

Minutes of a Regular Meeting of the Town Board of the Town of Riverhead,  
held in the Town Hall, Riverhead, New York, on February 1st, 1972 at 10:30 A. 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 10:50 A. M, and  
apologized for the delay in starting the meeting.

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

RESOLVED, That the minutes of the Town Board Meeting held on January 18,  
1972, be approved as submitted.

The vote, Councilman Young, Yes, Councilman Grodski, Yes, Town Justice  
Leonard, Yes, Town Justice Costello, Yes, and Supervisor Leonard, Yes.

The resolution was thereupon declared duly adopted.

#### BOARD OF AUDIT

The Town Board convened as a Board of Audit and examined the following bills  
submitted on Abstracts dated February 1st, 1972:

|                    |             |
|--------------------|-------------|
| General Town       | \$11,941.31 |
| Highway Item No. 1 | \$ 940.21   |
| Highway Item No. 3 | \$ 2,305.92 |
| Highway Item No. 4 | \$ 5,947.90 |

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

RESOLVED, That General Town bills in the amount of \$11,941.31, be approved  
for payment, and be it

FURTHER RESOLVED, That the following Highway bills be approved for payment.

|                    |            |
|--------------------|------------|
| Highway Item No. 3 | \$2,305.92 |
| Highway Item No. 4 | \$5,947.90 |
| Highway Item No. 1 | \$ 940.21  |

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.

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

REPORTS

Building Department, month of January, 1972. Filed.  
 Police Department, month of January, 1972. Filed.  
 Police Department, Annual for 1971. Filed.  
 Recreation Department, Annual for 1971. Filed.  
 Tax Receiver's, dated January 21, 1972. Filed.  
 Fire Inspector's, month of January, 1972. Filed.  
 Supervisor's, month of December, 1971. Filed.  
 Thomas McKay, Assessor, Annual Conference on Assessment Administration. Filed.

OPEN BID REPORT-HEATING FUEL OIL FOR ALL TOWN DEPARTMENTS

After being duly advertised the following bids for Number Two Fuel Oil for all Departments within the Town Government of the Town of Riverhead were opened by the Town Clerk on Monday, January 31, 1972 at 11:00 A. M:

L. I. RELIABLE CORP., 88 East Hoffman Avenue, Lindenhurst, N. Y. 11757

1. Net Cost per gallon of No. 2 Fuel Oil:           \$. 1524
2. Do you have ample storage of Fuel Oil?        Yes

Remarks: Plus our supplier in Riverhead, which is Northville Industries-storage of #2 oil  
MEENAN OIL COMPANY, INC., P. O. Box 40, Levittown, N. Y. 11756

1. Net Cost per gallon of No. 2 Fuel Oil:           \$0. 164
2. Do you have ample storage of Fuel Oil?        Yes

Remarks: None

The bids were filed for the February 1st, 1972 Town Board Meeting.

COMMUNICATIONS

State of New York Department of Transportation, dated 1/7/72, Notice of Order: Orders the installation of a traffic Control Signal on Route 25 at its intersection with Cross River Drive in Aquebogue, CR105, in accordance with the attached signal operation specifications:

(specs:-to operate as a two-phase, semi-traffic-actuated signal continuously with an all-red clearance interval following each phase.

(To be equipped with: Vehicle detectors located on CR105, North and South of the intersection, associated with the side road phase of the signal.

To be effective upon completion. Filed.

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

Walter L. Schlager, Jr., President of L. L. Railroad, dated 1/18/72-copies of letters to West Main Street businesses -advising that Kromers Crossing will be closed effective 30 days from January 18th, for the reason it is no longer used as a farm crossing. Filed.

Referred to Town Attorney.

Francis J. Yakaboski, Town Attorney, dated 1/27/72, renders opinion to Supt. of Highways, re Howell Avenue Drain. Filed.

Copies to Town Board.

COMMUNICATIONS continued:

Francis J. Yakaboski, Town Attorney, dated 1/27/72, advising Town Clerk he will be on vacation between the 10th and 20th days of February and will miss the second Board Meeting during the month of February. Filed.

N. Y. State Department of Environmental Conservation, dated 1/18/72, submitting full information on local legislation relative to establishing a commission for Conservation of the Environment in a Town. Filed.

Copies to Town Board and Town Attorney. Matter referred to Town Attorney.

