

MINUTES OF A MEETING OF THE TOWN BOARD OF THE TOWN OF RIVERHEAD HELD IN THE TOWN HALL ON TUESDAY, AUGUST 18, 1959 AT 9:30 A. M.

PRESENT:

WILLIAM J. LEONARD, SUPERVISOR

OTIS G. PIKE

BRUNO F. ZALOGA, JR., JUSTICES OF THE PEACE

JOHN H. BENEDICT

ELMER A. STOTZKY, COUNCILMEN

ALSO PRESENT: JACOB HARDING, TOWN ATTORNEY AND MYRON C. YOUNG, SUPERINTENDENT OF HIGHWAYS.

MINUTES OF A MEETING OF THE TOWN BOARD HELD ON AUGUST 4, 1959, WERE SUBMITTED TO THE BOARD AND ON MOTION MADE BY COUNCILMAN BENEDICT AND SECONDED BY COUNCILMAN STOTZKY, IT WAS RESOLVED THAT THE MINUTES BE APPROVED AS SUBMITTED. THE VOTE---COUNCILMAN STOTZKY, YES, COUNCILMAN BENEDICT, YES, JUSTICE PIKE, YES, JUSTICE ZALOGA, YES, AND SUPERVISOR LEONARD, YES. THE RESOLUTION WAS THEREUPON DECLARED DULY ADOPTED.

A LETTER DATED AUGUST 17, 1959 FROM BEATRICE WASSON WAS READ TO THE BOARD ASKING THAT AN ORDINANCE BE ADOPTED PROHIBITING ANYONE FROM PLACING, ATTACHING OR OTHERWISE AFFIXING ANY SIGN UPON ANY TREE. A RESOLUTION RELATIVE TO SAME ADOPTED BY THE SUFFOLK COUNTY REAL ESTATE BOARD, INC., WAS ATTACHED TO HER LETTER.

LETTER ORDERED FILED. MATTER REFERRED TO THE TOWN ATTORNEY.

TWO POSTCARD REQUESTS FOR DRINKING FOUNTAINS AT THE WADING RIVER PUBLIC BEACH FROM MRS. COLLINS AND MRS. STEMPEL WERE READ TO THE BOARD. ORDERED PLACED ON FILE.

A LETTER DATED AUGUST 4, 1959 FROM THE RIVERHEAD SAVINGS BANK WAS READ TO THE BOARD REQUESTING A CHANGE IN THE TRAFFIC LIGHT AT THE INTERSECTION OF MAIN STREET AND PECONIC AVENUE. THEY REQUESTED THAT THE CONTINUOUS RIGHT TURN INTO PECONIC AVENUE BE ELIMINATED.

IT WAS THE CONSENSUS OF THE BOARD THAT VARIOUS ALTERNATE TRAFFIC AND SIGNAL CONTROL PLANS HAVE BEEN TRIED AT THIS INTERSECTION AND THE PRESENT PLAN SEEMS BEST SUITED FOR THE GENERAL PUBLIC.

LETTER ORDERED FILED.

Mr. ARNOLD H. MILLER AND Mr. ELMER CHARLES, REEVES PARK, RIVERHEAD, APPEARED BEFORE THE BOARD IN OPPOSITION TO THE PROPOSED PLAN OF THE REEVES PARK CIVIC ASSOCIATION TO CONSTRUCT A COMMUNITY CENTER ON TOWN OWNED LAND AT REEVES PARK.

THEY WERE ADVISED BY SUPERVISOR LEONARD AND THE TOWN ATTORNEY THAT NO DEFINITE PLANS HAVE BEEN SUBMITTED BY THE CIVIC ASSOCIATION AND NO DEFINITE SITE HAD BEEN DECIDED UPON, AND THAT NO CONSENT HAD BEEN GRANTED BY THE TOWN BOARD.

THE TOWN CLERK WAS INSTRUCTED TO NOTIFY Mr. MILLER, UPON RECEIPT BY THE BOARD, OF COMPLETE PLANS FOR THIS PROPOSED CONSTRUCTION FROM THE CIVIC ASSOCIATION.

ASSESSOR J. WILSON STOUT APPEARED BEFORE THE BOARD. HE MENTIONED THAT ADDITIONAL LAND IN CALVERTON AND WADING RIVER WAS BEING PURCHASED BY THE U.S. GOVERNMENT AND THAT IT CREATED A TAX AND TAX ASSESSMENT PROBLEM AS LAND OWNED BY THE U.S. GOVERNMENT WAS TAX EXEMPT.

HE WAS ADVISED BY THE TOWN ATTORNEY THAT THE ASSESSOR'S SHOULD FOLLOW THE LEGAL STEPS PROVIDED BY THE TAX LAWS. IN OTHER WORDS, "FOLLOW THE BOOK".

LETTERS DATED AUGUST 5, 1959 FROM THE LONG ISLAND LIGHTING COMPANY WERE READ TO THE BOARD ADVISING THAT THEY HAVE INSTALLED IMPROVED STREET LIGHTING IN THE RIVERHEAD LIGHT DISTRICT ON ROUTE 58 AND ROANOKE AVENUE AND ALSO ON LINCOLN STREET, AS PER REQUEST OF THE BOARD.

LETTERS ORDERED FILED.

COUNCILMAN BENEDICT OFFERED THE FOLLOWING RESOLUTION WHICH WAS SECONDED BY COUNCILMAN STOTZKY.

WHEREAS APPLICATION FOR CONSTRUCTION OF CURBS AND GUTTERS HAVE BEEN MADE BY MOE GOLDSTIEN OF MERRITTS POND ROAD, TOWN OF RIVERHEAD, NEW YORK,

NOW, THEREFORE, BE IT RESOLVED THAT CURBS AND GUTTERS SHALL BE CONSTRUCTED ALONG MERRITTS POND ROAD, ADJACENT TO THE PROPERTY OF MOE GOLDSTIEN, PURSUANT TO A CONTRACT, THE FORM OF WHICH IS HERETO ANNEXED.

TOWN OF RIVERHEAD
CONTRACT FOR CONSTRUCTION OF CURB & GUTTERS

TOWN HIGHWAY

THIS AGREEMENT BETWEEN THE TOWN OF RIVERHEAD, A MUNICIPAL CORPORATION OF THE STATE OF NEW YORK, AND MOE GOLDSTIEN, OF MERRITTS POND ROAD, TOWN OF RIVERHEAD, NEW YORK, ADJACENT PROPERTY OWNER.

THE TERMS OF THIS AGREEMENT ARE AS FOLLOWS:

1. THE TOWN OF RIVERHEAD AGREES TO CONSTRUCT CURBS AND GUTTERS ALONG MERRITTS POND ROAD, A TOWN HIGHWAY IN THE TOWN OF RIVERHEAD.

2. THE GRADES AND LINES WILL BE ESTABLISHED BY THE SUPERINTENDENT OF HIGHWAYS.
3. THE MATERIALS WILL BE DELIVERED AND THE LABOR PERFORMED AT TIMES AND IN A FORM AND MANNER SPECIFIED BY THE SUPERINTENDENT OF HIGHWAYS.
4. THE TIME OF COMMENCEMENT AND COMPLETION OF THE WORK SHALL BE DETERMINED BY THE SUPERINTENDENT OF HIGHWAYS.
5. ALL LABOR USED AND ALL MATERIALS FURNISHED SHALL CONFORM TO NEW YORK STATE SPECIFICATIONS.
6. THE REPAIR AND MAINTENANCE OF THE CURBS AND GUTTERS SHALL BE THE OBLIGATION OF THE TOWN.
7. THE ADJACENT PROPERTY OWNER, IN CONSIDERATION OF THESE PRESENTS AND OTHER CONSIDERATIONS HEREIN PERFORMED AND TO BE PERFORMED BY THE SAID TOWN, DO HEREWITH PAY TO THE SAID TOWN, THE SUM OF \$222.00, WHICH IS THE SUM TO REIMBURSE THE TOWN FOR THE COST OF THE MATERIALS.

