duplicate on or before the  
21st day of June, 1973. Filed.

Wading River Square Dance Committee, dated 5/30/73, asks permission to  
use the parking area on the corner of Sound Avenue and North Country Road on  
August 4, 1973, between the hours of 8 to 10 P. M. The lights are now operating,  
but a plug (outlet) is needed for the amplifier-stating that an outlet for an extension  
cord exists-need permission to use it. Filed.

Referred to Town Clerk for reply.

COMMUNICATIONS - continued:

Mrs. William Pappas, dated June 7, 1973, stating she has twice been burglarized within a short time - requests street light on LILCO Pole #2 on 8th Street, Wading River. Filed.

Lyle A. Kitt, dated June 8, 1973, Manager, General Code Publishers Corp. Final date set for codification meeting with Mr. Kitt is Thursday, June 28, 1973 at 1:00 P. M. Filed.

Town of Southampton, dated June 5, 1973, re Hearing on proposed amendments to Zoning Ordinance to be held June 19, 1973 at 7:30 P. M. Filed.  
Copies to Town Agencies.

Memorandum from Town Attorney to Supervisor, dated June 7, 1973, re Hulse Beach Condemnation East and West of Hulse Landing Road, Wading River. Suggesting the Board proceed to adopt resolution to commence acquisition proceedings. Filed.  
Copies to Town Board.

Fairhaven Property Owners Association, dated June 4, 1973. Relating to drainage problem existing on the south side of Peconic Bay Blvd. - want Town's cooperation in solving this problem - suggesting the Blvd. be graded from east to the Town Beach Road, valley gutters constructed at both entry roads to the Fairhaven Community and positive drainage constructed from east to west of Town Beach Road - asking that the Supt. of Highways be requested that during the sealing project being undertaken at this time on Peconic Bay Blvd. to seal entrance roads in conjunction to constructing the valley gutters. Filed.

Copies to Town Board, Town Attorney and Supt. of Highways.  
Referred to Councilman Young and Supt. of Highways.

Dept. of Correctional Services, dated June 8, 1973, commending Captain Roscoe Palmer and members of his command for their cooperation when the personal safety of Parole Officer Provencher seemed threatened. Filed.  
Copies to Town Board.

New York State Dept. of Transportation, dated 6/12/73, re speed reduction on St. Mary's Drive in South Jamesport - re Traffic Signal at Route 25A, S. H. 8111 and Sound Avenue in Wading River.

Stating the conditions at this location will be surveyed and the appropriate action taken. Filed.

Copies to Town Board.

Suffolk County Real Property Tax Service Agency, dated June 13, 1973, advising that the State Board of Equalization and Assessment has officially notified them that George H. Autenreith has successfully completed the State required training of Phase I and Phase II which is mandated under Real Property Tax Law. Also official notification is to be given to Town Clerk to be recorded as a public document. Copy of Certificate has been filed with the Town Clerk. Filed.

Copies to Town Board.

COMMUNICATIONS - continued:

Philip J. Kenter, President, Relay Communications Corporation, dated 6/19/73 relating to a reserved parking space in the Riverhead Town Municipal Parking Field which for the past five years has been reserved for the exclusive use of Louis Graff's customers. Requesting Town Board to take the necessary action to have that space made available to the public and that the newly painted stripe be removed without expense to the taxpayers. Filed.

Copies to Town Board, Town Attorney and Police Chief.

After discussion, the matter was referred to the Town Clerk for reply.

PERSONAL APPEARANCES

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

Elizabeth Overton, Director of the Riverhead Free Library told the Board that the guidelines for the use of Revenue Sharing Funds indicate that support of Libraries is a priority expenditure and the Library Board would welcome the opportunity to meet with the Town Board to explore this possibility.

Town Clerk will advise Mrs. Overton when meeting is arranged.

Dr. Alfred Smith spoke about the L. I. Sound Regional Study Committee meeting which was held at the High School and to which the Town and County Officials were invited and the only official that appeared was Beecher Halsey.

Dr. Smith stated that nothing constructive came out of this meeting except that the L. I. Press reported that the Chairman of the meeting and Mr. Halsey were proposing a pipe line from east to west.

Dr. Smith deplored the fact that our Town Officials and Planning Board members who had all the information were not there to present it.

Judge Costello said he had received a letter inviting him to this meeting - but not by anybody who had any authority to do anything as far as the Town of Riverhead is concerned and also they had no money to do anything - further more he was busy that particular Monday night and so did not attend.

John P. Riesdorff suggested that the sand to be excavated from the Sanitary Landfill be used to round out the water district property (which needs about 60,000 yards of sand) and this would make an ideal foundation for a new Town Hall.

Northville Tpke.

Dr. Caryl Granttham asked if the light on Ostrander and Route #58 would be installed before the summer months.

Supervisor Leonard advised that the agreement was signed on June 5th and he hopes the work will be completed as soon as possible.

POLICE DEPARTMENT

Police Chief Grodski asked the Board if it has considered his suggestion on prohibiting parking on both sides of Route #58 in the area of "Burger King" where there have been three accidents in three days.

Referred to Town Attorney to draw up amendments for Public Hearing .

BUILDING DEPARTMENT

Edward R. Munson reported:

1. He had requested information as to establishing criteria for drainage for parking fields and for curb cuts for Town roads and he had submitted a design - guide for study by the Board and action thereon.

Town Board is studying the request.

2. He had requested information on permits granted for open development areas, that study be made by Planning Board with respect to misuse of property, establishing other roads and lots and the lack of control and enforcement.

UNFINISHED BUSINESS

Police Chief Grodski reported on the proposed transfer of Police Officer from the Town of Easthampton to Town of Riverhead:

"Police Officer not available as per conditions of Town of Riverhead".

Supervisor Leonard recessed the meeting to hold a Public Hearing.

PUBLIC HEARING - 11:00 A. M.

Town Clerk submitted affidavit of publishing and posting Notice calling Public Hearing with respect to the application of Toby Miller for a Special Permit for construction of a motel, restaurant and two meeting rooms - to be held June 19th, 1973 at 8:00 P. M.

Supervisor Leonard thereupon declared the hearing open to anyone who wished to be heard.

COMMUNICATION

Marvin A. Holland, Esq., (Holland, Greshin and Sloane), dated 6/11/73, stating their office represents Manor Associates who own 15 acres of land slightly to the east of the proposed Holiday Inn site and would like to go on record on behalf of said client as being in favor of this proposed change of zone. They feel that an installation such as Holiday Inn will do a great deal for the Town and attract additional business with a good tax base for the Town. Filed.

