

9/15/70

248.

Minutes of a Meeting of the Town Board of the Town of Riverhead held in the Town Hall, Riverhead, New York, on Tuesday, September 15, 1970 at 10:30 A.M.

Present:

Bruno Zaloga, Supervisor  
Vincent B. Grodski, Councilman  
George G. Young, Councilman

Absent: Town Justices Thomas R. Costello and Robert G. Leonard.  
(Attending Judicial Conference at Kerhonkson, New York).

Also present: Alex E. Horton, Supt. of Highways  
John J. Munzel, Town Attorney.

Supervisor Zaloga called the meeting to order at 10:30 A.M.

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

BE IT RESOLVED, That the Minutes of a Town Board Meeting held on September 1st, 1970, be approved as submitted.

The vote, Councilman Young, Yes, Councilman Grodski, Yes, Town Justice Leonard, Absent, Town Justice Costello, Absent, and Supervisor Zaloga, Yes. The resolution was thereupon declared duly adopted.

#### BOARD OF AUDIT

The Town Board met as a Board of Audit and examined bills submitted on Abstracts dated September 15th, 1970, as follows:

General Town Account	\$30,708.18
Highway Item No. 1	\$11,873.86
Highway Item No. 3	\$ 508.21
Highway Item No. 4	\$ 1,318.09

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

BE IT RESOLVED, That General Town bills in the amount of \$30,708.18, be approved for payment, and

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

Highway Item No. 1	\$11,873.86
Highway Item No. 3	\$ 508.21
Highway Item No. 4	\$ 1,318.09

The vote, Councilman Young, Yes, Councilman Grodski, Yes, Town Justice Leonard, Absent, Town Justice Costello, Absent, and Supervisor Zaloga, Yes. The resolution was thereupon declared duly adopted.

REPORTS

Recreation Department, month of August, 1970. Filed.  
 Supervisor's Office, month of August, 1970. Filed.  
 Beach Permit Report for 1970-Recreation Department. Filed.  
 Sound Avenue Day Care Center. Filed.

CURB AND GUTTER APPLICATION

Irene Stotsky, 1096 Ostrander Avenue, Riverhead, N. Y. Filed.

OPEN BID-ROCK SALT-HIGHWAY DEPARTMENT

The following bids (after being duly advertised) for ROCK SALT for use of the Riverhead Highway Department for the period Sept. 15, 1970 to Sept. 15, 1971, were opened by the Town Clerk on Monday, Sept. 14th, 1970 at 11:00 A.M:

HIGHWAY MATERIALS CO., INC., P. O. Box 70, South Lansing, N. Y. 14882

Price per Ton of Treated Rock Salt Delivered	\$25.90 per ton #1-Grade
	<u>\$23.90 per ton-CC Grade</u>

Price per lb. of Treatment for Outside Storage	\$.30 per pound (All salt delivered will be treated at no cost.)
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INTERNATIONAL SALT COMPANY, 200 Park Avenue, New York, N. Y. 10017

Price per Ton of Treated Rock Salt Delivered	<u>\$19.50 - 20T Min. Truck</u>
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Price 100# bag of Treatment for Outside Storage	<u>\$35.00/100# Bag.</u>
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The Bids were filed with the Town Clerk.

PETITION

Containing 44 signatures stating that the Peconic River is in need of Buoy Lights, Channel Markers and more guidelines and requesting that Channel Markers be installed in the exact locations called for. Filed.

COMMUNICATIONS

State of New York, Public Service Commission, dated 9/1/70, re Public Hearing to be held on Sept. 29, 1970 at 10 A.M., and continued on Sept. 30, 1970 if necessary-relating to Case 25794, proceeding on motion of the Commission as to the rates, charges, rules and regulations of Long Island Lighting Company for gas service. Filed.

Copies to Town Board.

Town of Brookhaven, dated 9/9/70, re application for change of Zone, Toppings Path Corp. D. Res. to J-5 Bus., Calverton-Public Hearing on Sept. 30th, 1970 at 8:00 P.M. to consider Zone Change on application. Filed.

