

Minutes of a Meeting of the Town Board of the Town of Riverhead held at  
the Town Hall, Riverhead, New York, on Tuesday, March 5th, 1968 at 10:30 A.M.

Present:

Robert B. Vojvoda, Supervisor

Bruno Zaloga  
Thomas R. Costello, Town Justices

Vincent B. Grodski  
George G. Young, Councilmen

Also present: William C. Haugaard, Town Attorney  
Alex E. Horton, Supt. of Highways

The meeting was called to order at 10:30 A.M., by Supervisor Vojvoda.

BOARD OF AUDIT

The Town Board convened as a Board of Audit and examined General Town  
bills submitted on Abstract No. 4 in the amount of \$7,760.04, Highway Item 1 bills  
in the amount of \$1,095.98, Highway Item 3 bills in the amount of \$9,759.10 and  
Highway Item 4 bills in the amount of \$192.80.

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

RESOLVED, That General Town bills submitted in the amount of \$7,760.04  
be approved for payment, and

FURTHER RESOLVED, That Highway Item 1 bills in the amount of \$1,095.98,  
Highway Item No. 3 in the amount of \$9,759.10 and Highway Item 4 in the amount of  
\$192.80 be approved for payment.

The vote, Councilman Young, Yes, Councilman Grodski, Yes, Town Justice  
Zaloga, Yes, Town Justice Costello, Yes, and Supervisor Vojvoda, Yes. The reso-  
lution was thereupon declared duly adopted.

REPORTS

Fire Inspector, month of February, 1968. Filed.

Tax Receiver's, dated February 23, 1968. Filed.

Building Inspector, month of February, 1968. Filed.

Police Department, month of February, 1968. Filed.

Recreation Department, month of February, 1968. Filed.

Chairman Bd. of Assessors-Affidavit as to sufficiency of Petition re  
proposed Extension 5 to Riverhead Lighting District. Filed.

PETITION

Riverhead Building Supply Co. - Change of Zone from Residence 2 District to Industrial 1 Use District on 1/3 acre tract fronting on Corwin Street. Filed.  
Referred to Planning Board for recommendation and report.

COMMUNICATIONS

Howard M. Finkelstein, Esq., representing Mr. & Mrs. Hobart S. Blasbalg, Corwin Street, Riverhead, N. Y., dated March 5, 1968, making objection to Petition of Riverhead Building Supply Co., filed with Town Board on March 5, 1968 for Change of Zone from Residence 2 Use District to Industrial 1 Use District on Corwin Street. Filed.

Edward R. Munson, Building Inspector, dated Feb. 27, 1968, advising that the parking areas of the Riverhead Shopping Plaza meet the requirements of the Zoning Ordinance relative to size of spaces. Filed.

James P. Woods, dated Feb. 20, 1968, offering his services on a free space basis to provide field investigations, reporting and recommendations on traffic control devices. Filed.

Wading River Boating Ass'n., dated Feb. 12, 1968, requesting additional recreational programs and facilities for the citizens of Wading River. Filed.

Long Island Lighting Company, dated Feb. 28, 1968, enclosing sketch showing proposed installation of a service lateral on Osborne Avenue for Mr. Allen Smith. Filed.

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

Robert L. Tooker, Esq., representing Riverhead Building Supply Co., Petitioner for change of Zone on Corwin Street, addressed the Board and stated:

"The Riverhead Building Supply Co. owns a parcel of property of 156 feet on Corwin Street adjacent to their lumber storage yard. This piece of property has frontage on the railroad siding that runs across Ostrander Avenue.

The Petition filed with the Town Board requests an expansion of the Industrial 1 Use District to the eastward to include this irregular shaped parcel. This property is now vacant and is substantially overgrown. It is in an area which has several businesses which has the Riverhead Building Supply complex.

This piece of property is proposed to be used for lumber storage - it abuts on Residential 2 Use District and is the private home of Syd Blasbalg.

If this property can be zoned to be used for lumber storage, the Riverhead Building Supply would construct appropriate buffer both to the street and to the home of Mr. Blasbalg in order to insure that there wouldn't be any problem because of the abutting use. There is access to the street on the adjacent property behind the old telephone company building now.

The problem has originated for two reasons.

1. The growth of the area has required a bigger lumber supply business.
2. The lumber supply business handling of material has substantially changed.

It is done with machines which requires more space."

Mr. Tooker continues:

"The use of machinery would cut down the two day hand unloading by two hours and would be of considerable help in the operation of the business.

The Riverhead Building Supply Company has purchased other properties in this section and they have refurbished the buildings which were in a dilapidated state.

The operation of the Building Supply closes down at 5 o'clock so that no commotion is caused in the neighborhood.

We have proposed putting certain restrictions on the property and respectfully request that the Town Board will consider the application and send the Petition to the Planning Board for its recommendation and after report that a Public Hearing be called to amend the Ordinance." (End)

Mr. Harry Rambo, Riverhead, N. Y., addressed the Board and stated that he and other owners of property on Doctor's Path are desirous of having road repairs but are unable to reach an agreement as to how the repairs and payments for same can be done.

After discussion the Town Board advised Mr. Rambo that Alden W. Young and Alex Horton, Supt. of Highways could make a survey for costs and the work could be accomplished through a Road Improvement Project.

RESOLUTIONS

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

WHEREAS, The Superintendent of Highways has employed Marian Riley, Clerk-Typist in the Highway Department as of February 26, 1968, be it

RESOLVED, That the salary of the above employee be set at the rate of \$2.00 per hour, payable bi-weekly, retroactive as of February 26, 1968.