Allen Wolfsont, Esq., 27 West Main Street, Smithtown, N. Y. representing Toby Miller, Petitioner for Special Permit to erect a Holiday Inn, appeared before the Board and said:

Construction of Holiday Inn to be made on parcel of land 7.7 acres located at the northeastern exit 72 of the L. I. Expressway. Parcel has frontage on Route 25A there is an exit that skirts the entire area and goes up to North Country Road.

Applicant proposes to erect a building with sufficient parking space, proper sanitation and maintenance facilities and all of the necessary utilities to operate a motel of 100 rooms, two meeting rooms which can house approximately 100 in each room. There will be a first class restaurant to serve the public - which is something Riverhead can use and may and should welcome.

Proposal for construction would require a maintenance staff of approximately 69 people with a payroll of one million dollars per year. In addition to the facilities available there will be employed as many as 100 to 200 people every year for banquets, parties and conventions.

It will generate the kind of business that will help the Town of Riverhead.

PUBLIC HEARING - continued:

Mr. Wolfsont submitted photographs and renderings of the kind of construction they expect to give to the Town.

It will take less than a year to finish construction.

Will apply for Building Permit within two weeks after receiving approval for Special Permit from the Town Board.

If business is good they will expand.

None of the rooms will have cooking facilities - no kitchen facilities only closets and bathrooms.

Restaurant with seating capacity of 100 with Cocktail Lounge and a basement which will house two large meeting rooms.

Toby Miller will be in charge of construction and will operate it until someone approved by Holiday Inn will replace him.

Holiday Inn has very stringent requirements for the operation of any Holiday Inn and no one can stray from these requirements.

Toby Miller: "We build, operate and own the Holiday Inns - we do not sell them".

Paul Meyer asked if this will be located on the south side coming east.

Mr. Meyer was informed it is on the turn on the old Guyer Property.

Reuben Ryan spoke in opposition saying, "At present we have 12 active motels in Riverhead. There are probably 325 rooms available and anytime except in July and August, it is safe to say that half of these rooms are vacant.

The motels that are here are struggling, and if another 100 rooms come in to this Town - 100 rooms will be taken away from the scant existing businesses that have been trying to survive, and some businesses are going to be destroyed. Enough is usually plenty and by allowing too many of one kind of construction - you will promote an unhealthy competition - those in existence will suffer. It is our duty to see that the present businesses be protected.

Mr. Wolfsont said that Mr. Ryan's concern is well taken, but there is another aspect to this. That Mr. Ryan is confusing the Holiday Inn as a competition - the old line motel does not offer things like entertainment, first class restaurant and meeting rooms for conventions and weddings. That the Holiday Inn is catering to a need in Riverhead - there really is no place in Riverhead that offers these things.

Mr. Wolfsont said he does not know the rates that are being charged by the local motels, but he believes they are considerably lower than the rates charged by Holiday Inn which in a sense would eliminate that so-called competition.

No one else wishing to be heard and no further communications having been received thereto, Supervisor Leonard closed the Hearing at 8:20 P. M., and reopened the meeting.

No Action was taken by the Board on the aforesaid Hearing.

CONDEMNATION PROCEEDINGS

Re: Hulse Beach (East and West of Hulse Landing Road)

Marie Hoff asked the meaning of the contents of resolutions numbered 49 and 50 and asked the reason why the Board wants to condemn.

Town Attorney: "Appoints Town Attorney to conduct the condemnation proceedings and expenses and retains the firm of Young and Young to prepare the necessary maps preparatory to the actual commencement of the proceedings.

The proposed extent 1000 feet to the west and 200 feet to the east.

The premises to the west of Hulse Landing were originally vested in the Hulse family, which over the years has been conveyed out - many parcels of land in the area and granted beach rights to numerous people in Wading River on this 1000 feet of beach.

The Board has originally thought of condemning 200 feet in either direction - actually this would create as much hardship in terms of rights of entry, etc. and the proposal from their side was if you are taking 200 feet why not consider taking it all and making it all Town Beach. Realizing that the Town is short in beach frontage on the Sound, it is considering in public interest condemning all of that as public beach."

Mrs. Hoff: "Why is Mrs. Hulses's title so much more secure now, than it was in 1965 when the Town first asked to come in and use this area and it is not necessary to consider the interest of the other parties"?

Town Attorney: "Basically we don't intend to preclude the use of any of the members of the Association. The interests, if any of the various owners over the years who have been given deeds permitting them the right to use this beach would not be foreclosed in any sense whatsoever.

Mrs. Hoff: "Will this cost the Town more money"?

Town Attorney: "In past years we have had \$1.00 per year rental. The family is no longer willing to consider that - they have put up barricades and have indicated they will restrict any effort by any citizen to use any portion of what they claim is their beach."

Mrs. Hoff: "It has been difficult for the Town to maintain that beach - the area that the Civic Association has maintained has been far superior. Has the Town set aside sufficient funds to maintain this beach"?

Town Attorney: "Once the interests of the Town are cleared, the Recreation Department will be in charge of the maintenance."

Mrs. Hoff requested that the Town Board make certain that Mrs. Hulse's title is secure before it adopts any resolutions.

Town Attorney: "These resolutions only authorize to commence the necessary proceedings and not to pay anyone money."

PERSONAL APPEARANCES - continued:

Dr. Alfred Smith asked what happened to the suggestion he offered some time ago to post maps on the board behind the Board members showing locations of the areas under discussion at the meetings so that the audience will be kept informed.

Mrs. Dorothy Podlas asked about the salaries paid to Recreation Aides and Beach Attendants.

Town Clerk supplied the information.

RESOLUTIONS

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

RESOLVED, That the Town Clerk be and is hereby authorized to advertise for sealed bids on Bluestone for use of the Town of Riverhead Highway Department, and be it

RESOLVED, That specifications be prepared by the Superintendent of Highways, and bids to be returnable up to 11:00 A. M. on Tuesday, July 3, 1973, and be it further

RESOLVED, That the Town Clerk be and hereby is designated to open publicly and read aloud on Tuesday, July 3, 1973, at 11:00 A. M. , in the Town Board Meeting Room, Town Hall, 220 Roanoke Avenue, Riverhead, N. Y. , all sealed bids bearing the designation, "Bid on Bluestone".