Riverhead Town Planning Board dated 1/28/72, reporting on referral of Petition of Henry and Marjorie Lamb for zoning amendment as follows:

"The members of the Planning Board have held two meetings and have listened to the petitioners, petitioner's and other attorneys, property owners and other interested parties. All owners in the area were notified by petitioners' attorney and have had an opportunity to be heard. The members of the Board have been inspecting the area and reviewing the existing uses of the area and have been reviewing the uses as presently allowed in the Zoning Ordinance.

It was agreed by the property owners and the Planning Board that a solution will have to be achieved whereby the rights of the property owners would best be protected by a compromise to be reached by individuals working together consisting of representatives of the various property owners involved.

The Planning Board will consider their recommendation in its deliberation on the petition for change in the Zoning Ordinance for this area." (End) Filed.

Copies to Town Board and Town Attorney.

Ted P. Cullin, Vice President, Franchisee Relation and Field Services, Kentucky Fried Chicken, dated 1/28/72, stating:

"In response to your letter of January 4, the national image building for Kentucky Fried Chicken outlets is a cupola roof with red and white stripes. We have, across the United States, some 2,700 units, almost all of which project this image.

We feel that it is very important for the franchisee putting up one of our units to be consistent with this established national image.

Please do not hesitate to call, should you have any further questions." (End) Filed.

Judge Costello suggested another letter be written to Mr. Cullin telling him to chop off the monstrous roof.

Dr. Caryl Granttham pointed out that most zoning ordinances provide for buffer zones and usually have screening for trees and fences but ours has nothing.

Building Inspector Edward R. Munson stated that in certain areas we have screening and fences are controlled.

Major P. G. Emden, Troop Commander, New York State Police, dated 1/17/72, to Supt. of Highways, Alex Horton, regarding hazardous situation on County Route 58 at Woodcrest Avenue, caused by trucks parking on the south side of C. R. 58 to the west of Woodcrest Avenue in order to go into the diner on the north side of C. R. 58. This limits the sight distance for vehicles making exits from Woodcrest Avenue, north bound.

## COMMUNICATIONS continued:

Troop Commander's communication continued:

Recommending the Highway Department place a "No Parking" restriction on the south side of CR 58, 100 feet from the west curb line of Woodcrest Avenue which would in no way deter vehicles from parking at the diner as there is ample "on site" parking. Also calling attention to the problem of flooding during rain storms on Northville Turnpike, Middle Road and asking that these matters be looked into and action taken. Filed.

Report of Police Chief Grodski regarding the communication of Major Emden, stating:

He has checked the intersection of Route 58 and Woodcrest Avenue and finds certain parts extremely dangerous. Also a check with business people near the intersection revealed that conditions at times nearly caused serious accidents.

Also outlining recommendations to amend Town Ordinance No. 3. Filed.

Referred to Town Attorney. Judge Costello suggested the County Supt. of Highways be contacted for his recommendations on this matter.

Robert A. Villa, Suffolk Co. Dept. of Health, dated 1/13/72, stating that one of the problems encountered in the operation of a refuse disposal site is caused by the tremendous amount of waste paper. Advising that the Department has made contact with a waste paper processing plant located within our County that will take all of the clean newspapers that they can get. Mr. Villa states further that he will be happy to meet with the Board to discuss this matter further. Filed.

Referred to Town Clerk for reply.

Susan Keeney, Clerk Typist to Board of Assessors, dated 1/25/72, requesting permission for maternity leave starting May 1, 1972. Filed. Tabled.

James P. Barrett, President, Peconic Sands, Inc., 247 Majors Path, Southampton, N. Y., 11968, dated 1/22/72, offering proposal to enter into an agreement to provide a refreshment facility to the bathers at the Pier Avenue Beach during the summer season to provide the following services:

Provide a refreshment facility to the bathers.

Clean and service parking area.

Clean and service the beach area.

Clean and service the public toilet facilities.

Provide adequate insurance coverage.

Pay to the Town of Riverhead 10% of the gross income from the refreshment facility or \$300. per year, whichever is greater.

Sign a 2 year lease with the Town, with a 2 yr. option.

Further stating they are available for discussion on this proposal. Filed.

Copies to Town Board and Recreation Department

Referred to Town Clerk for reply.

Board of Trustees, Town of Southampton, dated 1/18/72, requesting information on permits the Town Board will issue to the Riverhead Yacht Club on outboard boat races in the Peconic River. Filed.