THAT THE EXPENSE TO THE TOWN SHALL NOT EXCEED THE SUM OF \$550.00,

THAT THE SUPERVISOR BE AUTHORIZED TO SIGN THE SAID CONTRACT IN BEHALF OF THE TOWN WHEN THE MONEY TO BE PAID BY SAID MOE GOLDSTIEN IS TURNED OVER AND THE CONTRACT HAS BEEN SIGNED BY HIM, AND THEN

THAT THE SUPERINTENDENT OF HIGHWAYS BE DIRECTED TO PERFORM THE WORK.

THE VOTE---COUNCILMAN STOTZKY, YES, COUNCILMAN STOTZKY, YES, JUSTICE PIKE, YES, JUSTICE ZALOGA, YES, AND SUPERVISOR LEONARD, YES. THE RESOLUTION WAS THEREUPON DECLARED DULY ADOPTED.

COUNCILMAN BENEDICT OFFERED THE FOLLOWING RESOLUTION WHICH WAS SECONDED BY COUNCILMAN STOTZKY.

WHEREAS APPLICATION FOR CONSTRUCTION OF CURBS AND GUTTERS HAVE BEEN MADE BY GEORGE K. MORELL, WILLIAM F. MORELL AND THERESA SMITH & WILLIAM F. MORELL OF EAST MAIN STREET, RIVERHEAD, NEW YORK,

NOW, THEREFORE, BE IT RESOLVED THAT CURBS AND GUTTERS SHALL BE CONSTRUCTED ALONG EAST MAIN STREET, ADJACENT TO THE PROPERTIES OF GEORGE K. MORELL, WILLIAM F. MORELL AND THERESA SMITH & WILLIAM F. MORELL, PURSUANT TO A CONTRACT, THE FORM OF WHICH IS HERETO ANNEXED.

TOWN OF RIVERHEAD
CONTRACT FOR CONSTRUCTION OF CURBS & GUTTERS

STATE HIGHWAY

THIS AGREEMENT BETWEEN THE TOWN OF RIVERHEAD, A MUNICIPAL CORPORATION OF THE STATE OF NEW YORK, AND GEORGE K. MORELL, WILLIAM F. MORELL AND THERESA SMITH & WILLIAM F. MORELL, EAST MAIN STREET, TOWN OF RIVERHEAD, NEW YORK, ADJACENT PROPERTY OWNER.

THE TERMS OF THIS AGREEMENT ARE AS FOLLOWS:

1. THE TOWN OF RIVERHEAD AGREES TO CONSTRUCT CURBS AND GUTTERS ALONG EAST MAIN STREET, A STATE HIGHWAY IN THE TOWN OF RIVERHEAD, N.Y.
2. THE GRADES AND LINES WILL BE ESTABLISHED BY THE SUPERINTENDENT OF HIGHWAYS.
3. THE MATERIALS WILL BE DELIVERED AND THE LABOR PERFORMED AT TIMES AND IN A FORM AND MANNER SPECIFIED BY THE SUPERINTENDENT OF HIGHWAYS.
4. THE TIME OF COMMENCEMENT AND COMPLETION OF THE WORK SHALL BE DETERMINED BY THE SUPERINTENDENT OF HIGHWAYS.
5. ALL LABOR USED AND ALL MATERIALS FURNISHED SHALL CONFORM TO NEW YORK STATE SPECIFICATIONS.
6. THE REPAIR AND MAINTENANCE OF THE CURBS AND GUTTERS SHALL BE THE OBLIGATION OF THE TOWN.
7. THE ADJACENT PROPERTY OWNER, IN CONSIDERATION OF THESE PRESENTS AND OTHER CONSIDERATIONS HEREIN PERFORMED AND TO BE PERFORMED BY THE SAID TOWN, DO HEREWITH PAY TO THE SAID TOWN, THE FOLLOWING SUMS:

GEORGE K. MORELL-----\$ 66.00

WILLIAM F. MORELL----- 196.00

THERESA SMITH & WILLIAM F. MORELL 74.00,

WHICH IS THE SUM TO REIMBURSE THE TOWN FOR THE COST OF THE MATERIALS.

(IF THE CURBS AND GUTTERS ARE ADJACENT TO A COUNTY OR STATE HIGHWAY, THEN AND IN THAT EVENT THE CONSTRUCTION IS SUBJECT TO PROPER COUNTY OR STATE APPROVAL.)

THAT THE EXPENSE TO THE TOWN SHALL NOT EXCEED THE SUM OF \$840.00,

THAT THE SUPERVISOR BE AUTHORIZED TO SIGN THE SAID CONTRACT IN BEHALF OF THE TOWN WHEN THE MONEY TO BE PAID BY SAID GEORGE K. MORELL, WILLIAM F. MORELL AND THERESA SMITH & WILLIAM F. MORELL IS TURNED OVER AND THE CONTRACT HAS BEEN SIGNED BY THEM, AND THEN

THAT THE SUPERINTENDENT OF HIGHWAYS BE DIRECTED TO PERFORM THE WORK.

THE VOTE---COUNCILMAN STOTZKY, YES, COUNCILMAN BENEDICT, YES, JUSTICE PIKE, YES, JUSTICE ZALOGA, YES, AND SUPERVISOR LEONARD, YES. THE RESOLUTION WAS THEREUPON DECLARED DULY ADOPTED.

JUSTICE PIKE OFFERED THE FOLLOWING RESOLUTION WHICH WAS SECONDED BY COUNCILMAN BENEDICT.

WHEREAS THE NOMINATION OF ERIC LEWIN FOR THE POSITION OF PATROLMAN IN THE RIVERHEAD TOWN POLICE DEPARTMENT HAVING BEEN APPROVED BY THE SUFFOLK COUNTY CIVIL SERVICE COMMISSION, IT IS HEREBY

RESOLVED THAT SAID ERIC LEWIN BE AND HE HEREBY IS APPOINTED AS PATROLMAN IN THE RIVERHEAD POLICE DEPARTMENT ON A PROVISIONAL

BASIS UNDER THE SAME TERMS AND CONDITIONS AS CONTAINED IN HIS NOMINATION.

THE VOTE---COUNCILMAN STOTZKY, YES, COUNCILMAN BENEDICT, YES, JUSTICE PIKE, YES, JUSTICE ZALOGA, YES, AND SUPERVISOR LEONARD, YES. THE RESOLUTION WAS THEREUPON DECLARED DULY ADOPTED.

A LETTER AND SKETCH DATED AUGUST 12, 1959 FROM THE LONG ISLAND LIGHTING COMPANY WAS REFERRED TO THE BOARD RELATIVE TO IMPROVED STREET LIGHTING ON 16TH, 17TH STREETS & HULSE AVENUE IN THE WADING RIVER LIGHT DISTRICT.

LETTER AND SKETCH ORDERED FILED.

COUNCILMAN BENEDICT OFFERED THE FOLLOWING RESOLUTION WHICH WAS SECONDED BY JUSTICE ZALOGA.