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

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

RESOLVED, That the Town Clerk is authorized and directed to advertise in the News-Review for bids for the operation of the Jamesport Marina for the years 1968 and 1969, as per agreement drafted by the Town Attorney, and be it

FURTHER RESOLVED, That the Town Clerk be and hereby is designated to open publicly and read aloud on Monday, March 25, 1968 at 11:00 A. M., at the Town Clerk's Office, Town Hall, 220 Roanoke Avenue, Riverhead, New York, all bids bearing the designation "Bid on Operation of the Jamesport Marina".

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

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 for Rock Salt for use of the Town of Riverhead Highway Department for the period from March 20, 1968 to March 20, 1969, and be it

RESOLVED, That specifications be prepared by the Superintendent of Highways and bids to be returnable up to 10:30 A.M. on Monday, March 18, 1968, and be it further

RESOLVED, That the Town Clerk be and hereby is designated to open publicly and read aloud on Monday, March 18, 1968, at 10:30 A.M. at the Town Clerk's Office, Town Hall, 220 Roanoke Avenue, Riverhead, New York, all sealed bids bearing the designation, "Bid on Rock Salt."

The vote, Councilman Young, Yes, Councilman Grodski, Yes, Town Justice Zaloga, Yes, Town Justice Costello, Yes, and Supervisor Vojvoda, 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 One (1) Pull-Type Sweeper 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, March 18, 1968, and be it further

RESOLVED, That the Town Clerk be and hereby is designated to open publicly and read aloud on Monday, March 18, 1968, at 11:00 A.M. at the Town Clerk's Office, Town Hall, 220 Roanoke Avenue, Riverhead, New York, all sealed bids bearing the designation, "Bid on Sweeper".

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

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

RESOLVED, That the Town Clerk be and hereby is authorized to advertise for sealed bids for the purchase by bidders of three police vehicles, in the News-Review on March 7th, 1968, and be it further

RESOLVED, That the Town Clerk be and hereby is authorized and designated to open publicly and read aloud on Monday, March 18th, 1968, at 11:15 A.M. at the Town Clerk's Office, Town Hall, Riverhead, New York, each of said bids to designate the vehicle bid for and each, being sealed, to bear the designation, "Bid for Surplus Police Vehicles".

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

RESOLUTIONS

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

RESOLUTION CONCERNING OPEN DEVELOPMENT AREAS

BE IT RESOLVED, That the Planning Board is respectfully requested to determine of the Open Development Areas located within the Town are in full compliance with conditions and limitations applicable thereto, and to advise the Town Board, if any permits for such areas should be rescinded in order to enforce compliance.

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

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

RESOLVED, That the Supervisor be and is hereby authorized to transfer the sum of \$8,119.20 from the General Town Current Surplus Account to the Town Welfare Account for the purpose of meeting principal and interest due on Budget Note 1-Welfare.

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

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

RESOLVED, That the Supervisor be and is hereby authorized to place the accrued interest moneys received from sale of Serial Bonds, in the amount of \$18,910.42 on a Time Certificate of Deposit to be redeemed on July 5th, 1968.

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

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

RESOLVED, That a Home Rule Request entitled "AN ACT to amend the highway law, in relation to limitation on amount of expenditures for highway machinery in certain towns", be forwarded to the New York State Assembly and Senate.

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

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

WHEREAS, Roseco Development Company is presently the owner of certain real property described as follows: Situate in Riverhead, Town of Riverhead, Suffolk County, New York:

RESOLUTIONS

BEGINNING at a concrete monument set at the intersection of the easterly line of a subdivision known as "Ostrander Heights" with the southerly line of the Old Country Road, and which said monument is S. 87 degrees 09' 20" E. 227.65 feet from the easterly line of Ostrander Avenue as measured along the southerly line of Old Country Road, and running thence from said point of beginning S. 87 degrees 09' 20" E. along the southerly line of Old Country Road 1127.48 feet to a monument set on the westerly line of Oliver Street; thence S. 19 degrees 33' 20" E. along the westerly line of Oliver Street, 199.13 feet to a monument; thence S. 70 degrees 26' 40" W. through lot #24 of realty subdivision known as "Oliver Development" 165.00 feet to a monument; thence S. 19 degrees 33' 20" E. along said subdivision of "Oliver Development" 814.45 feet; thence N. 87 degrees 09' 20" W. along land now or formerly of Raynor 932.81 feet to the easterly line of subdivision known as "Ostrander Heights"; thence N. 19 degrees 02' 40" W. along said subdivision of "Ostrander Heights", 738.57 feet; thence S. 68 degrees 58' 40" W. through lot #47 of Block B of realty subdivision entitled "Ostrander Heights" 220.81 feet to the easterly line of Ostrander Avenue; thence N. 21 degrees 01' 20" W. along the easterly line of Ostrander Avenue 50.00 feet; thence N. 68 degrees 58' 40" E. along the northerly line of said lot #47, 221.38 feet; thence N. 23 degrees 33' 10" W. along the easterly line of said subdivision of "Ostrander Heights" 300.00 feet to the point or place of beginning covering an area of 22 - 1/2 acres, all according to a certain survey made by Alden W. Young, Professional Engineer and Land Surveyor of Riverhead, New York, dated February 7, 1963, the premises being sold subject to any state of facts which such survey may show, and,

WHEREAS, Alan V. Rose, Richard Cohen, Arthur G. Cohen, and Louis D. Cohen, co-partners doing business as Roseco Development Co., as principal and Aetna Insurance Company as surety, were held and firmly bound unto the Town Board of the Town of Riverhead as the obligee in the sum of \$10,000 to Aetna Insurance Company Bond No. S-529 475 to guarantee that the assessments to become due by reason of the extension of the Riverhead Water District to service the above-described premises shall be paid at the time same first became due until Roseco Development Co., or its successors or assigns, shall have erected a shopping center within the above-described premises containing a minimum of 50,000 square feet of shopping center buildings; and

WHEREAS, there is presently situate on the above-described premises shopping center buildings of an area in excess of 50,000 square feet, now, therefore, be it

RESOLVED, that Alan V. Rose, Richard Cohen, Arthur G. Cohen and Louis D. Cohen co-partners doing business as Roseco Development Co., as principal, and Aetna Insurance Company, as surety, be and are hereby released from the Aetna Insurance Company Bond No. S-529 475 in the amount of \$10,000.00 from their obligation to the Town of Riverhead, as obligee.