Referred to Town Clerk for reply.

COMMUNICATIONS continued:

Rev. Richard Adinolfi, member of Narcotics Guidance Council, dated 1/19/72, advising the Council will be glad to meet with the Town Board on Wednesday, Feb. 16th, 1972 at 2:00 P. M. Filed.  
Copies to Town Board.

HIGHWAY MATTERS

Supt. of Highways Alex E. Horton informed the Board that he had received an opinion from the Town Attorney advising him that he must receive permission from the County Superintendent of Highways to work on the Howell Avenue Drain and also authorization from the owners of property adjacent to the drain.

Mr. Horton also informed the Board that he had talked to several of the owners who have requested the installation of pipe and stated that this would be beneficial to the residents in the area.

After discussion the Board agreed that the pipe be installed.  
(See resolution re above matter on pages 50-51)

BUILDING DEPARTMENT

Edward R. Munson, Building Inspector reported on the following matters:

1. Suffolk County Department of Parks and Recreation is building a large building on Indian Island. The County has not applied for a Permit.
2. District Attorney's Office has moved into the Long Island Lighting Company Building and failed to get a Permit.
3. Suffolk County Social Services - working on a family preparatory home service in Riverhead. They don't tell us much about it. All kinds of promises that they will be supervised by the governmental agency that puts the okay on them and if we allow more we will have more. We still have the one on Sound Avenue where the person took an old building that has fire problems. We are unable to enter to see what is happening. There are people that would rather be in a small home instead of a nursing home because of costs.

Judge Costello suggested that the Town Attorney write to the Suffolk County Executive and ask that all work be stopped immediately until they come into compliance with our Building Code and Zoning Ordinance and that such letter be written immediately - that too many people are doing what they want to do - they get in first and then the burden is on the Town of Riverhead by show cause order to show cause why they shouldn't be in there - this letter should be written to John V. N. Klein to cease and desist any and all work in the Town of Riverhead.

A discussion followed, entered into by the Town Attorney, after which the Building Inspector advised the Board that he had contacted the County Building and Grounds Office and informed them that any alteration under the State Building Code exceeding the cost of \$750. is obliged to have a Permit. Also that the Senior Engineer of the New York State Building Code Council looked over the plans and found violations.

BUILDING DEPARTMENT continued:

4. Called attention to the Local Law "Providing for the Licensing of Plumbers and Electricians", which was passed by the County of Suffolk in October, 1971 (during Mr. Munson's stay in the hospital).

Mr. Munson stated he had checked the minutes of the Town Board and found that nothing was done on this. Also that he had checked the Law which in part reads:

"The within law shall not be applicable within any town or village which has hereinbefore enacted legislation regulating the licensing of business, trade or enterprise nor in any town or village subsequent to its enactment of any like legislation hereinafter, nor in any town of the second class which elects by local law not to have this local law apply to such town."

Judge Costello stated that we received some form resolution from the County saying that if we did not wish to join them we could pass this resolution, which was done.

Town Attorney Francis J. Yakaboski advised that this would have had to be done by a Local Law with public hearing, etc.

Mr. Munson recommended that since the County has the mechanics, and they are in operation now to establish tests, the requirements for these people to meet in order to get a license and they have the means to draw up the better tests and that money-wise they would be paying at the County and if we establish a fee they would be paying twice and the people who work in Riverhead could get licenses from the County and they could work elsewhere also.

Councilman Young stated he doesn't think that we would get better quality work just because the guy passes a County test.

Judge Costello felt that we should not give all of our local authority over to the County - we in the Town of Riverhead should have the say over our own people. If we want to license them - fine - but to get a Commissioner who lives in Babylon to establish rules and regulations so that they fit Riverhead, Southold or Shelter Island - well -

The discussion continued.

Mr. Wickham Tyte spoke on the matter saying, that he was an outspoken critic of this law when it originally came up - that this is a new County Department now with electricians and plumbers and it will go on for painters, carpenters and masons and other trades - we have our local codes, the New York State building code - the underwriters survey and the County comes in and is duplicating all of this. At the last County Meeting the County appointed seven men on the Electrical Board and seven men on the Plumbers Board - at a small fee - but this is just the beginning. Envision the patronage and the payroll costs - this is eroding your local rights in running your town.

Mr. Tyte told the Board that they were right in coming out against this law and stated he is against Mr. Munson's recommendation and urged the Board to keep the freedom for our Town.