RESOLVED THAT THE LONG ISLAND LIGHTING COMPANY BE AND THEY ARE HEREBY AUTHORIZED TO INSTALL SIX (6) 100 C.P. STREET LIGHTS IN THE WADING RIVER LIGHT DISTRICT, ON 16TH STREET, 17TH STREET AND HULSE AVENUE, AS PER ITS SURVEY DATED AUGUST 12, 1959.

BE IT FURTHER RESOLVED THAT A RUSH ORDER BE PLACED FOR THESE LIGHTS AS TWO OF THESE LIGHTS WERE AUTHORIZED BY THIS BOARD ON JULY 7, 1959.

THE VOTE---COUNCILMAN STOTZKY, YES, COUNCILMAN BENEDICT, YES, JUSTICE PIKE, YES, JUSTICE ZALOGA, YES, AND SUPERVISOR LEONARD, YES. THE RESOLUTION WAS THEREUPON DECLARED DULY ADOPTED.

JUSTICE PIKE OFFERED THE FOLLOWING RESOLUTION WHICH WAS SECONDED BY JUSTICE ZALOGA.

RESOLVED THAT THE SUPERINTENDENT OF HIGHWAYS, MYRON C. YOUNG, BE AND HE IS HEREBY AUTHORIZED TO ATTEND A HIGHWAY SCHOOL AT ROCHESTER, NEW YORK ON SEPTEMBER 23, 24, 25, 1959 AND THAT ALL NECESSARY EXPENSES BE PAID.

THE VOTE---COUNCILMAN STOTZKY, YES, COUNCILMAN BENEDICT, YES, JUSTICE PIKE, YES, JUSTICE ZALOGA, YES, AND SUPERVISOR LEONARD, YES. THE RESOLUTION WAS THEREUPON DECLARED DULY ADOPTED.

MR. JOHN CRISCOLO, WADING RIVER, SUBMITTED AN APPLICATION TO THE TOWN BOARD FOR THE ESTABLISHMENT OF AN "OPEN DEVELOPMENT AREA", UNDER PROVISIONS OF SECTION 280-A OF THE TOWN LAW, IN THE AREA IN WADING RIVER KNOWN AS HULSE'S DEVELOPMENT.

APPLICATION ORDERED FILED. MATTER REFERRED TO THE PLANNING BOARD.

A LETTER DATED AUGUST 13, 1959 FROM THE PLANNING BOARD WAS READ TO THE BOARD AS FOLLOWS:

"INCLOSED HEREWITH ARE COPIES OF RESOLUTIONS PASSED UNANIMOUSLY BY THE TOWN OF RIVERHEAD PLANNING BOARD AT A REGULAR MEETING HELD ON AUGUST 5, 1959, AS FOLLOWS:

1. RESOLUTION REGARDING THE ACCEPTANCE OF STREETS AS PUBLIC HIGHWAYS.
2. RESOLUTION REGARDING ROADS PROPOSED TO BE DEDICATED BY JAMESPORT DEVELOPMENT CORPORATION.
3. RESOLUTION REGARDING REQUEST BY HAROLD HUTCHINSON FOR OPEN DEVELOPMENT AREA.
4. RESOLUTION REGARDING REQUEST BY HAROLD F. FANNING FOR OPEN DEVELOPMENT AREA.

RESOLUTIONS FOLLOW:

(1) WHEREAS THE TOWN BOARD OF THE TOWN OF RIVERHEAD HAS REFERRED TO THE PLANNING BOARD FOR CONSIDERATION AND ADVICE ON WHETHER TO ACCEPT BY DEDICATION PUBLIC HIGHWAYS IN ACCORDANCE WITH "THE RULES AND REGULATIONS FOR THE DEDICATION OF PUBLIC HIGHWAYS IN THE TOWN OF RIVERHEAD," WHEN IT IS APPARENT THAT THE LAND ADJACENT TO THE HIGHWAYS WHEN ACCEPTED WILL BE USED FOR A HOUSING DEVELOPMENT AND, ALSO, WHEN IT IS APPARENT THAT THE PROPER PROCEDURE WOULD BE TO REQUIRE A PLAT, SHOWING LOTS AND STREETS THEREON, TO BE APPROVED BY THE PLANNING BOARD AND TO BE DULY FILED IN THE OFFICE OF THE CLERK OF SUFFOLK COUNTY BEFORE CONSIDERING THE DEDICATION OF STREETS AS PUBLIC HIGHWAYS, AND

WHEREAS THIS BOARD HAS CONSIDERED AND REVIEWED THIS PROBLEM FROM MANY POINTS OF VIEW, AND

WHEREAS THIS BOARD FINDS THAT THIS BOARD HAS BEEN RECOMMENDING AND THE TOWN BOARD HAS BEEN ACCEPTING AS PUBLIC HIGHWAYS, STREETS, WHICH WERE NOT SHOWN ON A REALTY SUBDIVISION MAP FILED IN THE OFFICE OF THE CLERK OF SUFFOLK COUNTY, WHEN THE BOARDS HAD REASON TO BELIEVE THAT THE AREA ADJACENT TO THE HIGHWAYS WOULD BE DEVELOPED FOR THE ERECTION OF HOMES, AND LATER FOUND THAT THE LAND ADJACENT TO THE HIGHWAYS WAS SO DEVELOPED, AND

WHEREAS THIS BOARD IS AWARE THAT PLANS HAVE BEEN MADE FOR THE DEVELOPMENT OF LAND FOR HOUSING SITES WITH THE ACCESS THERE-TO OVER RIGHTS-OF-WAY AND THAT CERTAIN RIGHTS-OF-WAY SHOWN ON AFORESAID PLANS HAVE BEEN ENTIRELY OR PARTIALLY CONSTRUCTED, AND

WHEREAS THIS BOARD BELIEVES THAT BY ACCEPTING ROADS AS PUBLIC HIGHWAYS WHICH ARE NOT SHOWN UPON A REALTY SUBDIVISION MAP, THAT THIS BOARD AND THE TOWN BOARD ARE POSSIBLY ASSISTING A DEVELOPER TO CIRCUMVENT SECTION 335 OF THE REAL PROPERTY LAW, AND

WHEREAS THIS BOARD MAY IN APPROVING A PLAT SHOWING NEW STREETS AND LOTS REQUIRE THAT SAID STREETS BE DEDICATED AS PUBLIC HIGHWAYS AND REQUIRE THAT CERTAIN AREAS BE SET ASIDE FOR PARKS OR PLAYGROUNDS AND REQUIRE THAT THE LAND BE OF SUCH CHARACTER THAT IT CAN BE USED SAFELY FOR BUILDING PURPOSES, AND

WHEREAS COMPLIANCE WITH THE ABOVE REQUIREMENT AND WITH THE REQUIREMENTS OF THE SUFFOLK COUNTY DEPARTMENT OF HEALTH WILL RESOLVE MANY OF THE PROBLEMS, WHICH ARE PRESENTED TO THE TOWN BOARD BY INDIVIDUALS, WHO ARE SEEKING RELIEF FROM CERTAIN CONDITIONS, WHICH CAN ONLY BE CONTROLLED AT THE TIME THE LAND IS BEING DEVELOPED AND WHICH CANNOT BE REMEDIED AT A LATER DATE BY A TOWN BOARD, AND

