

**TOWN OF RIVERHEAD  
PUBLIC NOTICE**

**PLEASE TAKE NOTICE** that a public hearing will be held before the Town Board of the Town of Riverhead, at Riverhead Town Hall, 200 Howell Avenue, Riverhead, New York, on the 21<sup>st</sup> day of April, 2009 at 7:05 p.m. to consider a local law amending Chapter 108 entitled “Zoning”, Article XLVIII entitled “Business Center (BC) Zoning Use District”, of the Riverhead Town Code as follows:

**ZONING  
ARTICLE XLVIII  
Business Center (BC) Zoning Use District**

**§ 108-265. Purpose and intent.**

The intent of the Business Center (BC) Zoning Use District is to encourage ~~small~~ single, freestanding roadside commercial uses, mainly along Route 58, between the existing Destination Retail Center (DRC) and Shopping Center (SC) Zoning Use Districts, with the employment of transferred development rights where appropriate.

§108-268. ~~Supplementary requirements~~ guidelines.

~~The following design and parking requirements shall apply:~~

The design standards and parking standards listed in the provisions below (108-268 A. and B.) are intended as a guide or measure for improvements in parcels in this zoning district and the word “shall” recited in the provisions below, with the exception of 108-268 B.(1) which requires adherence to the parking schedule, is intended to obtain compliance with the provisions to the extent practicable as determined by the Board responsible for review.

**B. Parking standards.**

- ~~(5) Curb cuts, driveways, and garages shall meet the following dimensional regulations;~~
  - ~~(a) Curb cuts and driveways at the front property line leading to parking areas of 10 or fewer spaces shall not exceed 10 feet in width along any point.~~
  - ~~(b) Curb cuts and driveways at the front property line leading to parking areas of 11 or more spaces shall not exceed 14 feet in width at any point.~~
  - ~~(c) The maximum width of garage entryways facing a front street shall not exceed 18 feet.~~
- ~~(6)~~ (5) Shared parking lots with cross-access agreements are encouraged so as to allow drivers to park in one lot and walk to other businesses without moving their cars, or to drive from one lot to another without returning to the street.

- (~~7~~) (6) Driveways shall be set back at least five feet from side property lines. However, driveways providing shared access to two or more properties are exempt from this standard.
- (~~8~~) (7) Where site grading and topography result in parking areas being located at higher elevation than and visible from the adjacent roadway, planted berms shall be used to screen the view of automobiles from public roadways.
- (~~9~~) (8) In order to provide shade, parking lots with 21 or more spaces shall have “orchard” planting: one tree per 10 off-street spaces. Such trees shall be spread throughout the parking lot, rather than clustered only along the edges.
- (~~10~~) (9) In order to soften the appearance of parking lots, parking lots shall be landscaped with ground cover, grasses, or low shrubs for at least 10% of their land area. This landscaping requirement is in addition to the 5% parcel-wide landscaping mentioned above.
- (~~11~~) (10) In order to provide recharge of the groundwater basin and minimize runoff into water bodies, at least one of the following stormwater management techniques shall be used in parking lots where underlying soils support infiltration of precipitation to the groundwater:
- (a) Where sanding and salting are not used in the winter, low-traffic or seasonal parking-overflow areas of the parking lot shall be surfaced with porous pavement or gravel.
  - (b) Landscaped areas of the parking lot shall be sited, planted, and graded in a manner to provide infiltration and detention of runoff from paved areas.

- Underline represents addition(s)
- Strikethrough represents deletion(s)

Dated: Riverhead, New York  
March 17, 2009

BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF RIVERHEAD

DIANE M. WILHELM, Town Clerk