BUILDING DEPARTMENT continued:

Dr. Caryl Granttham asked what authority or jurisdiction does the Town have over Indian Island - that it has been taken for County Parks - and she understood that the Town assumes some measure of responsibility as to how it is used.

Councilman Young: "I don't think we have any authority - legally we don't have any. "

Judge Leonard: "I think the County purchased it. "

Judge Costello: "When they took over the lands, they wanted the local township to have some say in its use and at that time the former Supervisor and the former County Executive entered into an agreement - the County was to give the Town of Riverhead \$750,000 in order that it would be laid out according to a plan - bridle paths, ball parks, bicycle paths - this was a promise - but the road is paved with broken promises and we never got the \$750,000 and as usual the County comes in and does what it wants and I think that that is the status you had in mind, Dr. Granttham - we don't own it - it is their park. "

Mr. Munson: "We have the same situation with the Suffolk County Health Department. They make the rules but they don't enforce them and we wind up with terrible situations with buildings with respect to cesspools and toilets, etc. "

Judge Costello: "We should have more communication and more liasion with them. "

Mrs. Shirley Katz: "To get back to that licensing thing - it might be helpful if the Town Board would get resolutions from the County that are pertinent to this area - that resolution is long and it is not just licensing a young man who wants to become a plumber for the first time - that's a \$25.00 fee - there are other fees - it is part of Consumer Fraud and Consumer Protection. "

Judge Costello: "I think Mrs. Katz that we have a right to rule ourselves and I think that when we passed a resolution that the people in the Town of Riverhead - and the craftsmen had a meeting with the Town Board - ".

Mr. Yakaboski: "A resolution would not be sufficient - you would have to adopt a Local Law, and if you pass this Law then you must have a Licensing Law and they would have to comply with your licensing regulations. "

5. Mr. Munson called the Board's attention to the situation on the corner of Pulaski Street and Osborne Avenue - a previous Gas Station which has been defunct for almost 12 to 14 years. Somebody is in there - boarded up, etc., and is doing something. The Kobylenski family leases the land. The Still sisters have the building on it and they lease it to an oil corporation. Mr. Munson was told that someone wants to buy the property and establish a Gasoline Station and he told them they will have to see the Town Board for a Special Permit.

Judge Costello suggested that after fourteen years, the "use" be abandoned and that the man who is using the premises illegally should be hauled into court.

Mr. Munson: "I was told the man is being dispossessed. "

BUILDING DEPARTMENT continued:

Judge Leonard asked Mr. Munson if the people who built Garson Motors got a Certificate of Occupancy.

Mr. Munson: "No, they just moved in just like everybody else - now how do you dispossess them - we serve them with a violation - we do everything possible except bring them into court - it ends up in court and they plead they will bring it in."

Judge Costello: "Hand them a piece of paper and let the courts decide."

UNFINISHED BUSINESS

TOWN HALL RENTAL LEASE: Town Attorney reported that the new lease represents an \$800 per year increase - the lease contains a one year option for the year 1973. The lease can be signed by the Supervisor - there will be a resolution subject to permissive referendum which will have to be published. Asked the Board if they would have any objections to putting in a provision that the lease could be cancelled within 60 days. The Board decided this provision was not necessary.

CIVIL DEFENSE LEASE WITH N. Y. STATE ARMORY: Progress.

TOWN DUMP LEASE AGREEMENT WITH THE TOWN OF SOUTHAMPTON:

Town Attorney was directed to submit a six-month lease agreement and request that the Town of Southampton pay the Town of Riverhead 1/3 of the rental (\$1000).

NARCOTICS GUIDANCE COUNCIL APPOINTMENTS: Tabled for the February 16th, 1972 Joint Meeting.

CONSOLIDATION OF LIGHTING DISTRICT: Progress.

Town Clerk read information obtained from Mr. Shelton, Traffic Commissioner of the Town of Smithtown. Filed.

ASSIGNMENT OF ENVIRONMENTAL CONTROL COMMITTEE: Referred to Town Attorney.

INCINERATOR-DOG POUND

The Town Board discussed the matter of the Incinerator which has been installed at the Dog Pound and decided that the payment of \$3,878. for said Incinerator be held back until such time when all of the difficulties presently being encountered are solved.