WHEREAS THIS BOARD HAS FOUND THAT STREETS, SHOWN UPON MAPS FILED IN THE OFFICE OF THE CLERK OF SUFFOLK COUNTY, HAVE BECOME PRACTICALLY IMPASSABLE BECAUSE THERE WAS NO MAINTENANCE OF THE STREETS, AND THIS BOARD IS CALLING A HEARING TO AMEND PARAGRAPH G OF SECTION III OF "RULES AND REGULATIONS OF THE PLANNING BOARD OF THE TOWN OF RIVERHEAD FOR THE SUBDIVISION AND PLATTING OF LAND", AS ADOPTED MARCH 15, 1948, TO READ THAT "THE SUBDIVIDER WILL BE REQUIRED TO DEDICATE AS PUBLIC HIGHWAYS ALL STREETS SHOWN UPON THE PLAT TO THE TOWN OF RIVERHEAD IN ACCORDANCE WITH THE "RULES AND REGULATIONS FOR THE DEDICATION OF A PUBLIC HIGHWAY IN THE TOWN OF RIVERHEAD, SUFFOLK COUNTY, NEW YORK", AND THAT THE SAID REQUIREMENT SHALL BE COME EFFECTIVE AS OF JANUARY 1, 1960", AND

NOW, THEREFORE, BE IT RESOLVED THAT THIS BOARD, ACTING FOR THE PURPOSE OF PROVIDING FOR THE FUTURE GROWTH AND DEVELOPMENT OF THE TOWN OF RIVERHEAD, WILL NOT AFTER JANUARY 1, 1960, RECOMMEND TO THE TOWN BOARD THE ACCEPTANCE OF THE DEDICATION OF A STREET OR STREETS AS PUBLIC HIGHWAYS, WHEN IT IS APPARENT THAT THE PROPER PROCEDURE WOULD BE TO REQUIRE A PLAT, SHOWING AFORESAID STREET OR STREETS, TOGETHER WITH LOTS, PARKS OR PLAY-GROUNDS AND OTHER REQUIRED FACILITIES, TO BE APPROVED BY THE PLANNING BOARD AND TO BE FILED IN THE OFFICE OF THE CLERK OF SUFFOLK COUNTY, AND

BE IT FURTHER RESOLVED THAT A COPY OF THIS RESOLUTION BE FORWARDED TO THE TOWN BOARD OF THE TOWN OF RIVERHEAD.

(2) WHEREAS THE TOWN BOARD OF THE TOWN OF RIVERHEAD HAS REFERRED TO THIS BOARD FOR REVIEW AND REPORT ON WHETHER THE PRELIMINARY PLAN SHOWING CERTAIN ROADS, NAMELY ALSTON ROAD AND MARTINI ROAD, PROPOSED TO BE DEDICATED AS PUBLIC HIGHWAYS BY THE JAMESPORT DEVELOPMENT CORPORATION MEETS THE GENERAL REQUIREMENTS OF THE "RULES AND REGULATIONS FOR THE DEDICATION OF A PUBLIC HIGHWAY IN THE TOWN OF RIVERHEAD", AND

WHEREAS THIS BOARD FINDS THAT THE AFORESAID PRELIMINARY PLAN SHOWS THAT THE GENERAL REQUIREMENT OF PARAGRAPH 7 OF THE AFORESAID "RULES AND REGULATIONS....", WHICH PARAGRAPH STATES THAT "ALL HIGHWAY INTERSECTIONS SHALL HAVE RADIUS CURVES WITH A MINIMUM TANGENT DISTANCE OF 25 FEET", HAS NOT BEEN COMPLIED WITH AT THE INTERSECTION OF THE NORTHERLY LINE OF ALSTON ROAD WITH THE WESTERLY LINE OF SOUTH JAMESPORT AVENUE, AND THAT THE GENERAL REQUIREMENT OF PARAGRAPH 9 OF THE AFORESAID "RULES AND REGULATIONS....", WHICH PARAGRAPH STATES THAT "WHERE NECESSARY FOR PROPER DRAINAGE OF THE HIGHWAY, A RIGHT-OF-WAY FOR A STORM SEWER TO A RIVER, LAKE OR BAY OR EXISTING STORM SEWER SHALL BE GRANTED TO THE TOWN OF RIVERHEAD OT A PARCEL OF LAND SHALL BE DEEDED TO THE TOWN OF RIVERHEAD AS A LEACHING AREA" HAS NOT BEEN COMPLIED WITH IN THAT THE STORM WATER FROM THE SOUTHERLY END OF MARTINI ROAD IS SHOWN TO BE DRAINING THROUGH A RIGHT-OF-WAY INTO A SWAMP ON THE LAND NOW OR FORMERLY OF KONCHALSKI ESTATE AND THAT THE STORM WATER FROM THE NORTHERLY END OF MARTINI ROAD IS SHOWN TO BE DRAINING THROUGH THE RIGHT-OF-WAY

INTO A POND ON THE LAND OF BATINSKI ESTATE, AND

WHEREAS THIS BOARD FEELS THAT IT IS ESSENTIAL FOR A RADIUS CURVE AT THE NORTHERWESTERLY CORNER OF ALSTON ROAD AND SOUTH JAMESPORT AVENUE TO BE SHOWN AND CONSTRUCTED AT THIS LOCATION, BECAUSE ALL THE TRAFFIC GENERATED ON ALSTON ROAD AND MARTINI ROAD WILL PASS TO AND FROM SOUTH JAMESPORT AVENUE, AND

WHEREAS THIS BOARD ALSO FEELS THAT IT IS ESSENTIAL FOR HIGHWAY DRAINAGE TO BE RETAINED IN A RECHARGE BASIN OR DISPOSED OF THROUGH RIGHTS-OF-WAY TO RIVERS, LAKES OR BAYS WHICH ARE CAPABLE OR RECEIVING THE STORM WATER RUN-OFF,

NOW, THEREFORE, BE IT RESOLVED THAT THIS BOARD REPORT TO THE TOWN BOARD THAT THE PRELIMINARY PLAN SHOWING CERTAIN ROADS, NAMELY ALSTON ROAD AND MARTINI ROAD, PROPOSED TO BE DEDICATED AS PUBLIC HIGHWAYS BY THE JAMESPORT DEVELOPMENT CORPORATION, WILL MEET ALL THE REQUIREMENTS OF THE "RULES AND REGULATIONS FOR THE DEDICATION OF A PUBLIC HIGHWAY IN THE TOWN OF RIVERHEAD, SUFFOLK COUNTY, NEW YORK," WHEN A RADIUS CURVE IS SHOWN AT THE NORTHWEST CORNER OF ALSTON ROAD AND SOUTH JAMESPORT AVENUE AND WHEN RIGHTS-OF-WAY FOR DRAINAGE FROM THE NORTHERLY AND SOUTHERLY ENDS OF MARTINI ROAD ARE SHOWN TO A BODY OF WATER, WHICH MAY ADEQUATELY AND LEGALLY RECEIVE THE STORM WATER RUN-OFF, AND

BE IT FURTHER RESOLVED THAT A COPY OF THIS RESOLUTION BE FORWARDED TO THE TOWN BOARD OF THE TOWN OF RIVERHEAD.