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 Town Board of the Town of Riverhead hereby requests that the Department of Transportation of the State of New York, establish a 30 MPH speed limit within the Town of Riverhead in the area described as follows:

KAY ROAD - This is a Town highway, 3 rods wide, blacktop with rolled-in-grit. It intersects with N. Y. State Highway Route 25 in the hamlet of Calverton and runs north forming an inverted "P" for a distance of 1/2 mile.

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.

BE IT RESOLVED, That the Supervisor be and is hereby authorized to transfer the sum of \$2000 from A909 General Town Fund Balance Account to A3320. 4 Contractual Expenses - Parking Meter Account for the purpose of meeting the payment on the Cushman Scooter, and

FURTHER RESOLVED, That the sum of \$2000 be repaid to A909 General Town Fund Balance Account when funds are available in the Parking Meter Account.

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 - continued:

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

RESOLVED, That the following be and are hereby appointed Recreation Specialists (Water Safety Instructors) effective June 25, 1973 to and including August 17, 1973, and to be paid bi-weekly at the following hourly rate and to serve at the pleasure of the Town Board:

Dorothy A. Patrick	\$3.00
Carol E. Johnson	\$3.00
Jane Warner	\$2.85

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

RESOLVED, That the following be and are hereby appointed to serve on the Playgrounds effective July 9, 1973 to and including August 17, 1973, to be paid bi-weekly at the following hourly rate and to serve at the pleasure of the Town Board:

Helene Beckwit	\$2.35
Judith J. Jacunski	\$2.35
Linda J. Prusinowski	\$2.35
Renee' J. Roberts	\$2.45
Barbara Scudder	\$2.35
Sharon Pyne	\$2.35
Debra K. Nicosia	\$2.35
Judy A. Ribeiro	\$2.25
Barbara Lowery	\$2.25
Kathy L. Tomaszewski	\$2.25
Joanne Hartmann	\$2.25
Cathleen A. Kobylenski	\$2.25
Christine C. Drews	\$2.25
Margaret Bender	\$2.25
Anna Velys	\$2.35

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 Long Island Lighting Company be and is hereby authorized to make a survey for the installation of a street light on LILCO Pole #2 on Eighth Street, Wading River.

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 - continued:

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

RESOLVED, That the following be and are hereby appointed to serve as Lifeguards effective June 23, 1973 to and including September 3, 1973, to be paid bi-weekly at the following hourly rate and to serve at the pleasure of the Town Board:

Thomas A. Brady	\$3.40
James Q. Hirsch	\$3.30
Jonathan G. Marvel	\$3.20
Edward J. Mullings	\$3.10
Thomas T. Peterson	\$3.00
Charles S. Crump	\$3.00
David H. Hunt	\$3.00
James De Carle	\$2.85
Richard Valek	\$2.85
William O'Haire	\$2.85

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

RESOLVED, That the following be and are hereby appointed Beach Attendants effective, June 23, 1973 to and including September 3, 1973, to be paid bi-weekly at the following hourly rate and to serve at the pleasure of the Town Board:

Frank Czerepenski	\$2.30
Raymond J. Turula	\$2.30
Edward J. Parisen	\$2.30
Richard M. Tedeschi	\$2.20
Joseph Cardone	\$2.20
Edwin Cleaver	\$2.20
Andrew Lunati	\$2.20

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

RESOLVED, That Police Chief Stephen J. Grodski be and he is hereby authorized to attend the 73rd Annual New York State Police Chiefs Conference in Syracuse, N. Y. on July 22-26, 1973, inclusive and that all related expenses be paid by the Town of Riverhead.

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 - continued:

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

RESOLVED, That FRANCIS J. YAKABOSKI is hereby retained for the purpose of acquiring certain real property situate at Wading River now or formerly owned by Hulse and Muller bordering on the Long Island Sound, and he is hereby authorized to expend those funds necessary for condemnation of the same and that he be paid a reasonable fee therefor in addition to those sums budgeted as salary for the Town Attorney.

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 firm of YOUNG & YOUNG, land surveyors, be retained for the purpose of preparation of those maps necessary for the acquisition of certain lands situate at Wading River now or formerly owned by Hulse and Muller bordering on the Long Island Sound, and that said firm be paid a reasonable fee therefor.

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 Town Clerk be and is hereby authorized to advertise for sealed bids for the rental of one 32 yard earth mover for a period of one month, for the use of the Sanitation Department and be it

FURTHER RESOLVED, That the Town Clerk be and is hereby designated to open publicly and read aloud on Tuesday, July 17, 1973, at 7:45 P. M. at the Town Board Meeting Room, Town Hall, 220 Roanoke Avenue, Riverhead, New York, all sealed bids bearing the designation, "Bid on Rental of Earth Mover".

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

RESOLVED, That the Town Clerk be and is hereby authorized to advertise for sealed bids for One (1) 4-Wheel Drive Front-end Payloader, and further

RESOLVED, That the Town Clerk be and is hereby designated to open publicly and read aloud on Tuesday, July 3, 1973, at 10:45 A. M. at the Town Board Meeting Room, Town Hall, 220 Roanoke Avenue, Riverhead, New York, all sealed bids bearing the designation, "Bid on Payloader".

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 - continued:

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

BE IT RESOLVED, That this Town Board ratifies the action of the Supervisor in purchasing the following Time Certificate of Deposit on May 14, 1973:

\$25,000	Highway Item #1	Suff. County Nat'l. Bank	30 Days	7.12%
\$25,000	Highway Item #3	"	30 Days	7.12%
\$20,000	Welfare Dept.	"	30 Days	7.12%
\$20,000	Lighting District	"	30 Days	7.12%

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.

BE IT RESOLVED, That this Town Board ratifies the action of the Supervisor in redeeming the following Time Certificates of Deposit on June 11 and 13, 1973:

\$140,486	Fed. Reserve Sharing Funds	Franklin Nat'l. Bk.	180 Days	\$3990.77
\$ 25,000	Highway Item #1	Suff. County Nat'l. Bank	30 Days	\$ 148.33
\$ 25,000	Highway Item #3	"	30 Days	\$ 148.33
\$ 20,000	Welfare Dept.	"	30 Days	\$ 118.67
\$ 20,000	Lighting District	"	30 Days	\$ 118.66

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

BE IT RESOLVED, That the Town Board of the Town of Riverhead, New York, does hereby elect to provide the additional pension benefits of Section 375E of the Policemen's and Firemen's Retirement Law, as presently or hereafter amended, and entitled "guaranteed retirement benefits for employees of participating employers"; and

BE IT FURTHER RESOLVED, That this election shall become effective with the payroll period beginning on the 24th day of June, 1973.