Mr. Munson, Building Inspector pointed out that the State Building Code states that the Incinerator must be in a "separate building".

RESOLUTIONS

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

RESOLVED, That highway bills submitted on Abstract dated February 1, 1972, as follows: Machinery Item No. 3-Municipal Machinery Co., Inc., bills dated January 10 and 18, 1972, totaling \$762.05; be and are hereby approved for payment.

The vote, Councilman Young, Yes, Councilman Grodski, Yes, Town Justice Leonard, Yes, Town Justice Costello, Yes, and Supervisor Leonard, Yes.

The resolution was thereupon declared duly adopted.

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

RESOLVED, That the Town Clerk be and is hereby authorized to advertise for sealed bids on a Road Paint Striper 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 Monday, February 14, 1972, and be it further

RESOLVED, That the Town Clerk be and hereby is designated to open publicly and read aloud on Monday, February 14, 1972, at 11:00 A. M., at the Town Clerk's Office, 220 Roanoke Avenue, Riverhead, New York, all sealed bids bearing the designation, "Bid on Road Striper."

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.

BE IT RESOLVED, That the bid for Fuel Oil for the use of all Town Departments within the Town of Riverhead for the year 1972, be and is hereby awarded to LONG ISLAND RELIABLE CORPORATION, 88 East Hoffman Avenue, Lindenhurst, N. Y. 11757, at the cost of \$. 1524 per gallon, and

FURTHER RESOLVED, That the acceptance of said bid is subject to the bid and specification form submitted by Long Island Reliable Corporation, and filed in the Office of the Town Clerk.

The vote, Councilman Young, Yes, Councilman Grodski, Yes, Town Justice Leonard, Yes, Town Justice Costello, Yes, and Supervisor Leonard, Yes.

The resolution was thereupon declared duly adopted.

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

RESOLVED, That the Town Clerk is authorized and directed to advertise in the News-Review, the official newspaper of the Town of Riverhead, for bids for the operation of the Jamesport Marina for the year 1972-1973, and be it

## RESOLUTION continued:

FURTHER RESOLVED, That the Town Clerk be and hereby is designated to open publicly and read aloud on Monday, February 14th, 1972, at 11:15 A. M., at the Town Clerk's Office, Town Hall, 220 Roanoke Avenue, Riverhead, New York, all bids hearing the designation "Bid on Operation of the Jamesport Marina".

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.

BE IT RESOLVED, That this Town Board ratifies the action of the Supervisor in purchasing the following Time Certificates of Deposit:

January 25, 1972:

|                      |            |                        |          |        |
|----------------------|------------|------------------------|----------|--------|
| General Town Account | \$100,000. | Security National Bank | 30 days  | 3.65%  |
| General Town Account | \$100,000. | Security National Bank | 90 days  | 3.90%  |
| General Town Account | \$100,000. | Security National Bank | 270 days | 4-5/8% |
| General Town Account | \$100,000. | Security National Bank | 300 days | 4.65%  |

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.

WHEREAS, Joseph Grattan was appointed Police Sergeant on July 20, 1971 on a temporary basis, and

WHEREAS, Sergeant Grattan has satisfactorily completed the Police Supervision Course pursuant to Section 209-q of the General Municipal Law, now

THEREFORE, BE IT RESOLVED, That Sergeant Grattan be and is hereby appointed Police Sergeant on a permanent basis effective January 14, 1972, compensated at the current rate, and

BE IT FURTHER RESOLVED, That a copy of this resolution be forwarded to the Suffolk County Civil Service Department.

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 Town Justice Costello.

WHEREAS, it has been brought to the attention of the Town Board of the Town of Riverhead that the natural ditch or drain, situate on the east side of Howell Avenue, Riverhead, New York, has become blocked with debris preventing the natural flow of surface waters from Howell Avenue and the surrounding area, and

WHEREAS, it is evident that such condition has or is likely to create hazardous or unsafe driving conditions on the said Howell Avenue, and

RESOLUTION continued:

WHEREAS, the Town Superintendent of Highways has brought this matter to the attention of the Town Board and requested authorization to clean and maintain such ditch or drain, and

WHEREAS, the ditch or drain is situate on private property,

NOW, THEREFORE, IT IS HEREBY RESOLVED that the Superintendent of Highways of the Town of Riverhead is hereby authorized to clean and maintain the said ditch upon receipt of authorization from the County Superintendent of Highways, in writing, to perform such work and upon receipt of permission from the adjoining owners of the real property through which such ditch runs, such authority to include the authority to place or locate a drain pipe in the bed of such drain or ditch to facilitate water runoff.