The Vote, Councilman Young, Yes, Councilman Grodski, Yes, Town Justice Zaloga, Yes, Town Justice Costello, Yes, and Supervisor Vojvoda, Yes. The resolution was thereupon declared duly adopted.

**RESOLUTIONS**

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

RESOLVED, That the Superintendent of Highways be and is hereby authorized to pay overtime compensation for the period from January 1, 1968 to February 29, 1968, for a total of 40 hours in the amount of \$120.00.

The vote, Councilman Young, Yes, Councilman Grodski, Yes, Town Justice Zaloga, Yes, Town Justice Costello, No, and Supervisor Vojvoda, Yes. The resolution was thereupon declared duly adopted.

Councilman Grodski offered the following resolution which was seconded by Councilman Young and adopted by the unanimous vote of the Town Board.

**RESOLUTION EXTENDING THE SYMPATHY  
OF THE TOWN BOARD TO RUSSELL J. MEIER.**

WHEREAS, The members of the Riverhead Town Board have learned with deep regret of the passing of Evelyn R. Meier, Historian of the Town of Riverhead, now, therefore, be it

RESOLVED, That this Town Board extends to Russell J. Meier, her husband, its deepest sympathy, and be it further

RESOLVED, That when this Board adjourns this meeting, it does so out of respect to the memory of Evelyn R. Meier, and be it

FURTHER RESOLVED, That a copy of this Resolution be sent to Russell J. Meier. (End)

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

**PUBLIC NOTICE**

NOTICE IS HEREBY given that at a Regular Meeting of the Town Board of the Town of Riverhead held at the Town Hall, 220 Roundke Avenue, Riverhead, New York, on the 5th day of March, 1968, the following Resolution was duly adopted:

**RESOLUTION  
ADOPTS ORDINANCE NO. 10  
MOBILE HOME AND TRAVEL  
TRAILER PARKS**

WHEREAS, The Town Board of the Town of Riverhead, Suffolk County, New York, has caused all matters and things to be done which are required by the Town Law and other statutes made and provided in connection with the adoption of Ordinance No. 10, entitled "Mobile Home and Travel Trailer Parks".

THEREFORE, BE IT RESOLVED, That the Town Board of the Town of Riverhead hereby ordains and enacts the following Ordinance No. 10, entitled, "Mobile Home and Travel Trailer Parks".

**MOBILE HOME AND TRAVEL  
TRAILER PARKS**

**ARTICLE I — GENERAL PROVISIONS****SECTION A — TITLE**

This Ordinance shall be known and cited as the "Mobile Home and Travel Trailer Park Ordinance of the Town of Riverhead, Suffolk County, New York."

**SECTION B — PURPOSE**

Mobile home and travel trailer parks, unless specifically excluded, which are occupied or used in whole or in part for purposes within the scope of this ordinance, shall be constructed and maintained in conformity with the requirements herein after set forth in order to provide reasonable safeguards for the safety, health and welfare of the occupants and users thereof.

**SECTION C — SCOPE**

This Ordinance shall apply to mobile homes and travel trailers used, or intended to be used, for year-round or temporary dwelling accommodations, in mobile home and travel trailer parks. Unless otherwise noted, the term "park", as used in this

ordinance, shall refer to both mobile home and travel trailer park.

**SECTION D — PARTIAL INVALIDITY**

If a term, part, provision, section, subdivision or paragraph of this Ordinance shall be held unconstitutional, invalid, or ineffective, in whole or in part, such determination shall not be deemed to invalidate the remaining terms, parts, provisions, sections, subdivisions and paragraphs.

**SECTION E — DEFINITIONS**

The following definitions shall apply in the interpretation of this Ordinance.

1. Mobile Home — A detached single family dwelling unit with all of the following characteristics:

- a. Designed for long-term occupancy and containing sleeping accommodations, a flush toilet, a tub or shower bath and kitchen facilities, with plumbing and electrical connections provided for attachment

to outside systems.

b. Designed to be transported after fabrication on its own wheels or on flatbed or other trailers or detachable wheels.

c. Arriving at the site where it is to be occupied as a dwelling complete, including major appliances and furniture and ready for occupancy, except for minor and incidental unpacking assembly operations, location on foundation supports, connections to utilities and the like.

2. Travel Trailer — A vehicular portable structure designed as a temporary dwelling for travel, recreational and vacation uses, which is:

- a. Identified on the unit by the manufacturer as a travel trailer.
- b. Not more than eight (8) feet in body width.
- c. Of any weight provided it body length does not exceed 35 feet.
- d. Of any length provided its

## RESOLUTION continued:

gross weight, factory equipped for the road, does not exceed five thousand (5,000) pounds.

**Mobile Home or Travel Trailer Park** — A parcel of land which has been planned and improved for the placement of two (2) or more mobile homes or travel trailers.

**Mobile Home or Travel Trailer Lot** — A designated site within a mobile home or travel trailer park for the exclusive use of a single mobile home or travel trailer.