Riverhead Moose Yacht Club,

Loyal Order of Moose, Riverhead Lodge No. 1742, requesting permission to hold a Turkey Shoot at the grounds of the Riverhead Moose Lodge on Sunday, November 8th, 1970 from 10 A.M. to 4 P.M. Shot guns will be used with clay pigeons as targets and the area will be policed so that no one will be near the range except the shooters. Filed.

Permission granted by the Town Board.

PERSONAL APPEARANCE

Mrs. Mary Woodson, representing the proposed Sound Avenue Day Care Center appeared before the Board and asked the status quo of the request for Permit.

Supervisor Zaloga stated that the original application called for the ground floor to accommodate 30 youngsters and it is his understanding that a second application asks for additional space of four offices on the second floor.

Mrs. Woodson stated that the additional space requested is for her office and secretary, meeting rooms for parents and teachers and rest lounges for teachers.

Building Inspector Edward R. Munson suggested that the application will have to be re-adjusted.

Town Attorney John J. Munzel asked Mrs. Woodson if the corporation has been formed.

Mrs. Woodson replied - pending the permit - it is tentatively formed but it is not legal as yet.

Mr. Munson stated that all of the ground work has been done in accordance to the rules and regulations of a day care center and they need to know whether we are going to permit it, so they can go and make application to the State for their Permit to operate it and one of the requirements is that they be incorporated and show their papers. The Social Services of the State have approved the building on a spot check but they want to know if the Town will give them the right to use it. That the Town will have to give them a Zoning Permit saying they can operate it as a Day Care Center.

Supervisor Zaloga stated that if everything that is done at this location pertains to a Day Care Center he has no objections.

Mrs. Woodson stated the corporate papers cannot be finalized until they get the Permit for the building.

Mr. Munzel suggested that Mrs. Woodson make application individually with the understanding that the approval would be transferred to the corporation.

Mrs. Woodson agreed to do so.

BUILDING DEPARTMENT

Building Inspector, Edward R. Munson, spoke to the Board about the application of the Sun Oil Company for a Gas Station Permit.

The matter was tabled for the October 6th, 1970 Town Board Meeting.

BOARD OF APPEALS

Patricia S. Tormey, Chairman, Zoning Board of Appeals advised the Town Board that a tape recorder for \$90.00 has been located and which will be suitable for the needs of the Zoning Board.

HIGHWAY DEPARTMENT

Alex E. Horton, Supt. of Highways, informed the Board that the parcel of property west of the Jamesport Marina, on which he proposed to make a drainage correction does not belong to the Town and the plans for the laying of the pipe will have to be changed and therefore costs previously estimated at \$500 will be increased to \$2000.

Mr. Horton was directed to proceed with the drainage correction.

POLICE DEPARTMENT

Police Chief Grodski talked to the Board about the difficulties the Police Department is experiencing with the handling of mentally disturbed people. That the local Doctors refuse to treat, examine or handle such cases.

POLICE DEPARTMENT continued:

Chief Grodski informed the Board that the Police Chiefs of Suffolk County will meet with Dr. Leone on Thursday for the purpose of resolving this problem and he will make a report to the Board if any decisions have been reached.

Police Chief Grodski talked to the Board about the State Navigation Law which pertains to all parts of the State excepting Nassau and Suffolk Counties. The only portions of the Law that pertain to Nassau and Suffolk Counties is boat registration, boat accidents and pollutions. He stated that the Police Chiefs of Suffolk County feel that the law should be changed to cover the entire State of New York and asked the Board if it would have any objections to the Police Chiefs requesting legislation to change this law.

After discussion the Town Board requested Police Chief Grodski to obtain a copy of the State Navigation Law for study by the Board.

Police Chief Grodski spoke to the Town Board about the request of Billy Blake and the Riverhead Shopping Plaza to amend our parking ordinance to prevent cars blocking areas where fire apparatus would have to enter in the event of a fire.

Supervisor Zaloga made an observation that perhaps police patrols be requested to make checks of the cars blocking these areas and hand out summonses to lessen the practice of those in violation.

The matter of drawing up the amendment to the parking ordinance was referred to the Town Attorney.