(3) WHEREAS THE TOWN BOARD OF THE TOWN OF RIVERHEAD HAS REFERRED TO THIS BOARD AN APPLICATION BY MR. HAROLD HUTCHINSON FOR AN OPEN DEVELOPMENT AREA IN ACCORDANCE WITH SECTION 280-A OF THE TOWN LAW, AND

WHEREAS THIS BOARD HAS MADE AN INSPECTION OF THE AREA DESCRIBED IN THE APPLICATION AND FINDS THAT CERTAIN PRIVATE ROADS HAVE BEEN OPENED AND IMPROVED TO SOME DEGREE AND FINDS THAT THERE ARE HOMES AND SUMMER BUNGALOWS OF INDIVIDUAL OWNERS WITHIN THIS AREA AND FINDS THAT CERTAIN PLOTS HAVE BEEN PURCHASED BY INDIVIDUALS FOR THE PURPOSE OF ERECTING HOMES THEREON, AND

WHEREAS THIS BOARD FINDS THAT MOST OF THE PRIVATE ROADS IN THIS AREA ARE OF A WIDTH OF 50 FEET, AND

WHEREAS THIS BOARD HAS REVIEWED THE DECLARATION OF COVENANTS AND RESTRICTIONS, RECORDED APRIL 20, 1954, IN THE OFFICE OF THE CLERK OF SUFFOLK COUNTY, APPLYING TO THE MAJOR PORTION OF THE AREA REQUESTED TO BE DECLARED AN OPEN DEVELOPMENT AREA, AND

WHEREAS THIS BOARD FINDS IN SAID COVENANTS AND RESTRICTIONS THAT A CHARGE SHALL BE MADE UPON EACH RESIDENTIAL LOT FOR THE MAINTENANCE OF THE PRIVATE ROADS AND OTHER COMMUNITY PURPOSES BENEFICIAL TO THE REAL PROPERTY WITHIN THE AREA DESCRIBED IN THE COVENANTS AND RESTRICTIONS,

NOW, THEREFORE BE IT RESOLVED THAT THIS BOARD RECOMMENDS THAT THE LAND BOUNDED AND DESCRIBED AS FOLLOWS: WEST BY WELLS CREEK, SOUTH BY PECONIC BAY, EAST BY LAND OF HELEN H. HAZZARD, AND NORTH BY PECONIC BAY BLVD, BE ESTABLISHED BY THE TOWN BOARD

AS AN OPEN DEVELOPMENT AREA IN ACCORDANCE WITH SECTION 280-A OF THE TOWN LAW, AND

BE IT FURTHER RESOLVED THAT, IN ACCORDANCE WITH SECTION 280-A OF THE TOWN LAW, THIS BOARD DOES PRESCRIBE FOR THE ABOVE-DESCRIBED "OPEN DEVELOPMENT AREA" BY SPECIAL RULE THE FOLLOWING CONDITIONS AND LIMITATIONS:

1. THAT THE RIGHTS-OF-WAY, SHOWN ON THE PLAN DELINEATING THIS "OPEN DEVELOPMENT AREA", DESIGNATED AS BAY HARBOR ROAD, OAK DRIVE, LOVERS LANE AND LEAVY WAY, EXCEPT THAT PORTION OF LEAVY WAY NORTH OF LOVERS LANE, BE AND REMAIN A WIDTH OF AT LEAST 50 FEET, AND THAT PORTION OF LEAFY WAY NORTH OF LOVERS LANE BE AND REMAIN A WIDTH OF AT LEAST 20 FEET,
2. THAT THE RIGHTS-OF-WAY BE MAINTAINED IN SUCH MANNER THAT THERE WILL BE AT ALL TIMES PROPER DRAINAGE ON AND FROM THESE RIGHTS-OF-WAY, AND
3. THAT THE RIGHTS-OF-WAY BE MAINTAINED IN A PROPER CONDITION TO ALLOW THE INGRESS AND EGRESS OF FIRE TRUCKS, AMBULANCES, POLICE CARS AND OTHER EMERGENCY VEHICLES, AND

BE IT FURTHER RESOLVED THAT A COPY OF THIS RESOLUTION BE FORWARDED TO THE TOWN BOARD OF THE TOWN OF RIVERHEAD.

(4) WHEREAS THE TOWN BOARD OF THE TOWN OF RIVERHEAD HAS REFERRED TO THIS BOARD AN APPLICATION BY MR. HAROLD H. FANNING FOR AN OPEN DEVELOPMENT AREA IN ACCORDANCE WITH SECTION 280-A OF THE TOWN LAW, AND

WHEREAS THIS BOARD HAS MADE AN INSPECTION OF THE AREA DESCRIBED IN THE APPLICATION AND FINDS THAT A CERTAIN PRIVATE ROAD HAS BEEN OPENED AND PARTIALLY IMPROVED, AND FINDS THAT CERTAIN PLOTS HAVE BEEN PURCHASED AND RESIDENCES ERECTED THEREON, AND

WHEREAS THIS BOARD FINDS THAT THE AFORESAID PRIVATE ROAD IS 50 FEET IN WIDTH AND OF A LENGTH OF APPROXIMATELY 1100 FEET AND WILL SERVE THIS AREA, AND

WHEREAS THE LONG ISLAND LIGHTING COMPANY HAS ERECTED UTILITY LINES ALONG A PORTION OF THE AFORESAID PRIVATE ROAD, AND

WHEREAS A PLAN HAD BEEN PREPARED ON NOVEMBER 11, 1955, FOR THE DEVELOPMENT OF THIS AREA AND A DECLARATION OF COVENANTS AND RESTRICTIONS APPLYING TO THE AREA REQUESTED TO BE DECLARED AN OPEN DEVELOPMENT AREA WAS FILED IN THE OFFICE OF THE CLERK OF SUFFOLK COUNTY ON NOVEMBER 28, 1958,

NOW, THEREFORE, BE IT RESOLVED THAT THIS BOARD RECOMMENDS THAT THE LAND BOUNDED AND DESCRIBED AS FOLLOWS: SOUTH BY C. & N. BERDAN, EAST BY FORMERLY C.P. KRATOVILLE, WEST BY TRAILER COURT OF HAROLD H. FANNING, AND NORTH BY MIDDLE ROAD, BE ESTABLISHED BY THE TOWN BOARD AS AN OPEN DEVELOPMENT AREA IN ACCORDANCE WITH SECTION 280-A OF THE TOWN LAW, AND

BE IT FURTHER RESOLVED THAT, IN ACCORDANCE WITH SECTION 280-A OF THE TOWN LAW, THIS BOARD DOES PRESCRIBE FOR THE ABOVE DESCRIBED "OPEN DEVELOPMENT AREA" BY SPECIAL RULE THE FOLLOWING CONDITIONS AND LIMITATIONS:

1. THAT THE RIGHT-OF-WAY, SHOWN ON THE PLAN DELINEATING THIS "OPEN DEVELOPMENT AREA", BE AND REMAIN A WIDTH OF AT LEAST 50 FEET,
2. THAT THE RIGHT-OF-WAY BE MAINTAINED IN SUCH A MANNER THAT THERE WILL BE AT ALL TIMES PROPER DRAINAGE ON AND FROM THE RIGHT-OF-WAY, AND
3. THAT THE RIGHT-OF-WAY BE MAINTAINED IN A PROPER CONDITION TO ALLOW THE INGRESS AND EGRESS OF FIRE TRUCKS, AMBULANCES, POLICE CARS AND OTHER EMERGENCY VEHICLES, AND

BE IT FURTHER RESOLVED THAT A COPY OF THIS RESOLUTION BE FORWARDED TO THE TOWN BOARD OF THE TOWN OF RIVERHEAD.

LETTER AND RESOLUTIONS ORDERED FILED.

IT WAS THE CONSENSUS OF THE BOARD THAT THE RESOLUTION ADOPTED BY THE PLANNING BOARD REGARDING THE ACCEPTANCE OF STREETS AS PUBLIC HIGHWAYS BE FURTHER STUDIED BEFORE ANY ACTION IS TAKEN.