**Accessory storage structure** — an enclosed space designated and designed to provide auxiliary general storage space or an individual mobile home or travel trailer.

**Community recreational area** — An area or space within a park, including fences, walls and other minor constructions, which is designed for joint use of occupants.

**Community structure** — A structure within a mobile home or travel trailer park providing any or all of the following: laundry, toilets, recreation, parking or other common facilities, management office or storage.

**Carport** — A structure which is without sides and whose roof is supported by pillars, attached to or away from a mobile home which primary purpose is to house automobiles and shall be considered open area.

**Patio awning** — An attached structure to mobile homes for the purpose of providing sheltered outdoor living, which structure in addition to the wall of the mobile home be enclosed by one additional wall and shall be considered open area unless further enclosed as to provide another room.

## SECTION F — APPLICATION

In a case where this Ordinance is found to be in conflict with a provision of a zoning, building, fire, safety, health, water supply or sewage disposal law or ordinance, or regulation adopted pursuant thereto, or other local law, ordinance, code or regulation, the provision or requirement which is the more restrictive or which establishes the higher standard shall prevail.

## SECTION G — PERMITS

1. It shall be unlawful for any person, persons, firm, association, corporation or co-partnership to operate within the limits of the Town of Riverhead any Mobile Home Park

or Travel Trailer Park as defined in this Ordinance on any location or plot of ground for use of same who does not possess a permit from the Suffolk County Department of Health and the Town Board of the Town of Riverhead. The permits issued by the Town Board of the Town of Riverhead may be revoked by that Board for violation of any part of this Ordinance after a hearing has been granted.

2. No mobile home or travel trailer park may be established or extended until a permit therefore has been issued by the Town Clerk.

a. All parks established after the adoption of this Ordinance shall comply with the requirements of this Ordinance and shall be issued a Permanent Mobile Home Park Permit or a Permanent Travel Trailer Park Permit upon compliance with such requirements.

b. All extensions after the adoption of this Ordinance to parks established prior to the adoption of this Ordinance shall comply with the requirements of this Ordinance and shall be issued a Permanent Mobile Home Park Permit or a Permanent Travel Trailer Park Permit upon compliance with such requirements, not withstanding any other permit required as to the prior established park or extensions thereto.

c. All parks existing prior to the adoption of this Ordinance shall comply with Ordinance No. 10 of the Town of Riverhead and shall upon compliance with said Ordinance No. 10 be issued an Annual Mobile Home Park Permit or an Annual Travel Trailer Park Permit, which shall expire on December 31, following the date of issuance. When aforesaid parks comply with this Ordinance said parks shall be issued a Permanent Mobile Home Park Permit or Travel Trailer Park Permit.

3. Any person or persons, firm, association, corporation or co-partnership hereafter applying for a permit to establish or extend and operate a mobile home park or travel trailer park must first file with the initial application only with the Suffolk County

Department of Health, in addition to the application filed with the Town Clerk of the Town of Riverhead a complete copy of the plan of the proposed park or extension to an existing park plan shall show thereon:

- An indentifying title with the name of the hamlet and town.
- The name and address of the owner of record.
- Location of property lines, easement lines and water courses.
- The name of the adjacent public highway or, if none, the "tie in" to a public highway.
- Names of adjacent owners.

f. A topographical survey

showing contours at an appropriate interval, but not greater than a five-foot interval if the land is rolling, and not greater than a two-foot interval if the land is flat.

g. Date, north line and scale.

h. The proposed lot lines of the lots with dimensions and angles.

i. The location of the mobile home or travel trailer with the lot. A typical arrangement may be drawn instead of showing the mobile home or travel trailer on each lot.

j. The proposed method of sewage disposal or removal, and the plan for water supply for approval by the Suffolk County Department of Health.

k. The roadways or driveways, showing the widths.

l. The roadway lighting arrangement.

m. Drainage rights-of-way or leaching areas.

n. Park and playground areas.

## SECTION H — FEES

Every owner or lessee of a Mobile Home Park or Travel Trailer Park shall upon the establishment or extension of an existing park, (including extensions to existing parks regulated by Ordinance No. 10 of the Town of Riverhead) and thereafter on or before December 31 pay to the Town Clerk an annual fee for the following year, based upon the number of mobile homes and/or travel trailer lots shown on the filed plan of the park or extensions to such park. The fees are as follows:

25 lots or less — \$25.00  
Over 25 lots to 99 lots — \$25.00  
plus \$1.00 per lot over 25.

Over 99 lots — \$100 plus \$3.00 per lot over 100 lots.

## ARTICLE II — ENVIRONMENTAL REQUIREMENTS

## SECTION A — SITE LOCATION

The location of all mobile home and travel trailer parks shall comply with the following minimum requirements:

- Not subject to flooding from adjacent bodies of water or waterways.
- Not subject to any source of pollution, such as drainage from barnyards and garbage disposal areas.
- Not subject to any adverse influence from adjoining streets and areas.

## SECTION B — SITE DRAINAGE REQUIREMENTS

- The ground surface in all parts of every park shall be graded and equipped to drain all surface water in a safe, efficient manner.
- Surface water collectors and other bodies of standing water capable of breeding mosquitoes and other vectors shall be treated in an approved manner.
- Waste water from any plumbing fixture or sanitary sewer line shall not be deposited upon the ground surface in any part of a park.

## SECTION C — SOIL AND GROUND COVER REQUIREMENTS

- Exposed ground surfaces in all parts of every park shall be paved or covered with stone screenings or other solid material or protected with vegetative growth that is capable of preventing soil erosion and the emanation of dust during dry weather, except those parts under construction.
- Where the topography has a slope of 1 on 2 or more, a retaining wall, rip wall, cribbing or other approved system of soil and slope stabilization shall be installed and maintained.