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 - continued:

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

BE IT RESOLVED, That the Town Board of the Town of Riverhead, New York, does hereby elect to provide the Career Retirement Plan of Section 375g of the Retirement and Social Security Law, as presently or hereafter amended, for employees of participating employers; and

BE IT FURTHER RESOLVED, That this election shall become effective with the payroll period beginning on the 24th day of June, 1973.

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

BE IT RESOLVED, That the Town Board of the Town of Riverhead, New York, does hereby elect to provide the benefits of Section 375i of the Retirement and Social Security Law, as presently or hereafter amended; and

BE IT FURTHER RESOLVED, That this election shall become effective with the payroll period beginning on the 24th day of June, 1973.

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

RESOLVED, That the following members of the Riverhead Town Police Department be and they are authorized to receive overtime service pay for court time as follows:

Court Time As Per Contract  
from December 26, 1972 To April 30, 1973

1. F. Alexander	3 hours @ \$5.06 per hour	\$ 15.18 (1972)
	18 hours @ \$5.29 per hour	\$ 95.22
		<u>\$110.40</u>
2. A. Densieski	23 hours @ \$4.53 per hour	\$104.19
3. T. Dorfer	12 hours @ \$5.29 per hour	\$ 63.48
4. J. Dunleavy	18 hours @ \$5.72 per hour	\$104.96
5. F. Foote	23 1/2 hrs. @ \$5.29 per hour	\$124.31
6. W. Flanagan	3 hours @ \$6.24 per hour	\$ 18.72
7. L. Grattan	13 hours @ \$6.24 per hour	\$ 81.12
8. L. Griffing	3 hours @ \$5.72 per hour	\$ 17.16
9. A. Grossman	6 hours @ \$5.29 per hour	\$ 31.74
	3 hours @ \$4.70 per hour	\$ 14.10 (1972)
		<u>\$ 45.84</u>
10. J. Hughes	3 hours @ \$3.95 per hour	\$ 11.85 (1972)
	9 hours @ \$4.35 per hour	\$ 40.77
		<u>\$ 52.62</u>
11. J. Kurpetski	6 hours @ \$5.72 per hour	\$ 34.32

RESOLUTION - continued:

12. L. Mazzo	3 hours @ \$5.72 per hour	\$ 17.16
13. L. Mickoliger	3 hours @ \$4.70 per hour	\$ 14.10 (1972)
	6 hours @ \$5.29 per hour	\$ 31.74
		<u>\$ 45.84</u>
14. W. Moisa	3 hours @ \$5.47 per hour	\$ 16.41 (1972)
	7 1/2 hours @ \$5.72 per hour	\$ 42.90
		<u>\$ 59.31</u>
15. V. Michalski	6 hours @ \$5.29 per hour	\$ 31.74
16. L. Pavlakis	3 hours @ \$5.72 per hour	\$ 17.16
17. F. Romaniello	12 hours @ \$5.29 per hour	\$ 63.48
18. E. Sadowski	21 hours @ \$5.72 per hour	\$ 120.12
19. J. Seaman	14 hours @ \$5.72 per hour	\$ 80.08
20. P. Troyan	3 hours @ \$3.75 per hour	\$ 11.25 (1972)
	18 hours @ \$3.75 per hour	\$ 67.50
		<u>\$ 78.75</u>
21. W. Witt, Jr.	3 hours @ \$3.95 per hour	\$ 11.85 (1972)
	3 hours @ \$4.13 per hour	\$ 12.39
		<u>\$ 24.24</u>
22. D. Yakaboski	9 hours @ \$5.29 per hour	\$ 47.61
23. J. Zaleski	10 hours @ \$4.13 per hour	\$ 41.30

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 and directed to publish in the June 21st, 1973 issue of the News-Review, the official newspaper of the Town of Riverhead, the following Notice of Public Hearing:

PUBLIC NOTICE

PLEASE TAKE NOTICE That on the 17th day of July, 1973 at 8:00 o'clock P. M., a public hearing will be held before the Town Board of the Town of Riverhead, at the Town Hall, 220 Roanoke Avenue, Riverhead, New York to hear all persons in connection with proposed amendments to Zoning Ordinance No. 26 of the Town of Riverhead, be and the same are hereby repealed and new sections are hereby substituted in place thereof to read as follows:

Section 203A-1. (h)

One-family dwelling created prior to January 1, 1966, may be converted to two-family dwelling or multiple family dwelling provided that the required minimum lot area and living area equals that established in this district.

Section 203C Sub Section 2

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

## RESOLUTION - continued:

Section 203E Sub Section 2

For two (2) family dwelling - exclusive of attached garages, carports, un-enclosed porches and breezeways, not less than eighteen hundred (1800) square feet of area of the first story, but a maximum of eight hundred (800) square feet of area of the second story may be used and applied to the area requirements of the first story.

Section 204A, I. (1)

One family dwelling erected prior to January 1, 1966, may be converted to two family dwelling or multiple dwelling provided that the required minimum lot area and living area equals that established in this district.

Section 204E Sub Section 3

A single family dwelling converted to two (2) family or multiple family dwelling shall provide for a minimum living area per family to that required by paragraph 1 of this section.

Note: All deletions are indicated by ~~strikeouts~~ and all changes or additions are indicated by underlining.

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.

WHEREAS, Pursuant to Town Law, the Town Board of the Town of Riverhead, has, by resolution dated January 28, 1948, empowered this Board to review and approve subdivisions in the Town, and

WHEREAS, This Board has prepared amendments to its Land Subdivision Regulations to enable it to review and act upon subdivisions in the Town of Riverhead in accordance with the Town Law, and the required public hearing on such amendments has been held on May 9, 1973.

NOW THEREFORE, BE IT RESOLVED, That: (1) said amendments to the Land Subdivision Regulations be and hereby are adopted by this Board, (2) a true copy of same be placed in the minutes of this meeting, and (3) said amendments to the Land Subdivision Regulations and a copy of this resolution be transmitted to the Town Board for their approval as required by Town Law, after which approval said amendments to the regulations shall be in full force and effect.

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.

RULES AND REGULATIONS OF THE PLANNING BOARD FOR THE SUBDIVISION AND PLATTING OF LAND - AMENDING PREVIOUS RULES AND REGULATIONS IN TOTO.