JUSTICE PIKE OFFERED THE FOLLOWING RESOLUTION WHICH WAS SECONDED BY COUNCILMAN STOTZKY.

RESOLVED THAT THE RECOMMENDATIONS OF THE PLANNING BOARD AS OUTLINED IN A RESOLUTION DULY ADOPTED BY THE PLANNING BOARD ON AUGUST 5, 1959, REGARDING ROADS PROPOSED TO BE DEDICATED BY THE JAMESPORT DEVELOPMENT CORPORATION, BE AND THEY ARE HEREBY ACCEPTED BY THIS BOARD.

THE VOTE---COUNCILMAN STOTZKY, YES, COUNCILMAN BENEDICT, YES, JUSTICE PIKE, YES, JUSTICE ZALOGA, YES, AND SUPERVISOR LEONARD, YE S. THE RESOLUTION WAS THEREUPON DECLARED DULY ADOPTED.

COUNCILMAN STOTZKY OFFERED THE FOLLOWING RESOLUTION WHICH WAS SECONDED BY COUNCILMAN BENEDICT.

WHEREAS MR. HAROLD HUTCHINSON DID PREVIOUSLY MAKE APPLICATION TO THE TOWN BOARD FOR THE ESTABLISHMENT OF AN OPEN DEVELOPMENT AREA IN ACCORDANCE WITH SECTION 280-A OF THE TOWN LAW, AND

WHEREAS THE SAID TOWN BOARD DID REFER THE MATTER TO THE PLANNING BOARD FOR ITS ADVICE, AND

WHEREAS THE SAID PLANNING BOARD HAS STUDIED THE MATTER AND HAS RENDERED ITS REPORT WHICH HAS BEEN FILED WITH THE TOWN CLERK,

NOW, THEREFORE BE IT RESOLVED THAT THE LAND HEREINAFTER BOUNDED AND DESCRIBED BE ESTABLISHED AS AN OPEN DEVELOPMENT AREA IN ACCORDANCE WITH SECTION 280-A OF THE TOWN LAW, UPON THE FOLLOWING CONDITIONS AND SUBJECT TO THE FOLLOWING LIMITATIONS BY SPECIAL RULE OF THE PLANNING BOARD:

1. THAT THE RIGHTS OF WAY, SHOWN ON THE PLAN DELINEATING THIS OPEN DEVELOPMENT AREA, DESIGNATED AS BAY HARBOR ROAD, OAK DRIVE, LOVERS LANE AND LEAFY WAY, EXCEPT THAT PORTION OF LEAFY WAY NORTH OF LOVERS LANE, BE AND REMAIN A WIDTH OF AT LEAST 50 FEET, AND THAT THE PORTION OF LEAFY WAY NORTH OF LOVERS LANE BE AND REMAIN A WIDTH OF AT LEAST 20 FEET.
2. THAT THE RIGHTS OF WAY BE MAINTAINED IN SUCH A MANNER THAT THERE WILL BE AT ALL TIMES PROPER DRAINAGE ON AND FROM THESE RIGHTS OF WAY.
3. THAT THE RIGHTS OF WAY BE MAINTAINED IN A PROPER CONDITION TO ALLOW THE INGRESS AND EGRESS OF FIRE TRUCKS, AMBULANCES, POLICE CARS AND OTHER EMERGENCY VEHICLES.

THE LAND ESTABLISHED AS AN "OPEN DEVELOPMENT AREA" IS BOUNDED AND DESCRIBED AS FOLLOWS:-

WEST BY WELLS CREEK
SOUTH BY PECONIC BAY
EAST BY LAND OF HELEN H. HAZZARD
NORTH BY PECONIC BAY BOULEVARD

THE VOTE---COUNCILMAN STOTZKY, YES, COUNCILMAN BENEDICT, YES, JUSTICE PIKE, YES, JUSTICE ZALOGA, YES, AND SUPERVISOR LEONARD, YES. THE RESOLUTION WAS THEREUPON DECLARED DULY ADOPTED.

COUNCILMAN BENEDICT OFFERED THE FOLLOWING RESOLUTION WHICH WAS SECONDED BY JUSTICE ZALOGA.

WHEREAS MR. HAROLD H. FANNING DID PREVIOUSLY MAKE APPLICATION TO THE TOWN BOARD FOR THE ESTABLISHMENT OF AN OPEN DEVELOPMENT AREA IN ACCORDANCE WITH SECTION 280-A OF THE TOWN LAW, AND

WHEREAS THE SAID TOWN BOARD DID REFER THE MATTER TO THE PLANNING BOARD FOR ITS ADVICE, AND

WHEREAS THE SAID PLANNING BOARD HAS STUDIED THE MATTER AND HAS RENDERED ITS REPORT WHICH HAS BEEN FILED WITH THE TOWN CLERK,

NOW, THEREFORE, BE IT RESOLVED THAT THE LAND HERINAFTER BOUNDED AND DESCRIBED BE ESTABLISHED AS AN OPEN DEVELOPMENT AREA IN ACCORDANCE WITH SECTION 280-A OF THE TOWN LAW, UPON THE FOLLOWING CONDITIONS AND SUBJECT TO THE FOLLOWING LIMITATIONS BY SPECIAL RULE OF THE PLANNING BOARD.

1. THAT THE RIGHT OF WAY, SHOWN ON THE PLAN DELINEATING THIS "OPEN DEVELOPMENT AREA", BE AND REMAIN A WIDTH OF AT LEAST 50 FEET.
2. THAT THE RIGHT OF WAY BE MAINTAINED IN SUCH A MANNER THAT THERE WILL BE AT ALL TIMES PROPER DRAINAGE ON AND FROM THE RIGHT OF WAY.
3. THAT THE RIGHT OF WAY BE MAINTAINED IN A PROPER CONDITION TO ALLOW THE INGRESS AND EGRESS OF FIRE TRUCKS, AMBULANCES, POLICE CARS AND OTHER EMERGENCY VEHICLES.

THE LAND ESTABLISHED AS AN "OPEN DEVELOPMENT AREA" IS BOUNDED AND DESCRIBED AS FOLLOWS:-

SOUTH BY C. & N. BERDAN
EAST BY FORMERLY C.P. KRATOVILLE
WEST BY TRAILER COURT OF HAROLD FANNING
NORTH BY MIDDLE ROAD

THE VOTE---COUNCILMAN STOTZKY, YES, COUNCILMAN BENEDICT, YES,
JUSTICE PIKE, YES, JUSTICE ZALOGA, YES, AND SUPERVISOR LEONARD,
YES. THE RESOLUTION WAS THEREUPON DECLARED DULY ADOPTED.

IN BEHALF OF PRESS WIRELESS, INC., A PETITION WAS PRESENTED
TO THE TOWN BOARD BY ATTORNEY SOLOMON RAFFE. THE PETITION WAS
AS FOLLOWS:

TOWN BOARD, TOWN OF RIVERHEAD
SUFFOLK COUNTY, NEW YORK

-----X

IN THE MATTER OF THE APPLICATION :
OF PRESS WIRELESS, INC., FOR
PERMISSION TO USE CERTAIN PROPERTY
SHOWN ON THE ANNEXED MAP FOR RADIO
COMMUNICATIONS MEDIA, PURSUANT TO:
THE ZONING ORDINANCE OF THE TOWN
OF RIVERHEAD, SUFFOLK COUNTY, NEW
YORK.