RESOLUTIONS

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

BE IT RESOLVED, That Helen Guyer, Senior Stenographer in the office of the Town Supervisor, be and is hereby authorized to attend the Training School for Fiscal Officers and Municipal Clerks to be held at Grossinger, New York, on October 6th, through October 9th, 1970, and that all necessary expenses incurred thereto, be paid.

The vote, Councilman Young, Yes, Councilman Grodski, Yes, Town Justice Leonard, Absent, Town Justice Costello, Absent, and Supervisor Zaloga, Yes. The resolution was thereupon declared duly adopted.

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

RESOLVED, That the Superintendent of Highways be and is hereby authorized to grant Edward Fink, Automotive Equipment Operator, a leave of absence for a period of one month, without compensation, effective September 14, 1970.

The vote, Councilman Young, Yes, Councilman Grodski, Yes, Town Justice Leonard, Absent, Town Justice Costello, Absent, and Supervisor Zaloga, Yes. The resolution was thereupon declared duly adopted.

RESOLUTIONS

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

RESOLVED, that the services of Special Summer Policeman James Schondebare be and are hereby terminated, effective September 6, 1970.

The vote, Councilman Young, Yes, Councilman Grodski, Yes, Town Justice Leonard, Absent, Town Justice Costello, Absent, and Supervisor Zaloga, Yes. The resolution was thereupon declared duly adopted.

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

RESOLVED, that Sergeants Walter Flanagan and Reginald Underwood be and are hereby authorized to attend a Course in Police Supervision at the Suffolk County Police Academy from September 21st to October 2, 1970, pursuant to General Municipal Law and that all expenses related thereto be paid.

The vote, Councilman Young, Yes, Councilman Grodski, Yes, Town Justice Leonard, Absent, Town Justice Costello, Absent, and Supervisor Zaloga, Yes. The resolution was thereupon declared duly adopted.

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

RESOLVED, That Onell Driskell be and is hereby appointed School Crossing Guard, effective September 10, 1970, at the rate of \$2.25 per hour and to serve at the pleasure of the Town Board.

The vote, Councilman Young, Yes, Councilman Grodski, Yes, Town Justice Leonard, Absent, Town Justice Costello, Absent, and Supervisor Zaloga, Yes. The resolution was thereupon declared duly adopted.

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

RESOLVED, That Police Chief Stephen J. Grodski, Captain Roscoe Palmer, Detective Sgt. Reginald Underwood, Sergeant Walter Flanagan and Sergeant Lawrence Grattan be and are hereby authorized to attend the FBI Law Enforcement Conference dealing with "Bombings and Bomb Threats", to be held at Bethpage State Park Clubhouse, Farmingdale, N. Y., on Wednesday, October 14th, 1970, and all expenses related thereto, be paid.

The vote, Councilman Young, Yes, Councilman Grodski, Yes, Town Justice Leonard, Absent, Town Justice Costello, Absent, and Supervisor Zaloga, Yes. The resolution was thereupon declared duly adopted.

RESOLUTION

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

WHEREAS, the following application for the construction of curbs and gutters has been received by the Town Board and reviewed by the Highway Committee, which recommends that curbs and gutters be constructed at a cost to the applicant for materials and an expense not exceeding a sum to the Town as listed hereinafter:

<u>Applicant</u>	<u>Cost to Applicant</u>	<u>Expense to Town</u>
Mrs. Irene Stotsky 1096 Ostrander Avenue Riverhead, New York	\$125.00	\$305.00

NOW, THEREFORE BE IT RESOLVED, that the above stated application be approved and that curbs and gutters be constructed pursuant to a contract with the aforementioned applicant, and be it

FURTHER RESOLVED, that the Supervisor be authorized to sign the said contract in behalf of the Town when the money to be paid by above said applicant is turned over and the contract has been signed, and

BE IT FURTHER RESOLVED, that upon the execution of the contract the Superintendent of Highways be directed to perform the work.

The vote, Councilman Young, Yes, Councilman Grodski, Yes, Town Justice Leonard, Absent, Town Justice Costello, Absent, and Supervisor Zaloga, Yes. The resolution was thereupon declared duly adopted.