	TABLE OF CONTENTS
ARTICLE I	DECLARATION OF POLICY
ARTICLE II	DEFINITIONS

RESOLUTION - continued:	
ARTICLE III	MINOR SUBDIVISION Section 1 - Procedure Section 2 - Sketch Plan Section 3 - Minor Subdivision Plan Section 4 - Application & Fee
ARTICLE IV	MAJOR SUBDIVISION Section 1 - Procedure Section 2 - General Requirements Section 3 - Sketch Plan Section 4 - Preliminary Plat Section 5 - Final Plat Section 6 - Application & Fee
ARTICLE V	VARIANCES & WAIVERS Section 1 - Variation in Case of Hardship Section 2 - Waivers of Required Improvements Section 3 - Board to Impose Conditions
ARTICLE VI	AMENDMENTS & CHANGES
ARTICLE VII	SEPARABILITY
ARTICLE VIII	EFFECTIVE DATE

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Article I

Declaration of Policy

By the authority of the resolution of the Town Board of the Town of Riverhead, adopted on January 28, 1948 pursuant to the provisions of Article 16 of the Town Law of the State of New York, the Planning Board of the Town of Riverhead is authorized and empowered to approve Plats showing lots, blocks or sites, with or without streets or highways, within that part of the Town of Riverhead outside the limits of any incorporated city or village. It is declared to be the policy of the Planning Board to consider land Subdivision Plats as part of a plan for the orderly, efficient and economical development of the Town. This means, among other things, that land to be subdivided shall be of such character that it can be used safely for building purposes without danger to health, or peril from fire, flood or other menace; that proper provision shall be made for drainage, water supply, sewerage and other needed improvements; that all proposed lots shall be so laid out and of such size as to be in harmony with the development pattern of the neighboring properties; that the proposed streets shall compose a convenient system conforming to the Official Map if such exists and shall be properly related to the proposals shown on the Master Plan, if such exists, and shall be of such width, grade and location as to accommodate the prospective traffic, to facilitate fire protection and to provide access of fire-fighting equipment to buildings; and that proper provision shall be made for open spaces for parks and playgrounds. In order that land subdivisions may be made in accordance with this policy, these regulations which shall be known as, and which may be cited as, the "Town of Riverhead Land Subdivision Regulations" have been adopted by the Planning Board on \_\_\_\_\_ and approved by the Town Board on \_\_\_\_\_.

RESOLUTION - continued:

## Article II

## Definitions

For the purpose of these regulations, certain words and terms used herein are defined as follows:

- SUBDIVISION - Means the division of any parcel of land into two or more lots, blocks, or sites, with or without streets or highways and includes re-subdivision.
- MAJOR SUBDIVISION - Means any subdivision not classified as a Minor Subdivision, including, but not limited to, subdivisions of five or more lots, or any size subdivision requiring any new street or extension of municipal facilities.
- MINOR SUBDIVISION - Means any subdivision containing not more than four lots fronting on an existing street, not involving any new street or road or the extension of municipal facilities and not adversely affecting the development of the remainder of the parcel or adjoining property and not in conflict with any provision or portion of the Master Plan, Official Map, or Zoning Ordinance, if such exists, or these regulations.
- SKETCH PLAN - Means a sketch of a proposed subdivision showing the information specified in these regulations to enable the subdivider to save time and expense in reaching general agreement with the Planning Board as to the form of the layout and objectives of these regulations.
- PRELIMINARY PLAT - Means a drawing as defined in Paragraph 2 (a) of Section 276 of the Town Law.
- FINAL PLAT - Means a drawing as defined in Paragraph 2 (b) of Section 276 of the Town Law.
- STREET - Means a way for vehicular traffic, whether designated as a street, highway, thoroughfare, parkway, throughway, road, avenue, boulevard, lane, place or however otherwise designated.
- LOT - Means portion of a subdivision or other parcel of land as a unit for transfer of ownership or for development. Lot shall also mean plot, parcel or site.
- STREET WIDTH - Means the width of right-of-way, measured at right angles to the center line of the street.
- EASEMENT - Means authorization by a property owner for the use by another, and for a specified purpose of any designated part of his property.
- PLANNING BOARD - Means the Planning Board of the Town.
- SUBDIVIDER - Means any person, firm, corporation, partnership or association, who shall lay out any subdivision or part thereof as defined herein, either for himself or others.
- MINOR SUBDIVISION PLAN - Means a drawing showing the information specified in these regulations to be filed with the Planning Board and the Building Inspector of the Town of Riverhead.
- ENGINEER OR LICENSED PROFESSIONAL ENGINEER - Means a person licensed as a professional engineer by the State of New York.
- SURVEYOR - Means a person licensed as a land surveyor by the State of New York.

RESOLUTION - continued:

## Section III

## Minor Subdivision

## Section 1

## Procedure

A. SKETCH PLAN - A sketch plan prepared in accordance with Article IV, Section 2 may be submitted. The subdivider shall submit seven (7) copies of the sketch plan clearly marked "Sketch Plan of a Minor Subdivision". The subdivider will be advised of the time and place of the meeting when the Planning Board will consider the sketch plan and the subdivider, or his agents, shall be present at this meeting, or request an adjournment thereof. The Planning Board shall determine that the proposed minor subdivision does not create traffic, safety or drainage problems and does not significantly affect the development of surrounding properties. The Planning Board must be satisfied that the subdivision is not a plan to circumvent the subdivision regulations of the Planning Board of the Town of Riverhead for a larger parcel of property. If the Planning Board finds that the sketch plan, or sketch plan as modified, meets the purposes of these regulations, the subdivider, or his agents, may proceed with the preparation of a minor subdivision plan.

B. MINOR SUBDIVISION PLAN - The subdivider shall submit ten (10) copies of a map clearly marked "Minor Subdivision Plan" in accordance with the requirements herein set forth. If the subdivider has not submitted a sketch plan, the Planning Board shall determine that the proposed subdivision does not create traffic, safety or drainage problems and does not significantly affect the development of surrounding properties, and the Planning Board must be satisfied that the subdivision is not a plan to circumvent the subdivision regulations of the Planning Board of the Town of Riverhead for a larger parcel of property.

If the Planning Board finds the minor subdivision plan meets the purposes of these regulations, the Planning Board will adopt a resolution approving the minor subdivision plan and cause a copy of the resolution, together with a copy of the minor subdivision plan, to be filed with the Building Inspector.