PETITION

-----X

TO THE TOWN BOARD OF THE TOWN OF RIVERHEAD, SUFFOLK COUNTY,
NEW YORK:

THE PETITION OF PRESS WIRELESS, INC., BY THOMAS J.
REILLY, ITS SECRETARY, RESPECTFULLY SHOWS AND ALLEGES:

1. THAT YOUR PETITIONER, PRESS WIRELESS, INC., IS CONTRACT VENDEE OF THE PROPERTY SHOWN ON THE ANNEXED MAP.
2. THAT CHESTER GATZ, OLIN P. TUTHILL, PHILETUS B. TUTHILL, GEORGE E. TUTHILL, VERNON H. DOWNS, MARION Y. HOFFMIRE, DOROTHY Y. GIFFORD AND RALPH H. WELLS, ARE THE RECORD OWNERS OF THE REAL PROPERTY SHOWN ON THE MAP HERETO ANNEXED AND MADE A PART OF THIS PETITION.
3. THAT YOUR PETITIONER RESPECTFULLY PETITIONS THIS BOARD FOR PERMISSION TO USE THE PROPERTY SHOWN ON THE ANNEXED MAP FOR RADIO COMMUNICATIONS MEDIA, PURSUANT TO THE ZONING ORDINANCE OF THE TOWN OF RIVERHEAD, SUFFOLK COUNTY, NEW YORK.
4. THE PROPERTY ON THE EAST AND WEST SIDE OF THE PROPERTY SHOWN ON THE ANNEXED MAP IS IN FARM I DISTRICT, THAT THE PROPERTY TO THE NORTH IS IN RESIDENCE I DISTRICT.
5. THAT ANNEXED HERETO AND MADE A PART OF THIS PETITION IS A MAP DESCRIBING THE PROPERTY FOR WHICH PERMISSION IS REQUESTED TO USE THE SAID PROPERTY FOR RADIO COMMUNICATIONS MEDIA, PURSUANT TO THE ZONING ORDINANCE OF THE TOWN OF RIVERHEAD, SUFFOLK COUNTY, NEW YORK.
6. THAT SUCH CHANGE WILL NOT BE MATERIALLY DETRIMENTAL TO THE PUBLIC WELFARE NOR THE PROPERTY OF THE PERSONS LOCATED IN THE VICINITY THEREOF, BECAUSE THE BUILDINGS OR STRUCTURES WILL BE SET BACK FROM ALL MAIN HIGHWAYS.

STANDARD B & P

®

STANDARD B & P "NOISEAR"

WHEREFORE, YOUR PETITIONER RESPECTFULLY REQUESTS THAT PERMISSION BE GIVEN TO USE THE PROPERTY SHOWN ON THE ANNEXED MAP FOR RADIO COMMUNICATIONS MEDIA, PURSUANT TO THE ZONING ORDINANCE OF THE TOWN OF RIVERHEAD, SUFFOLK COUNTY, NEW YORK.

DATED: NEW YORK, NEW YORK
AUGUST 14, 1959.

PRESS WIRELESS, INC.

By: THOMAS J. REILLY, SECRETARY

THE PETITION WAS DULY ACKNOWLEDGED AND WAS ACCOMPANIED BY A MAP.

PETITION AND MAP ORDERED FILED.

COUNCILMAN BENEDICT OFFERED THE FOLLOWING RESOLUTION WHICH WAS SECONDED BY JUSTICE ZALOGA.

WHEREAS THE TOWN BOARD OF THE TOWN OF RIVERHEAD HAS PREVIOUSLY ADOPTED ZONING ORDINANCE No. 26, TOGETHER WITH ZONING MAP OF THE TOWN OF RIVERHEAD, AND

WHEREAS APPLICATION HAS BEEN MADE TO THIS BOARD THAT CERTAIN CHANGES, MODIFICATIONS AND AMENDMENTS BE MADE TO SAID ORDINANCE AND SAID MAP, AND

WHEREAS THE SAID BOARD HAS STUDIED THE REQUESTED CHANGES, MODIFICATIONS AND AMENDMENTS, AND

WHEREAS IT IS THE INTENTION OF SAID BOARD TO ENCOURAGE USEFUL DEVELOPMENT OF LAND IN THE TOWNSHIP COMPATIBLE WITH FARM AND RESIDENTIAL USE,

NOW, THEREFORE BE IT RESOLVED THAT THE FOLLOWING NOTICE OF HEARING BE PUBLISHED IN THE NEWS-REVIEW, THE OFFICIAL NEWSPAPER OF THE TOWN, ON THE 20TH DAY OF AUGUST, 1959, WHICH TIME IS AT LEAST TEN (10) DAYS NOTICE OF THE TIME AND PLACE OF SUCH HEARING, AND THAT A WRITTEN NOTICE OF THE TIME AND PLACE OF SUCH HEARING BE GIVEN TO ANY AND ALL VILLAGES, TOWNS, COUNTIES OR GOVERNMENTAL AGENCIES, AS THE CASE MAY BE, AS REQUIRED BY SECTION #264 OF THE TOWN LAW, AT LEAST TEN (10) DAYS PRIOR TO THE DATE OF SUCH PUBLIC HEARING:

NOTICE OF HEARING ON PROPOSED AMENDMENTS,
MODIFICATIONS AND CHANGES TO RIVERHEAD TOWN ZONING
ORDINANCE No. 26 AND TO ZONING MAP

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE HELD BY THE TOWN BOARD OF THE TOWN OF RIVERHEAD AT THE TOWN HALL IN SAID TOWN ON THE 1ST DAY OF SEPTEMBER, 1959 AT 10:00 O'CLOCK IN THE FORENOON OF THAT DAY ON THE FOLLOWING PROPOSED AMENDMENTS, MODIFICATIONS AND CHANGES TO THE "RIVERHEAD TOWN ZONING ORDINANCE No. 26" AND TO THE ZONING MAP OF THE TOWN OF RIVERHEAD:
ADD TO ARTICLE II -- USE DISTRICTS OF CONTENTS:

SECTION 207 - FARM 2 DISTRICT

SECT 207A Uses

SECT 207B RESIDENTIAL USE

SECT 207C UNOCCUPIED AREAS

SECT 207D AREA OF BUILDINGS
 SECT 207E HEIGHT
 SECT 207F OFF-STREET PARKING
 SECT 207G SIGNS

ARTICLE II -- USE DISTRICTS

SECTION 200 - DISTRICTS

SECT 200A DESIGNATED DISTRICTS: CHANGE TO READ AS FOLLOWS:

IN ORDER TO DESIGNATE DISTRICTS FOR THE PURPOSES OF THIS ORDINANCE, THE TOWN OF RIVERHEAD IS HEREBY DIVIDED INTO THE FOLLOWING USE DISTRICTS:

RESIDENCE 1 DISTRICT
 RESIDENCE 2 DISTRICT
 BUSINESS 1 DISTRICT
 BUSINESS 2 DISTRICT
 FARM 1 DISTRICT
 FARM 2 DISTRICT
 INDUSTRIAL 1 DISTRICT

NO BUILDING OR STRUCTURE SHALL BE ERECTED OR ALTERED, OR SHALL ANY BUILDING OR PREMISES BE USED FOR ANY PURPOSE, OTHER THAN A USE PERMITTED IN THE DISTRICT IN WHICH SUCH BUILDING OR PREMISES IS LOCATED.