## SECTION D — OCCUPANCY REQUIREMENTS

Every transportable dwelling or portable structure occupied or intended for occupancy as living or sleeping quarters in any mobile home or travel trailer park for a period exceeding 60 days shall conform with all requirements relating to mobile homes in this Ordinance.

## SECTION E — ILLUMINATION OF PARK STREET AND COMMON WALK SYSTEMS

Artificial lighting shall be provided to illuminate walks, driveways and parking spaces for the safe movement of pedestrians

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## RESOLUTION continued:

## SECTION F — REQUIRED SEPARATIONS OF BUILDING AND STRUCTURES

Mobile homes and travel trailers in mobile home parks shall be separated from each other and from other community structures by at least 15 feet, provided that mobile homes and travel trailers placed end to end may have a clearance of 15 feet where opposing rear walls are staggered. Travel trailers in travel trailer parks shall be separated from each other and from any community structure by at least 15 feet.

2. An accessory structure in any park which is located within five feet or attached to a mobile home or travel trailer and has a roof that is higher than adjacent window sills of such mobile home or travel trailer shall, for the purpose of this separation requirement be considered part of the mobile home or travel trailer.

3. An accessory storage structure in any park must be at least five (5) feet from any mobile home or travel trailer park property boundary line and 25 feet from any public street line.

4. All mobile homes and travel trailers in a park shall be located at least 20 feet from any park property boundary line abutting upon a public street or highway and at least 15 feet from other property boundary lines.

## SECTION G — PARK MAINTENANCE

All parks shall be maintained in conformity with the requirements of this Section so as to assure preservation of their residential character.

## 1. Buildings and Structures:

a. All buildings, structures and community service facilities in every park shall be maintained so as to be free of conditions detrimental to safety or health.

b. Exterior surfaces of buildings and structures not inherently resistant to deterioration by the natural elements shall be periodically treated by appropriate means and materials suitable for the preservation of such surfaces.

c. Floors, walls, ceilings furnishings and fixtures of service buildings and other community structures shall be maintained in a

clean and sanitary condition.

## 2. Garbage and Refuse Disposal:

a. The storage and collection of garbage and refuse shall be conducted in such manner as to prevent health hazards, rodent harborage, insect breeding, accident hazards or air pollution. Such operations shall be conducted in accordance with the requirements of the authority having jurisdiction.

b. Racks, cabinets and other enclosures for hold garbage and refuse containers shall be constructed of durable material and shall be so designed as to facilitate cleaning and prevent rodent harborage.

c. All garbage and refuse containers, and enclosures for holding such containers shall be maintained in a sanitary condition at all times.

d. Garbage and refuse shall be collected and properly disposed up as frequently as may be necessary to insure that containers do not overflow.

ARTICLE III — PARK ACCESS REQUIREMENTS  
SECTION A — GENERAL REQUIREMENTS

All parks shall provide safe, continuous and convenient vehicular access from abutting public streets or roads to each mobile home and travel trailer lot. For purposes of this Ordinance all streets or roads providing such vehicular access shall hereinafter be referred to as the "Park Street System".

## SECTION B — ENTRANCE ROADS

All parks containing ten (10) or more acres in total area and/or providing for the accommodation of one hundred fifty (150) or more mobile homes and/or travel trailers shall have at least two (2) entrances connecting the park street system with a public road or street.

## SECTION C — STREET CONSTRUCTION AND DESIGN STANDARDS

1. All streets in the park street system shall be a minimum width of 36 feet if parking is allowed on both sides of the road, and a minimum width of 25 feet if parking is not allowed on either side of the road. In the event no on street parking is allowed, off street parking must be provided and shown on the map accompanying application,

## 2. Construction specifications:

a. The part of the highway from curb to curb, which shall be not less than 30 feet wide, in the event of parking on both sides of street, or not less than 20 feet wide in the event no parking is allowed on either side of the road, shall be known as the road section.

b. The entire width of highway shall be thoroughly cleared of trees, bushes, shrubs, roots, etc., and all such material shall be removed from the highway area.

c. Grades of all highways shall be the reasonable minimum, but shall not be less than 0.5 per cent nor more than 10.0%.

d. The road section shall be plowed, disc-harrowed, rolled and graded to a uniform surface to the longitudinal grades as shown on the plan.

e. After the road section has been graded and shaped, an application of  $\frac{3}{4}$  gallon or approved road oil or SC-1 (Bituminous Cutback) per square yard shall be applied and a blotter coat of sand sufficient to absorb the excess oil shall be applied.

Within 60 days after the first application the road section shall be honed and prepared to receive a second application of half gallon of approved road oil or MC-2 (Bituminous Cutback) per square yard and a blotter coat of sand.

After a sufficient period of time and in no case until after the road has been subjected to a winter season, the third application consisting of half gallon of approved road oil or RC-2 (Bituminous Cutback) or emulsion per square yard and covered with grits or chipped blue stones shall be applied, provided that there has been no deterioration in the base courses. In case of failure in the road section or any part thereof, the base courses shall be satisfactorily reconstructed to receive the final application of oil or emulsion and grits or chipped blue stones. The preexisting conditions are minimum standards.

## ARTICLE IV — COMMUNITY FACILITIES

## SECTION A — GENERAL REQUIREMENTS

The requirements of this Article shall apply to accessory structures and community service facilities in all parks which are required for park management and for the servicing and well being of park residents. Such accessory structures may include but are not limited to service buildings and other community structures containing one or more of the following uses:

1. Community water supply and sanitary facilities.
2. Community laundry facilities.
3. Park management offices and repair shops.
4. Indoor community recreation areas.
5. Storage.
6. Commercial uses supplying essential goods or services.