If the lots shown on the minor subdivision plan are not conveyed or devised by will prior to a change or amendment to the Zoning Ordinance of the Town of Riverhead, which would make the lots nonconforming to the Zoning Ordinance, the approval shall be deemed null and void.

## Article III

## Minor Subdivision

## Section 2

## Sketch Plan

The sketch plan shall show the following information:

1. The name of owner or identifying title and the name of the hamlet, town and county in which the land is located.
2. Name and address of record owner, subdivider and engineer or surveyor of design of sketch plan.
3. Location of property lines, existing easements, water courses, buildings, and other essential existing features.
4. The names of all subdivisions immediately adjacent - names of owners of record of adjacent acreage.

RESOLUTION - continued:

5. The location of any existing sewers and water mains, culverts and drains on the property to be subdivided.
6. Location, names and present widths of existing streets, highways, easements, alleys, parks and other public open spaces and similar facts regarding the property and the width of abutting streets.
7. Date, north point and scale.
8. The proposed lot lines with approximate dimensions.
9. Easements.
10. Approximate area of lots.

## Article III

## Minor Subdivision

## Section 3

## Minor Subdivision Plan

The minor subdivision plan shall show the following information:

1. The name of owner or identifying title and the name of the hamlet, town and county in which the land is located.
2. Name and address of record owner, subdivider and engineer or surveyor of design of minor subdivision plan.
3. Location of property lines, existing easements, water courses, buildings and other essential existing features.
4. The names of all subdivisions immediately adjacent - names of owners of record of adjacent acreage.
5. The location of any existing sewers and water mains, culverts and drains on the property to be subdivided.
6. Location, names and present widths of existing streets, highways, easements, alleys, parks and other public open spaces and similar facts regarding the property and the width of abutting streets.
7. Date, north point and scale.
8. Easements.
9. Contours when required by the Planning Board and the contour intervals as set forth by the Planning Board and elevations on existing roads when required by the Planning Board at points of change in grade and at one hundred foot (100') intervals.
10. Key map at a scale of 1" = 600'.
11. An actual survey of the boundary lines of the tract, giving complete descriptive data by bearings and distances.
12. The bearings and dimensions of the lines of each lot shall be set forth.
13. Area of each lot in square feet shall also be shown on the map (may be in tabular form).
14. The approval of the Suffolk County Department of Health when required by the Planning Board, for the method of water supply and sewage disposal.

## Article III

## Minor Subdivision

## Section 4

## Application and Fee

A letter of application together with the requisite number of copies of sketch plan for minor subdivision, or subdivision plan of minor subdivision, shall be

RESOLUTION - continued:

## Article III (continued)

## Minor Subdivision

## Section 4

## Application and Fee

submitted to the Planning Board at least seven (7) days prior to a regular meeting for consideration at that meeting.

All applications for the consideration of a minor subdivision shall be accompanied by a fee of Ten Dollars (\$10.00) per lot.

## Article IV

## Major Subdivision

## Section 1

## Procedure

A. SKETCH PLAN - A sketch plan prepared in accordance with Article IV, Section 3 may be submitted. The subdivider shall submit twelve (12) copies of the sketch plan clearly marked "Sketch Plan". The subdivider will be advised of the time and place of the meeting when the Planning Board will consider the sketch plan and the subdivider, or his agents, shall be present at this meeting, or request an adjournment thereof. The Planning Board shall determine whether the sketch plan meets the purposes of these regulations and shall, where it deems necessary, make specific recommendations so that the subdivider, or his agents, may proceed with the preparation of a Preliminary Plat.

B. PRELIMINARY PLAT - The subdivider shall submit twelve (12) copies of the preliminary plat clearly marked "Preliminary Plat" in accordance with the requirements herein set forth, and the Planning Board will hold a public hearing in accordance with Paragraph 3 of Section 276 of the Town Law.

C. FINAL PLAT - The subdivider shall submit one (1) linen print and seven (7) paper prints, and shall submit the copies required for filing in the County Clerk's office, and may submit the linen tracing to the Planning Board within the time and in accordance with the requirements set forth in Section 276 of the Town Law, and in accordance with requirements herein set forth, and in accordance with any other applicable State law of Local law or Ordinance, Rule, Regulation or Resdution.

D. IMPROVEMENTS - The subdivider shall complete in accordance with the Board's decision, to the satisfaction of the Board and any other official or body authorized by law to act, all the improvements specified in Section 277 of the Town Law and not specifically waived by the Board, or alternatively, shall file with the Town Board a performance bond complying with Section 277 of the Town Law, satisfactory to the Town Board as a form, sufficiently, manner of execution and surety, for the completion of such improvements as are not constructed.

RESOLUTION - continued:  
Article IV (continued)

## Major Subdivision

Section 1  
Procedure

E. FILING - Upon the approval of the final plat signed by a duly authorized officer of the Planning Board the subdivider shall file the plat in the Office of the County Clerk within the time specified in Paragraph 7 of Section 276 of the Town Law.

## Article IV

## Major Subdivision

Section 2  
General Requirements

The subdivider shall observe the following general requirements and principles of land subdivision:

1. In general the proposed subdivision shall conform to the Master Plan, if any, affecting the area.

2. The arrangement of streets in the subdivision shall provide for the continuation of principal streets in adjoining subdivisions or for their proper projection when adjoining property is not subdivided, and shall be of a width at least as great as that of such existing connecting streets.

3. In general, main highways and secondary highways shall be of adequate width as may be designated by the Board. The width of minor streets shall not be less than fifty-five (55) feet.

4. Dead-end, or sul-de-sac streets shall not in general exceed four hundred (400) feet in length and shall be equipped with a turn-around roadway with a minimum radius equal to the width of the street.

5. Block lengths generally shall not exceed one thousand two hundred (1,200) feet in length.

6. Pedestrian walks or easements for underground utilities not less than ten (10) feet in width, may be required near the center of all blocks over eight hundred (800) feet in length.

7. Each normal block shall be planned to provide two (2) rows of lots, but irregularly shaped blocks indented by cul-de-sac streets and containing interior parks will be acceptable when properly designed.

8. Curb radii at intersections shall be not less than twenty (20) feet and property lines shall be adjusted accordingly.

9. Side lines of lots, so far as practicable, shall be at right angles or radial to street lines.

10. Reversed frontage of lots at street intersections shall be avoided where possible.

11. Grades of all streets shall be the reasonable minimum, but shall not be less than .25% nor more than five (5)% for main thoroughfares nor more than ten (10)% for minor streets.