ADD TO ARTICLE II -- USE DISTRICTS:

SECTION 207
 FARM 2 DISTRICT

SECT 207A USES:

IN THE FARM 2 DISTRICT, NO BUILDING, STRUCTURE OR PREMISES SHALL BE USED, OR ARRANGED, OR DESIGNATED TO BE USED, AND NO BUILDING SHALL BE HEREAFTER ERECTED, RECONSTRUCTED OR ALTERED UNLESS OTHERWISE PROVIDED IN THIS ORDINANCE, EXCEPT FOR ONE OR MORE OF THE FOLLOWING USES:

1. ALL USES PERMITTED IN SECTION 205A
2. RADIO COMMUNICATION MEDIA.

SECT 207B RESIDENTIAL USE:

ANY BUILDING USED FOR RESIDENTIAL PURPOSES SHALL HAVE A LOT AREA, WIDTH, ALL YARD REQUIREMENTS AND BUILDING AREAS FOR DWELLINGS EQUAL TO THAT AS REQUIRED IN THE RESIDENCE 2 DISTRICT.

SECT 207C UNOCCUPIED AREAS:

THERE SHALL BE A FRONT YARD HAVING A MINIMUM DEPTH OF TWENTY FIVE (25) FEET.

SECT 207D AREA OF BUILDINGS:

THE TOTAL BUILDING AREA SHALL NOT EXCEED THIRTY (30) PERCENT OF THE AREA OF THE PARCEL OF LAND HELD IN ONE OWNERSHIP EXCEPT WHEN AUTHORIZED UPON APPROVAL BY THE BOARD OF APPEALS AS HEREINAFTER PROVIDED.

SECT 207E HEIGHT:

NO BUILDING SHALL BE ERECTED, RECONSTRUCTED OR ALTERED SO AS TO EXCEED THIRTY FIVE (35) FEET IN HEIGHT, EXCEPT WHEN AUTHORIZED UPON APPROVAL BY THE BOARD OF APPEALS AS HEREINAFTER PROVIDED.

STRUCTURES NECESSARY FOR RECEIVING AND TRANSMITTING RADIO COMMUNICATION MAY BE ERECTED TO ANY HEIGHT.

SECT 207F OFF-STREET PARKING:

NO BUILDING SHALL BE HEREAFTER ERECTED, ALTERED OR ADDED TO IN EXCESS OF FIFTY (50) PERCENT OF ITS ORIGINAL AREA PRIOR TO THE ADOPTION OF THIS ORDINANCE, UNLESS PROVISION SHALL BE MADE FOR THE OFF-STREET PARKING OF VEHICLES ON SUCH LOT OR PLOT OR IN THE IMMEDIATE VICINITY THEREOF AND NOT MORE THAN FIVE HUNDRED (500) FEET DISTANT THEREFROM AS FOLLOWS:

1. HOSPITALS - ONE (1) PARKING SPACE FOR EVERY FOUR (4) BEDS.
2. DWELLINGS AND MOTELS - ONE (1) PARKING SPACE FOR EVERY DWELLING UNIT.
3. HOTELS - ONE (1) PARKING SPACE FOR EVERY TWO (2) ROOMS.
4. ALL PLACES OF PUBLIC ASSEMBLY SUCH AS AUDITORIUMS, CHURCHES AND FOR SIMILAR USES - ONE (1) PARKING SPACE FOR EACH SEVEN (7) PERMANENT SEATS OR AN AREA EQUIVALENT TO SEVEN (7) PERMANENT SEATS.
5. ALL OTHER BUILDINGS WHERE THE FLOOR AREA IS IN EXCESS OF ONE THOUSAND (1000) SQUARE FEET - ONE (1) PARKING SPACE FOR EACH TWO HUNDRED FIFTY (250) SQUARE FEET OF FLOOR AREA OR FRACTION THEREOF, EXCLUSIVE OF FLOOR AREA FOR STORAGE AND REST ROOMS, IN EXCESS OF ONE THOUSAND (1000) SQUARE FEET.

SECT 207G SIGNS:

SIGNS ERECTED IN THIS DISTRICT SHALL COMPLY WITH THE PROVISIONS OF SECTION 301F OF ARTICLE III OF THIS ORDINANCE.

SECTION 403
BOARD OF APPEALS

SECT 403B POWERS:

NUMBER 2 OF THIRD PARAGRAPH CHANGED TO READ AS FOLLOWS:

"2. GRANT A PERMIT WHERE IT IS PROVIDED IN THIS ORDINANCE THAT THE APPROVAL OF THE BOARD OF APPEALS IS REQUIRED FOR THE USE OF PREMISES AND ERECTION OF BUILDINGS THEREON AS CAMPS IN RESIDENCE 2 DISTRICT, FARM 1 DISTRICT AND FARM 2 DISTRICT, WHEN THE BOARD SHALL DETERMINE.

THE SUBSEQUENT PARAGRAPHS, A. THROUGH G, REMAIN THE SAME.

NUMBER 5 OF THIRD PARAGRAPH CHANGED TO READ AS FOLLOWS:

"5, GRANT A PERMIT WHERE IT IS PROVIDED IN THIS ORDINANCE THAT THE APPROVAL OF THE BOARD OF APPEALS IS REQUIRED FOR THE USE OF PREMISES AND ERECTION OF PUBLIC UTILITY BUILDINGS OR STRUCTURES IN RESIDENCE 1, RESIDENCE 2. BUSINESS 1, BUSINESS 2, FARM 1 AND FARM 2 DISTRICTS, AND FOR ALCOHOL MANUFACTURE AND SAND AND GRAVEL GRADING OPERATION IN THE FARM 1 DISTRICT AND FARM 2 DISTRICT WHEN THE BOARD SHALL DETERMINE.

THE SUBSEQUENT PARAGRAPHS, A. THROUGH G., REMAIN THE SAME.

ALL AS SHOWN ON A MAP ENTITLED "RIVERHEAD TOWN ZONING MAP", SHOWING "PROPOSED FARM 2 DISTRICT, PROPOSED AMENDMENT ZONING MAP". (MAP ATTACHED TO REVERSE SIDE OF THIS PAGE.)

SAID PROPOSED CHANGES AFFECT ALL THE TOWN OF RIVERHEAD AS SHOWN AND ALL PARTIES IN INTEREST AND CITIZENS WILL BE HEARD.

THE VOTE---COUNCILMAN STOTZKY, YES, COUNCILMAN BENEDICT, YES, JUSTICE PIKE, YES, JUSTICE ZALOGA, YES, AND SUPERVISOR LEONARD, YES. THE RESOLUTION WAS THEREUPON DECLARED DULY ADOPTED.

THE TOWN BOARD CONVENED AS A BOARD OF AUDIT AND EXAMINED ALL BILLS TO DATE, THE TOTAL OF WHICH WAS AS FOLLOWS: GENERAL TOWN---\$6,773.04 AND MACHINERY FUND---\$1,102.64. ON MOTION MADE BY JUSTICE PIKE AND SECONDED BY COUNCILMAN STOTZKY, IT WAS RESOLVED THAT THE BILLS BE APPROVED AS RENDERED. THE VOTE---COUNCILMAN STOTZKY, YES, COUNCILMAN BENEDICT, YES, JUSTICE PIKE, YES, JUSTICE ZALOGA, YES, AND SUPERVISOR LEONARD, YES. THE RESOLUTION WAS THEREUPON DECLARED DULY ADOPTED.

THERE BEING NO FURTHER BUSINESS ON MOTION AND VOTE, THE MEETING ADJOURNED TO MEET ON TUESDAY, SEPTEMBER 1, 1959 AT 9:30 A. M.

Anthony F. Gadzinski
ANTHONY F. ~~GADZINSKI~~, TOWN CLERK

AFG:MVB