## SECTION B — RECORDS

1. Each park shall be provided with a building to be known as the office in which shall be kept copies of all records pertaining to the management or supervision of the park, such records to be available for inspection by the Suffolk County Department of Health or by the Police Department.
2. It shall be the duty of the owner, his agent or manager, of each travel trailer park to keep a register of all persons accommodated in the park, said register to include the names of all persons, their home addresses, the number and description of their automobiles or other vehicles.

## SECTION C — RECREATION AREAS

1. In all mobile home parks accommodating or designed to accommodate fifty (50) or more mobile homes there shall be one or more recreation areas totaling one fourth ( $\frac{1}{4}$ ) acre for every fifty (50) mobile home lots, exclusive of the first fifty mobile home lots, in fixed areas which shall be easily accessible to all park residents.
2. In all travel trailer parks accommodating or designed to accommodate fifty (50) or more travel trailers there shall be one or more recreation areas totaling one fourth ( $\frac{1}{4}$ ) acre for every fifty (50) travel trailer lots in fixed areas which shall be easily accessible to all park residents.

ARTICLE V  
COMMUNITY SERVICE

## RESOLUTION continued:

**FACILITIES IN TRAVEL TRAILER PARKS**  
**SECTION A — DESTINATION TRAVEL TRAILER PARKS**

Every park accommodating or intended for the accommodation of travel trailers for periods exceeding two days on spaces lacking water or sewer connections shall be provided with one or more service buildings or other accessory structures, containing the following required community service facilities:

**1. Toilet and Bathing Facilities:**

For the first 20 trailer spaces lacking water and sewer connections, or fractional part thereof, there shall be two water closets, one lavatory and one shower or bathtub for females, and one water closet, one urinal, one lavatory and one shower or bathtub for males. For each additional group of ten (10) spaces lacking water and sewer connections or fractional part thereof, there shall be one water closet, one lavatory and one shower or bathtub for each sex. Urinals may be substituted for not more than one third of the additional water closets required for males.

**2. Kitchen Sink Facilities:**

Washing facilities for cleaning dishware and cooking utensils shall be provided in the ratio of one kitchen sink for every 20 spaces lacking individual water and sewer connections. The kitchen sink

shall be supplied with hot and cold water. Such facilities shall not be located in any toilet or laundry room.

**3. Water Supply Facilities:**

For every 2 spaces not provided with water connections there shall be water supply facilities consisting of a hydrant or other plumbing equipment connected to the Park water supply system. Garden hose or other temporary means of distributing water shall not be acceptable in meeting this requirement.

**4. Sanitary Stations:**

Sufficient facilities shall be provided at sanitary stations for the sole purpose of removing and disposing of wastes from all travel trailers holding tanks in a clean, efficient and convenient manner. Each sanitary station shall be constructed to the requirements set forth by the Mobile Home Manufacturers Association and/or local public health regulations.

Each sanitary station shall be located not less than 25 feet from any mobile home or travel trailer lot.

5. All required community service facilities shall be approved by the Suffolk County Department of Health.

**SECTION B — OVERNIGHT TRAVEL TRAILER PARKS**

Every overnight travel trailer park operated or intended to be operated for the exclusive accommodation of self-contained travel trailers for periods of not more than two days shall be provided with the following required community service facilities:

**1. Service Building with Emergency Sanitary Facilities:**

For every 100 travel trailer spaces or fractional part thereof, there shall be one or more service buildings or other accessory structures, which shall be furnished with emergency sanitary facilities consisting of one flush toilet, one lavatory and one shower or bathtub, with individual dressing accommodations for each sex.

**2. Water Supply Facilities:**

For every 50 travel trailer spaces or fractional part thereof that are not provided with individual water supply connections, there shall be facilities to provide water for travel trailer water storage tanks. Such facilities shall be equipped with a hydrant or other plumbing equipment which shall be connected to the park water supply system. Adequate measures shall be taken to prevent contamination from being introduced into water storage tanks and the water supply system.

**3. Sanitary Stations:**

a. Sufficient facilities shall be provided at sanitary stations for the sole purpose of removing and disposing of wastes from all travel trailer holding tanks in a clean, efficient and convenient manner.

b. Each sanitary station unit shall consist of a drainage basin constructed of impervious material, containing a disposal hatch and self-closing cover and related washing facilities. Such units shall be provided on the basis of one for every 100 travel trailer spaces or fractional part thereof, lacking individual sewer connections.

c. Sanitary stations shall be located not less than 25 feet from any trailer space or other residential areas. Such facilities shall be screened from other activities by six feet high visual barriers such as solid fences or free standing walls or compact natural growth.

d. The disposal hatch of sanitary station units shall be connected to the park sewage disposal system. Related facilities required to wash trailer holding tanks and the general area of the sanitary station shall be connected to the park water supply system.

**4. Required Approval:**

All required community service facilities shall be approved by the Suffolk County Department of Health.

**ARTICLE VI — UTILITIES**  
**SECTION A — WATER SUPPLY SYSTEM**

**General Requirements:** Every park shall have a water supply system capable of providing a sufficient supply of potable water, under adequate pressure, to water supply facilities for mobile homes, travel trailers, service buildings, sanitary stations, fire hydrants and other accessory facilities as required by this Ordinance for the well-being of park residents and for park maintenance. Such a system shall be designed, constructed and maintained in accordance with State and local laws and shall conform with the regulations of the authorities having jurisdiction.