12. In case a tract is subdivided into larger parcels than normal building lots, such parcels shall be arranged so as to allow the opening of future streets and logical further re-subdivision.

RESOLUTION - continued:

## Article IV (continued)

## Major Subdivision

## Section 2

## General Requirements

13. Reserve strips. In general, no reserve strips controlling access to land dedicated to public use will be permitted.
14. Park and Playground Sites:
  - A. The Planning Board may require that land be reserved for park, playground or other recreational purposes. The Planning Board may require that a cash payment be deposited with the Town Board in a special fund as required by Section 277 of the Town Law, where the Planning Board deems that land would be inadequate and unsuitable for use as a park, playground or other recreational purposes. The Planning Board may require that certain land be reserved for park, playground or other recreational purposes and a cash payment be deposited with the Town Board in a special fund as required by Section 277 of the Town Law.
  - B. Land reserved for recreational purposes shall have an area of five (5) acres for each one hundred (100) lots shown on the plan, or proportional thereto. Any parcel of land reserved for recreational purposes shall have an area of at least one (1) acre. In meeting these requirements the Planning Board may require or the developer may reserve, more than one acre within the subdivision for park, playground or recreational purposes, but in no case shall any reserved area be of less than one (1) acre.
  - C. Where the Planning Board deems it to be in the best interest to require the developer to deposit a cash payment or where the developer proposes to make a deposit of cash, the amount to be paid shall be at the rate of sixty dollars (\$60.00) per each lot in the subdivision.
  - D. Where land is to be reserved for park, playground or other recreational purposes, the development of this area in line with the proposed recreational use, which plan shall be reviewed by the Planning Board. The Planning Board may approve same or require amendments or changes thereto before granting its approval. The developer shall also submit an estimate of cost to construct the improvements shown on the plan. The Planning Board will review the estimate and approve or revise the amount of the estimate and, if the construction is not completed prior to the approval of the formal subdivision plan, will require a performance bond to insure that the improvements will be completed.
  - E. If the Planning Board shall require that certain land be reserved for park, playground or other recreational purposes and a cash deposit be made, the cash deposit shall be equal to the amount hereinbefore set forth, e. g. \$60.00 for each lot in the subdivision, less the cost of land reserved at the rate of one thousand dollars (\$1,000) per acre and less the cost of the amount approved for the construction of the improvements in the recreational area.

RESOLUTION - continued:

## Article IV (continued)

## Major Subdivision

## Section 2

## General Requirements

- F. The developer shall present a proposal in the form of covenants and restrictions, which will be set forth in the deed of conveyance, for lots within the subdivision, to adequately insure a proper maintenance of the recreational area. The Planning Board shall approve or require amendments or changes thereto before granting its approval. Upon approval of the covenants and restrictions, the developer shall prior to the approval of the former subdivision plat file a declaration with the Town Board of the Town of Riverhead that the covenants and restrictions will be a part of each deed for the lots shown on the subdivision plat.
15. All required improvements shall be constructed or installed to conform to the specifications of Departments or Districts of the Town of Riverhead.
16. Street jogs with center line offsets of less than one hundred twenty-five (125) feet shall be avoided.
17. In general, all streets shall join each other so that for a distance of at least one hundred (100) feet the street is approximately at right angles to the street it joins.
18. The street plan of a proposed subdivision shall bear a logical relationship to the topography of the property, and all streets shall be arranged so as to obtain as many of the building sites as many of the building sites as possible at or above the grade of the streets. Grades of streets shall conform as closely as possible to the original topography.
19. Where a subdivision borders on or contains a railroad right-of-way or limited access highway right-of-way, the Planning Board may require a street approximately parallel to and on each side of such right-of-way, at a distance suitable for the appropriate use of the intervening land (as for park purposes in residential districts, or for commercial or industrial purposes in appropriate districts). Such distances shall also be determined with due regard for the requirements of approach grades and future grade separations.
20. The Planning Board shall, wherever possible, require that underground utilities be placed in the street right-of-way between the paved roadway and street line to simplify location and repair of lines when they require attention. The subdivider shall install underground service connections to the property line of each lot within the subdivision for such required utilities before the street is paved.
21. Where topography is such as to make impractical the inclusion of utilities within the street rights-of-way, perpetual unobstructed easements at least twenty (20) feet in width shall be otherwise provided with satisfactory access to the street. Wherever possible, easements shall be continuous from block to block and shall present as few irregularities as possible. Such easements shall be cleared and graded where required.
22. In general, street lines within a block, deflecting from each other at any one point by more than ten degrees, shall be connected with a curve, the radius of which for the centerline of street shall not be less than two hundred feet (200).

RESOLUTION - continued:

## Article IV

## Major Subdivision

## Section 3

## Sketch Plan

The sketch plan shall show the following information:

1. Proposed subdivision name or identifying title and the name of the town and county in which the subdivision is located.
2. Name and address of record owner, subdivider and engineer or surveyor of design of sketch plan.
3. Location of property lines, existing easements, water courses, buildings and other essential existing features.
4. The names of all subdivisions immediately adjacent - names of owners of record of adjacent acreage.
5. The location of any existing sewers and water mains, culverts and drains on the property to be subdivided.
6. Location, names and present widths of existing and proposed streets, highways, easements, alleys, parks and other public open spaces and similar facts regarding the property and the width of abutting streets.
7. Date, north point and scale.
8. The proposed lot lines with approximate dimensions.
9. Street names which shall be subject to the approval by the Board.
10. Easements.
11. Approximate area of lots.
12. Contours, if required by the Planning Board, and at intervals are specified by the Planning Board.
13. Key map at a scale of 1" = 600'.

## Article IV

## Major Subdivision

## Section 4

## Preliminary Plat

The preliminary plat shall show the following information:

1. Proposed subdivision name or identifying title and the name of the town and county in which the subdivision is located.
2. Name and address of record owner, subdivider and engineer or surveyor of design of preliminary plat.
3. Location of property lines, existing easements, water courses, buildings and other essential existing features.
4. The names of all subdivisions immediately adjacent - names of owners of record of adjacent acreage.
5. The location of any existing sewers and water mains, culverts and drains on the property to be subdivided.
6. Location, names and present widths of existing and proposed streets, highways, easements, alleys, parks and other public open spaces and similar facts regarding the property and the width of abutting streets.