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 Town Justice Costello.

WHEREAS, a lease was entered into between the TRUSTEES OF THE INDEPENDENT ORDER OF ODD FELLOW, lessor, and the TOWN OF RIVERHEAD, lessee, at 220 Roanoke Avenue, Riverhead, New York, and

WHEREAS, the said lease entered into on the 1st day of January, 1969, contains certain options for renewal to and including the 31st day of December, 1971, and

WHEREAS, the said Town Board of the Town of Riverhead desires to enter into a new lease for the said premises, which lease provides for a term of one year commencing the 1st day of January, 1972 and terminating the 31st day of December, 1972, and further contains an option permitting the Town Board of the Town of Riverhead to renew the lease for an additional one-year period commencing the 1st day of January, 1973 and terminating the 31st day of December, 1973, upon condition that the said Town Board give notice, in writing, of its intention to renew on or before the 1st day of November, 1972, and

WHEREAS, the terms of said lease provide that the annual rental for the year 1972 shall be the sum of Nine Thousand One Hundred and 00/100 Dollars (\$9, 100. 00), per annum, payable at the rate of \$758. 33 per month in advance, and that in addition to such rent, the lease provides that the lessee shall pay additional rent in an amount equal to sixty per cent (60%) of any increase in real estate taxes over the sum of Two Thousand Four Hundred and 00/100 Dollars (\$2, 400. 00), per year, upon the entire property of the lessor known as 220 Roanoke Avenue, Riverhead, New York, and

WHEREAS, the said option provides that it must be exercised in writing by the lessee on or before the 1st day of November, 1972, and

RESOLUTION continued:

WHEREAS, such option further provides that in the event the Town Board, in its discretion, exercises such option, that the annual rental for the term commencing the 1st day of January, 1973 and terminating the 31st day of December, 1973, shall be the sum of Nine Thousand Nine Hundred and 00/100 Dollars (\$9,900.) per annum, payable monthly in advance, and also provides that the said lessee shall pay, as additional rental, the sum of sixty percent (60%) of any increase in real estate taxes over the sum of Two Thousand Four Hundred and 00/100 Dollars (\$2,400.00), per year, upon the entire property of the lessor known as 220 Roanoke Avenue, Riverhead, New York, and

WHEREAS, such lease further provides that the lessee is to make desired interior repairs to the premises at lessee's expense, and

WHEREAS, such lease further provides that the lessee shall pay for its own electrical facilities and may do its own painting, and

WHEREAS, lessor-landlord is required to furnish without charge necessary heat and water,

NOW, THEREFORE, IT IS HEREBY RESOLVED this 1st day of February, 1972, that the Supervisor of the Town of Riverhead is hereby authorized and directed to enter into a lease for the premises known as 220 Roanoke Avenue, Riverhead, New York, with the Independent Order of Odd Fellows, on behalf of the Town Board of the Town of Riverhead, in the form annexed hereto and made a part hereof; and that the said Town Board, in its discretion, may on or before the 1st day of November, 1972, authorize and direct the Supervisor of the Town of Riverhead to give notice to the lessor of the intention of the Town Board of the Town of Riverhead to renew such lease at the terms and conditions set forth therein for an additional one-year period commencing the 1st day of January, 1973 and terminating the 31st day of December, 1973. A complete copy of this resolution and proposed lease referred to herein is on file in the Office of the <sup>Town</sup> Clerk of the Town of Riverhead, 220 Roanoke Avenue, Riverhead, New York, and is available for inspection by the public during regular business hours.

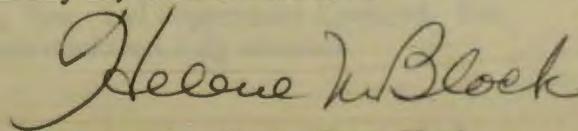
The above resolution is subject to permissive referendum.

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.

Supervisor Leonard reminded everyone of the Riverhead Master Plan Program to be held at the Roanoke Avenue School this evening at 7:30 P. M., and asked everyone to attend.

There being no further business on motion and vote, the meeting adjourned at 12:20 P. M., to meet on Tuesday, February 15, 1972 at 7:00 P. M.



Helene M. Block, Town Clerk