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

WHEREAS, in response to advertisement for bids for rock salt opened by the Town Clerk on September 14th, 1970, and reported to the Town Board on September 15th, 1970, HIGHWAY MATERIALS CO. INC., P.O. Box 70, South Lansing, New York 14882, has submitted a valid bid with a sample of the Rock Salt material,

AND WHEREAS, the Superintendent of Highways has approved the award of the bid to HIGHWAY MATERIALS, INC., at a cost of \$24.90 per ton #1 Grade, now, therefore,

BE IT RESOLVED, That the bid for Rock Salt for use of the Highway Department be and is hereby awarded to HIGHWAY MATERIALS CO. INC., at a cost of \$24.90 per ton, subject to bid and specifications on file in the Office of the Town Clerk.

The vote, Councilman Young, Yes, Councilman Grodski, Yes, Town Justice Leonard, Absent, Town Justice Costello, Absent, and Supervisor Zaloga, Yes. The resolution was thereupon declared duly adopted.

RESOLUTION

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

WHEREAS a deed has been tendered by Keyesland Acres, Inc. with principal offices located at 70 Grist Mill Lane, Great Neck, New York to

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

BEGINNING at a point at the southeast terminus of Bayberry Road, said point being distant 125 feet southerly as measured along the easterly side of Bayberry Road, from the southerly end of a curve connecting the easterly side of Bayberry Road with the southerly side of Dogwood Lane; running thence from said point or place of beginning, along land now or formerly of Keyesland Acres, Inc. the following 7 courses and distances: (1) South 06 degrees 18 minutes 50 seconds East 255.08 feet; (2) South 85 degrees 07 minutes 10 seconds West 53.88 feet; (3) South 79 degrees 54 minutes 50 seconds West 204.34 feet; (4) North 87 degrees 37 minutes 20 seconds West 61.01 feet; (5) North 02 degrees 22 minutes 40 seconds East 55 feet; (6) South 87 degrees 37 minutes 20 seconds East 55 feet; (7) North 03 degrees 18 minutes 40 seconds West 18.23 feet to land now or formerly of W. Bogue; running thence along said land following 2 courses and distances: (1) North 85 degrees 07 minutes 10 seconds East 199.50 feet; (2) North 04 degrees 52 minutes 50 seconds West 200 feet to the southwest terminus of Bayberry Road; running thence along the southerly terminus of Bayberry Road, North 85 degrees 07 minutes 10 seconds East 50 feet to the point or place of BEGINNING"

and,

WHEREAS, it is in the best interest of the Town of Riverhead to accept said deed of gift for the purpose of a public road, and,

WHEREAS, the donor has not placed upon the gift any terms or conditions,

NOW THEREFORE, BE IT RESOLVED that the deed of gift of the fee dated August 31, 1970 from Keyesland Acres, Inc. with principal offices located at 70 Grist Mill Lane, Great Neck, New York, tendered to the Town of Riverhead of premises more fully hereinbefore described be hereby accepted, and

BE IT FURTHER RESOLVED that it appearing that the grantor has clear title to said premises, that the Town Clerk be directed to file the deed in the County Clerk's Office pursuant to Section 64, subdivision 8 of the Town Law.

The vote, Councilman Young, Yes, Councilman Grodski, Yes, Town Justice Leonard, Absent, Town Justice Costello, Absent, and Supervisor Zaloga, Yes. The resolution was thereupon declared duly adopted.

RESOLUTIONS

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

WHEREAS, Mildred Strickland was appointed School Crossing Guard at \$2.25 per hour, effective September 8, 1970, and

WHEREAS, Mildred Strickland has indicated her inability to serve,

BE IT HEREBY RESOLVED, That the appointment of Mildred Strickland as School Crossing Guard made in a Town Board Resolution on September 1, 1970, be and is hereby rescinded.

The vote, Councilman Young, Yes, Councilman Grodski, Yes, Town Justice Leonard, Absent, Town Justice Costello, Absent, and Supervisor Zaloga, Yes. The resolution was thereupon declared duly adopted.