RESOLUTION - continued:

## Article IV (continued)

## Major Subdivision

## Section 4

## Preliminary Plat

7. Date, north point and scale.
8. The proposed lot lines with approximate dimensions.
9. Street names which shall be subject to the approval by the Board.
10. Easements.
11. Approximate area of lots.
12. Contours with intervals at two feet (2'), or less if required by the Planning Board, or at a greater interval when approved by the Planning Board, and elevations on existing roads at points of change in grade and at one hundred foot (100') intervals. The datum shall be designated and the elevation of two (2) monuments, or other permanent objects, shall be set forth on the plat.
13. Grading plan by showing proposed contours where natural contours are to be changed more than three feet (3').
14. All data that would enable the Superintendent of Highways to determine that the "Rules and Regulations" for the dedication of a public highway in the Town of Riverhead, Suffolk County, New York are complied with, including, but not limited to, cross section of highway, profile of streets, drainage facilities and storm sewers. (This data, or any part thereof, may be shown on the preliminary plat or plan made a part of the preliminary plat).
15. Detail plan of any other improvements required by the Planning Board.
16. Scale of map - not more than 100 feet to an inch.
17. Key map at a scale of 1" = 600'.
18. An actual survey of the boundary lines of the tract, giving complete descriptive data by bearings and distances. The bearings shall be referenced to the North as established in the New York State coordinate system and a coordinate referenced to the New York State coordinate system shall be set forth for a definite angle point in the perimeter.
19. A letter of intent or designated stamp from the Suffolk County Department of Health and/or the Suffolk County Department of Environmental Control approving the methods of water supply and sewage disposal.

## Article IV

## Major Subdivision

## Section 5

## Final Plat

The final plat shall be prepared in accordance with Section 335 of the real property law.

The final plat shall show the following information:

1. Proposed subdivision name or identifying title and the name of the town and county in which the subdivision is located.
2. Name and address of record owner, subdivider and engineer or surveyor of design of final plat.
3. The names of all subdivisions immediately adjacent - names of owners of record of adjacent acreage.

RESOLUTION - continued:Article IV (continued)  
Major SubdivisionSection 5  
Final Plat

4. Street lines, pedestrian walks, lots, reservations, and easements.
5. Date, north point and scale.
6. Scale of map - not more than 100 feet to an inch.
7. Key map at a scale of 1" = 600'.
8. An actual survey of the boundary lines of the tract, giving complete descriptive data by bearings and distances. The bearing shall be referenced to the New York State coordinate system shall be set forth for a definite angle point in the perimeter.
9. The length of all straight lines and radii and length of curves shall be given for each street.
10. The length of all lot lines.
11. Area of each lot in square feet (may be in tabular form).
12. Lots within a subdivision numbered in numerical order.
13. The stamp of approval from all required governmental agencies, including, but not limited to, the Suffolk County Department of Health and the Suffolk County Department of Environmental Control.
14. A certificate for the use of the Secretary of the Board on the plat as follows:  
"THIS IS TO CERTIFY that this subdivision map has been approved as provided by Article 16 of the Town Law.

Date of Approval

\_\_\_\_\_ 19 \_\_\_\_\_

Town of Riverhead Planning Board

By \_\_\_\_\_ Secretary

"The approval of this map does not constitute the acceptance of highways shown hereon as public roads."

## Article IV

## Major Subdivision

Section 6  
Application and Fee

A. SKETCH PLAN - A letter of application, together with the requisite number of copies of sketch plan, shall be submitted to the Planning Board at least seven days prior to a regular meeting for consideration at that meeting.

All applications for the consideration of the sketch plan shall be accompanied by a fee of Fifty Dollars (\$50.00).

B. PRELIMINARY PLAT - A letter of application, together with the requisite number of copies of preliminary plat, shall be submitted to the Planning Board at least fourteen (14) days prior to a regular meeting for consideration at that meeting.

RESOLUTION - continued:

## Article IV (continued)

## Major Subdivision

## Section 6

## Application and Fee

All applications for the consideration of a preliminary plat shall be accompanied by a fee of Five Dollars (\$5.00) per acre or part thereof in the proposed subdivision, if a sketch plan had been submitted, or shall be accompanied by a fee of Fifty Dollars (\$50.00) plus Five Dollars (\$5.00) per acre or part thereof in the proposed subdivision if a sketch plan had not been submitted.

C. FINAL PLAT - A letter of application, together with the requisite number of copies of final plat, shall be submitted to the Planning Board at least seven (7) days prior to a regular meeting for consideration at that meeting.

The fee for final subdivision shall be waived unless a subdivider submitted final plat together with data required for preliminary plat, then the application shall be accompanied by a fee of Fifty Dollars (\$50.00) plus Five Dollars (\$5.00) per acre or part thereof in the proposed subdivision.

## Article V

## Variances and Waivers

## Section 1

## Variation in Case of Hardship

Where the Planning Board finds that extraordinary and unnecessary hardships may result from strict compliance with these regulations, it may vary the regulations so that substantial justice may be done and the public interest secured; provided that such variations will not have the effect of nullifying the intent and purpose of the Official Map, the Master Plan, or the Zoning Ordinance, if such exist.

## Section 2

## Waivers of Required Improvements

Where the Planning Board finds that, due to the special circumstances of a particular Plat, the provision of certain required improvements is not requisite in the interest of the public health, safety and general welfare or is inappropriate because of inadequacy or lack of connecting facilities adjacent or in proximity to the proposed subdivision, it may waive such requirements subject to appropriate conditions.

## Section 3

## Board to Impose Conditions

In granting variances and modifications, the Planning Board shall require such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements so varied or modified.

6/19/73

224.

RESOLUTION - continued:

Article VI

Amendments and Changes

The Town of Riverhead Planning Board may from time to time amend, supplement, change, modify or repeal any of the rules and regulations above set forth.

Article VII

Separability

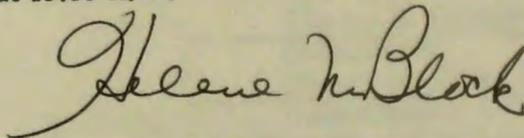
Should any section or provision of the regulations contained herein or as amended hereafter be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the regulations as a whole or any part thereof other than the part so declared to be invalid.

Article VIII

Effective Date

These regulations shall be effective immediately upon approval of the Town Board and adoption by the Planning Board. (end)

There being no further business on motion and vote, the meeting adjourned at 9:10 P. M. to meet on July 3, 1973 at 10:30 A. M.



Helene M. Block, Town Clerk

HMB:mhj