**1. Source of Supply:**

a. Where a public water supply system is available the park water supply system shall be connected thereto.

b. Where a public water supply source is not available the park's source of water supply, including the construction, equipment and distribution system for withdrawing and distributing water, shall be approved by the Suffolk County Department of Health and other authorities having jurisdiction.

c. The water source shall be capable of producing an adequate volume of water to supply all mobile home and travel trailer lots in any park, but in no case shall such capacity

be less than 150 gallons per space per day in any mobile home park, and no less than 100 gallons per space per day in any destination travel trailer park, and no less than 50 gallons per space per day in any overnight travel trailer park.

**2. Water Storage facilities:**

All structures used for storing potable water in any park shall be watertight and so constructed and located as to protect the contents against pollution. Reservoirs shall be provided with watertight covers. All manholes and openings required for proper operation of water storage facilities shall be covered or screened to prevent the entrance of birds, insects, vermin and other contaminants. There shall be no direct drainage between a reservoir and any pipe conveying or liable to convey sewage or polluted water.

**3. Water Distribution System:**

The water distribution system shall be constructed of piping, fixtures and other equipment of approved materials and shall be so designed and maintained as to provide a pressure of not less than 20 pounds per square inch under normal operating conditions at each mobile home and travel trailer space service building and other locations requiring potable water supply. Such piping shall not be interconnected or cross-connected with any drainage, venting or other system conveying non-potable water.

**4. Individual Space Connections in Mobile Home Parks:**

a. Individual water service connections shall be provided at each mobile home and travel trailer space in mobile home parks. All water service connections shall be watertight and located at a safe distance from sanitary sewer connections. The minimum pipe size of connections shall be at least one-half (1/2) inch. Outlets shall be so constructed as to be free of possible contamination from surface drainage and possible damage during installation of a mobile home or travel trailer.

b. Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipe and to pro-

tect risers from heaving and thawing actions of ground during freezing weather.

#### 5. Required Water Supply for Fire Protection:

Where a public or private water supply system with a water main of four (4) inches or larger is available, all parks accommodating ten (10) or more mobile homes or travel trailers, or both, shall provide the following water supply facilities:

1. Hydrants shall be located within one thousand (1000) feet of all structures.
2. Public and private water supply systems shall deliver at the hydrant, fifty (50) gallons per minute at a pressure of twenty (20) pounds per square inch.

#### SECTION B — SANITARY SEWAGE DISPOSAL SYSTEM

General Requirements: An adequate and safe system of sanitary sewerage shall be provided in all parks for conveying and disposing of sewage from mobile homes, travel trailers, service buildings, sanitary stations and other accessory facilities, as required by this Ordinance for the well-being of park residents and for park maintenance. Such system shall be designed, constructed and maintained in accordance with State and local laws and shall conform with the regulations of the authorities having jurisdiction.

##### 1. Sewer Lines:

All sewer lines shall be located in trenches of sufficient depth to be free of breakage from traffic or other movements and located at a safe distance from the park water supply system.

##### 2. Cleanouts, Handholes and Manholes:

Sufficient cleanouts, handholes and manholes shall be provided in sewer systems to maintain serviceable conditions. Cleanouts extending to grade and capped with cleanout plugs shall be provided at 100 foot intervals on four-inch lines. Manholes shall be provided in large sewer systems at changes in direction over 45 degrees at intersections of main sewers and at intervals not exceeding 400 feet in straight sewers.

##### 3. Individual Space Connections in Mobile Home Parks:

a. Each mobile home and

travel trailer lot in mobile home parks shall be provided with a least four-inch sewer riser. The sewer riser shall be so located and equipped with fittings that a suitable watertight connection can be made from the drain of a mobile home or travel trailer located on the lot. Each sewer riser shall be provided with a cap or plug for closure when not in use.

b. Each sewer riser shall be so constructed as to be free from surface drainage and possible damage during installation of mobile home or travel trailer. All connections between mobile home or travel trailer drains and sewer risers shall be watertight and self-draining by means of noncollapsible, corrosion- and weather-resistant hoses at least 3 inches in diameter.

#### 4. Private Sewage Treatment System:

a. Where a public sewer system is not available to a park an adequate sewage treatment system shall be provided to dispose of all sanitary sewage in accordance with the rules and regulations of the New York State and Suffolk County Departments of Health.

b. Effluents of sewage treatment systems shall not be discharged into the waters of the State of New York, except where specially approved by the authority having jurisdiction, in accordance with Article 12 of the New York State Health Law. The disposal facilities shall be located where they will not create a health hazard or odor nuisance to the park residents or to the occupants of any adjacent property.

#### SECTION C — ELECTRICAL WIRING SYSTEM

##### 1. General Requirements:

a. Every park shall contain an electrical wiring system consisting of approved wiring, fixtures, equipment and appurtenances, which shall be installed and maintained in accordance with applicable codes and regulations governing such systems. All parts of the system shall conform

with approved standards for safety to life and property and with accepted engineering practices.

b. Where "120 volts" and "220 volts" are used separately or in combination, such as "120/240 volts", it shall be interpreted to mean 110, 115, 120 or 125 volts and 208, 220, 230, 240 or 250 volts respectively.

#### 2. Power Distribution Lines:

a. Main power lines not located underground shall be suspended at least 18 feet above the ground. All wires passing over any part of a park street system or common walk system shall have a minimum clearance of 18 feet over such access ways. There shall be a minimum horizontal clearance of three (3) feet between overhead wiring and any mobile home, travel trailer, service building or other community structure in a park.

b. Poles for park overhead wiring systems shall be of approved materials, size and construction.

#### 3. Protection of Outdoor Equipment:

All receptacles, disconnecting means, overcurrent protective equipment and metering devices located outdoors shall be properly grounded and of weatherproof types or shall be enclosed in weatherproof enclosures and cabinets.