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

BE IT RESOLVED, That pursuant to Section 108 of the Agriculture and Markets Law, the following be and are hereby appointed Dog Enumerators, effective October 1, 1970, for the purpose of preparing a list for the year 1971, of persons owning or harboring dogs in the Town of Riverhead, and to be compensated on a fee basis pursuant to Section 1(a) of Chapter 447 of aforesaid Law:

Tessie Munson  
Sophie Wilson  
Irene Henderson  
Mary Ann Kruszon

Paul Rumpel  
Marlene Iberger  
Frank G. Kehlenbeck  
Janet Merserean

Patricia Hackal

and,

BE IT FURTHER RESOLVED, That the aforementioned Dog Enumerators be paid a mileage allowance of 10¢ per mile by the Town of Riverhead.

The vote, Councilman Young, Yes, Councilman Grodski, Yes, Town Justice Leonard, Absent, Town Justice Costello, Absent, and Supervisor Zaloga, Yes. The resolution was thereupon declared duly adopted.

The Town Board recessed the meeting at 11:15 A.M. to meet at 7:30 P.M.

The Town Board reconvened at 7:30 P.M., with the following present:

Bruno Zaloga, Supervisor, Vincent B. Grodski, Councilman, George G. Young, Councilman and John J. Munzel, Town Attorney.

PUBLIC HEARING - 7:30 P.M.

Town Clerk submitted affidavits of posting and publishing Public Notice Calling Public Hearing on September 15th, 1970 at 7:30 P.M., in the matter of the adoption of a proposed new Zoning Ordinance No. 26, for the entire Town of Riverhead and for the repeal of existing Zoning Ordinance No. 26 and all amendments thereto.

The affidavits were ordered filed.

Supervisor Zaloga thereupon declared the Hearing open and asked if anyone wished to be heard in favor of or against the proposed new Zoning Ordinance.

PUBLIC HEARING - 7:30 P.M. - continued:

Dr. Caryl Granttham appeared on behalf of the Riverhead League of Women Voters, read a statement commending the Town Board on the proposed new zoning ordinance and outlined the following points:

1. League supports the principle that policy making authority should be in the hands of the Town Board having the power to issue or deny special permits.
2. Urged the inclusion of performance standards.
3. Applauded steps taken in the new map to up zone certain areas in the northeasterly section of the township.

Questioned the extension of some 175 acres to commercial usage in the Cross River Drive area. Asked how this proposed shopping center will affect the future of the whole downtown Riverhead shopping area which was projected in the Master Plan as the real shopping and economic hub of the township.

4. Outlined that the Master Plan places emphasis on our water fronts as our greatest natural asset and a continuing acquisition of such areas for the rest and recreation of our growing population and urged the Board to move in this area.

Concluded stating the League strongly supports the principle of the Master Plan as a guide to orderly development and growth.

Mrs. Dorothy Esseks, spoke on sub-sections controlling gasoline stations wherein the proposed ordinance provides that notification of a public hearing must be given by the applicant to all affected property owners and asked the following questions:

1. Would the Town consider taking over this notification obligation since the Town must check the applicant's information against the Assessors' records to determine if all affected property owners have indeed been notified?

Town Attorney John J. Munzel replied, "It is a possibility and we'll take it as a suggestion."

Mrs. Esseks asked if the Town would consider this standard procedure for all zoning changes.

Mr. Munzel replied, "Insofar as the standards for all zoning changes are concerned, that becomes almost impossible - if you made a change in the ordinance you would have to notify everybody in the Town."

Mrs. Esseks stated that she realizes these notices are published in the newspaper but not everybody reads the newspaper also there are property owners who are not residents of the Town all year round and they have no way of knowing.

Mrs. Esseks asked the Board to take this suggestion under advisement.

Mrs. Esseks referred to Article 111-Section 301G-Tidal Lands, and stated that if her interpretation of recent developments is correct, the Town is not interested in taking any more land off the tax rolls through such avenues as county acquisition of bay and river edge property, nor is the Town in favor of a recent proposal of the Charter Revision Commission (now deleted) to allow County review of land use within 500 feet of the waterfront, and asked why the Town has made no more specific regulation controlling use and preservation of the waterfront than this short paragraph-

PUBLIC HEARING - 7:30 P.M. continued:

"when the tidal lands are not shown as zoned on the zoning map, they shall be considered to lie within the use district to which they are contiguous", and further asked, if the Town wishes to have the only governmental voice concerning development and preservation of this natural asset, its waterfront, then why not zone accordingly?

Mr. Munzel explained that if the shore line is going to be zoned "Industrial", it will be "Industrial"-all that paragraph says is that the waters that are off the shore line - if the Town has any jurisdiction at all - that the zoning that is on the shore line is the same zoning that is on the water.

Mr. Munzel referred to the Moose Lodge and the Riverhead Yacht Club and stated that the zoning extends out into the water if their title extends into the water.

Mrs. Esseks further stated that the County has acquired wet lands along the Peconic River and there are wetlands that are not in County or Town domain and we are losing the wet lands through private development - people who are developing their land by dredging bulkhead and fill behind. Perhaps there could be something written into the ordinance that there are things that people cannot do as far as disturbing something that is naturally there.

Mr. Munzel: "What you are suggesting perhaps is another category of wetlands".

Mrs. Esseks: "Perhaps. Another thing is the Sound on the cliffs - the problem of erosion. And you should be able to think of some way to control this."

Robert L. Tooker, Esq. - Referred to Section 208b(2) of the proposed zoning ordinance and said: "That a group of local residents and I purchased the Morell property on East Main Street, a parcel consisting of 2.729 acres. We had hoped that somebody would build some stores on it or a town hall or garden apartments. However, Section 208b(2) says that if we want to put garden apartments on it, we have to have three acres. You have provided in all business districts, certain requirements for multiple dwellings - one being certain frontage - 200 ft. and the Town Board makes the approval of any applications for multiple dwellings - the only Bus. D Districts in the Town is a very small one in Wading River on Route 25A, a small one along the Main Street in Jamesport and the business district extending in Railroad Avenue and Polish Town. I would submit to you that the three acre requirement really excludes the multiple dwellings from the Bus. D. District and I request that if you make some modifications as a result of this meeting that so much of Section 208b(2) which provides on the end of the third and all of the fourth lines, be omitted.

Mr. Tooker concluded stating that the property on East Main Street is a very suitable site for garden apartments as it has a good view and has public water and public sewer.

Wickham Tyte, Riverhead, referred to Section 301N-Prefabricated Dwellings and said: "It applies specifically to mobile homes. We have a situation coming up in this Town where people cannot put a trailer on their property and are forced to go into a mobile park - are over a barrel and have to pay whatever charges are given - they can become dispossessed and are put at the tender mercies of these particular owners - their rights as Americans to live within their incomes, rights to live on their properties,

PUBLIC HEARING - 7:30 P.M. continued:

are being taken away from them, partially through this Section 301N, plus your Building Code. You people have the power to delete this Section. It will have many beneficial effects because all of the people who must live within their income can do so. I recommend that you delete this Section and also anything in the Building Code pertaining to this and let these citizens live within their income and it will correct the housing shortage problem.

Curtis Fremond, Wading River, asked what happens to property owners who have property 100 ft. wide.

Patricia S. Tormey, Chairman, Zoning Board of Appeals, replied: "There are many lots in the Town that are less than the required acreage and the Board of Appeals has been more than liberal in giving variances where people have owned these lots for some length of time. In Wading River where Mr. Fremond comes from, the front yard depth must be 50 ft. and the rear yard must be 50 ft."

Mrs. Marie Hoff, Wading River, asked if she has two adjacent properties on which she had been granted variances by the Board of Appeals, does this ordinance alter the right to sell these properties.

Mrs. Tormey: "No, it specifies the period in the letter - whatever the period we gave the variance for. If there is no period specified - that it is for a year. You can always come back, we'll be glad to see you again."

John Vetter, 970 Ostrander Avenue, Riverhead, spoke to the Board relative to seven acres of land and buildings that he has owned and operated as a wood working business, prior to the original zoning in 1959. The property situated on and between Horton Avenue and Osborne Avenue, approximately 2000 ft. north of Middle Road.

Mr. Vetter stated that the original zoning placed this property in Farm 1 Use District with a definite usage for light industry. That over the years he has spent thousands of dollars clearing the land, filling holes and leveling and had a road put in for the purpose of building a small industrial park. His wood working business has been a continuous operation and his efforts to promote an industrial park have been open and continuous.