#### 4. Individual Space Connections:

a. Each mobile home and travel trailer space in all parks shall be connected to the Park electrical wiring system by underground cable and by approved receptacle, disconnecting means and overcurrent protective equipment. The minimum service for each mobile home lot shall be 120/240 volts AC, 80 amperes. The minimum service for each travel trailer lot shall be 120 volts AC, 30 amperes.

b. Adequate overcurrent protective devices and disconnecting means for controlling power supply to individual spaces shall be provided in accessible locations within convenient and readily traversable distance from such spaces

without interruption by a street.

c. Branch current receptacles for supplying power to individual mobile home and travel trailer space shall be of approved weatherproof and grounded types designed to receive attachment plugs. Such receptacles shall be located not more than 25 feet from the over current protective devices in the mobile home or travel trailer.

d. Every mobile home, except one provided with mast-weathered service, shall be connected to the branch circuit receptacle by an approved type of flexible cable not more than 25 feet in length, with connectors and or male attachment plug cap. Attachment plug caps and connectors shall be of approved types and shall be designed and constructed so as to prevent strain from being transmitted from cable to terminals and to endure rough usage. A mobile home provided with a mast-weathered type service shall be connected to an approved pole provided with approved disconnecting means and overcurrent protection device.

#### 5. Required Grounding:

All exposed non-current-carrying metal parts of mobile homes and travel trailers and all other equipment shall be grounded by means of an approved grounding conductor run with branch circuit conductors or other approved method of grounded metallic wiring. The neutral conductor shall not be used as an equipment ground for mobile homes, travel trailers or equipment within a park.

#### SECTION D — FUEL SUPPLY AND STORAGE

##### 1. Fuel Gas Piping Systems:

a. Fuel gas piping systems in all parks shall be installed and maintained so as to remain gastight, safe and operative under conditions of use. Such systems shall provide a supply of gas sufficient to meet the maximum expected demand of the installed gas-burning appliances connected thereto. The gas piping system

## RESOLUTION continued:

shall be installed and maintained in conformity with accepted engineering practices and the rules and regulations of the authority having jurisdiction.

b. Each mobile home and travel trailer lot provided with piped gas shall have an approved shutoff valve installed upstream of the gas outlet. Such valve shall be located at a height of not less than six inches above grade, but shall not be located under a travel trailer. The outlet shall be equipped with an approved cap to prevent accidental discharge of gas when outlet is not in use.

c. Any riser, regulator, valve or other exposed piping and equipment subject to damage by vehicles shall be suitably protected.

#### Liquified Petroleum Gas Systems:

a. Liquified petroleum gas systems provided for mobile homes, travel trailers, service buildings or other structures shall be installed and maintained in conformity with the rules and regulations of the authority having jurisdiction.

b. Systems shall be provided with safety devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location.

c. Systems shall have at least one accessible means for shutting gas off. Such means shall be located outside the mobile home and shall be maintained in effective operating condition.

d. All LPG piping outside of mobile homes and travel trailers shall be well supported and protected against mechanical injury. Undiluted liquified petroleum gas in liquid form shall not be conveyed through piping equipment and systems in mobile homes.

e. Vessels of more than five and less than 60 U.S. gallons gross capacity may be installed at a mobile home or travel trailer space and shall be securely but not permanently fastened to prevent accidental overturning.

f. No LPG vessel shall be stored or located inside any carport, mobile home or any other habitable

structure, unless such installations are specially approved by the authority having jurisdiction.

2. In addition to the requirements for liquified petroleum gas systems in this section, mobile homes and travel trailers provided with such systems shall conform with the requirements described under Fuel Gas System, Paragraph 1 of this Section.

#### 3. Fuel Oil Supply Systems:

a. All fuel oil supply systems provided for mobile homes, travel trailers, service buildings and other structures shall be installed and maintained in conformity with the rules and regulations of the authority having jurisdiction.

b. Storage tanks located in areas subject to traffic shall be protected against physical damage.

c. Tanks shall be designed and installed so as not to be a hazard to any part of the park or the surrounding property.

d. Pipes from tanks to mobile homes and travel trailers shall be protected from damage by settlement or corrosion.

### ARTICLE VII — ADMINISTRATION

#### SECTION A — ADMINISTRATIVE OFFICER

The officer designated by the Town Board of the Town of Riverhead shall administer and enforce this Ordinance.

#### SECTION B — PENALTIES

Any person, firm or corporation who shall violate or fail to comply with any of the provisions of this Ordinance shall be guilty of an offense and shall upon conviction be punishable by a fine of not less than \$5.00, nor to exceed \$100.00, or by imprisonment for a term not exceeding fifteen (15) days, or by both such fine and imprisonment. Each day that a violation is permitted to exist shall constitute a separate offense.

Effective Date: The adoption of the aforesaid Ordinance No. 10, entitled, "Mobile Home and Travel Trailer Parks", shall take effect ten (10) days after publication and posting.

Dated: March 5, 1968

BY ORDER OF  
THE TOWN BOARD  
TOWN OF RIVERHEAD,  
NEW YORK  
HELENE M. BLOCK,  
TOWN CLERK

The vote, Councilman Young, Yes, Councilman Grodski, Yes, Town Justice Ziloga, Yes, Town Justice Costello, No, and Supervisor Vojvoda, Yes. The resolution was thereupon declared duly adopted.

There being no further business, on motion and vote, the meeting adjourned at 11:05 A.M., to meet on Tuesday, March 19th, 1968 at 10:30 A.M.

*Helene M. Block*

Helene M. Block, Town Clerk