Mr. Vetter continued saying that in 1969 the zoning change placed his land in Agr. A District with little or no resemblance of a usage for light industry. This proposed new zoning ordinance will not permit him to expand his business nor complete his work for an industrial park, as under the proposed usage he will be allowed to use 2% of his total property.

Mr. Vetter further stated that over the years the most prominent changes in this area have been the construction of the Highway Department Repair Shop and asphalt mixing, enlargement of the Town Dump, Water District Pumping Station, trailer park, putt golf course and cemetery. That the proposed Long Island Expressway Extension appears to be coming through this immediate area and would generate more of an industrial usage.

Mr. Vetter requested a change in the use from the present and proposed ordinance and be able to incorporate the uses by use or special permit for non-nuisance wholesale businesses or non-nuisance industry by special permit of the Town Board and if granted, such to be irrevocable except for reasons of public health or emergency.

PUBLIC HEARING -7:30 P.M. - continued:

Supervisor Zaloga assured Mr. Vetter that his request will be taken under advisement.

Mr. Vetter referred to Agriculture-Section 204A -Uses - item "r" - Riding Academy and said that under Agriculture it says "not to include riding academies", and yet here you include "riding academies".

Mr. Munzel explained that under Agriculture A there is a specific allowance for riding academies and also Agriculture in general.

Dr. Smith asked why is it zoned differently along the Sound-Res. 3, Res.A, etc.

Building Inspector Edward R. Munson explained that when the committee was working to tie in our previous zoning - when the previous map went in in May of 1969, that we didn't have acre zoning and therefore along the Sound you find acre zoning. The reason for putting it there is because of the nature of the terrain and its adaptability to acre zoning.

Stanley McArthur asked the Town Board to seriously consider the protection of citizens in mobile homes by allocating some particular area as a protection for them.

Supervisor Zaloga assured Mr. McArthur that the Board is meeting with the park owners for the purpose of resolving this problem.

William Kasprovich, 15th Street, Wading River, referred to certain Sections of the proposed ordinance and made the following comments:

Section 102-DEFINITIONS-Item 49-Streets

There is a terminology used "within an open development area". He feels that a section defining open development area be included in this section.

Section 200B-DISTRICT BOUNDARIES-item 1.

On the main map he had looked for a number of items which he felt should be on there and should be published. Open developments was one item and parks and camp sites should also be shown. That he had heard it rumored that we have the reputation of having the largest percentage of non-taxable acreage in Riverhead and he feels that the zoning map should reflect the non-taxable property.

Section 402-PERMITS-paragraph 2.

That these plans be asked for in specified scale, not just to any scale. That such plans should be prepared and signed for by responsible individuals. That the Building Inspector should not be imposed upon to go to boundaries and monuments which the State has licensed particular individuals to do this work.

That in paragraph 2-"application should be acted upon in three days" - be extended to read "four or possibly five days".

9/15/70

260.

PUBLIC HEARING - 7:30 P.M. - continued:

Section 402A-CERTIFICATE OF OCCUPANCY.

Section c states that the Building Inspector is allowed to waive a survey for a Certificate of Occupancy. Suggested that only a licensed individual should be a part to this act.

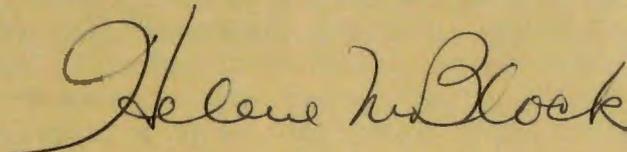
Section 404-VIOLATIONS-paragraph 2.

Suggested that professional engineer and land surveyor be included.

No one else wishing to be heard and no communications having been received thereto, Supervisor Zaloga thanked everyone for coming and declared the Hearing closed.

No action on the proposed zoning ordinance was taken by the Board.

There being no further business on motion and vote, the meeting adjourned at 8:25 P.M., to meet on Tuesday, October 6, 1970 at 10:30 A.M.



Helene M. Block, Town Clerk

HMB.