



**Office of the Town Clerk**  
*James M. Wooten, Town Clerk*

**Registrar of Vital Statistics**

**Records Management Officer**

**Marriage Officer**

December 18, 2025

General Code Publishers  
781 Elmgrove Road  
Rochester, NY 14624  
Attn: Jan Medina

Dear Ms. Medina:

ENCLOSED HEREWITH please find the following resolution which was adopted by the Riverhead Town Board at a Regular Town Board meeting on December 16, 2025.

**#37- Resolution #1020-Adopted 12/16/2025** Adopts a Local Law to Amend Chapter 301 of the Riverhead Town Code titled "Zoning and Land Development," Article XXII: Shopping Center (SC) Zoning Use District

Sincerely,

James M. Wooten  
Town Clerk  
JW:cd

TOWN OF RIVERHEAD

TB Resolution 2025-1020

ADOPTS LOCAL LAW TO AMEND CHAPTER 301 OF THE RIVERHEAD TOWN CODE TITLED "ZONING AND LAND DEVELOPMENT," ARTICLE XXII: SHOPPING CENTER (SC) ZONING USE DISTRICT

Councilwoman Waski offered the following resolution,  
which was seconded by Councilman Rothwell

**WHEREAS**, by Resolution 2025-681, adopted on August 5, 2025, the Town Clerk was authorized to publish and post a public notice to hear all interested persons to consider a local law to amend Chapter 301 of the Riverhead Town Code titled "Zoning and Land Development", Article XXII: Shopping Center (SC) Zoning Use District; and

**WHEREAS**, a public hearing was held on the 19th day of August, 2025 at or about 6:00 p.m. at Town Hall, 4 West Second Street, Riverhead, New York, the date, time and place specified in said public notice, and all persons wishing to be heard were heard; and

**WHEREAS**, the proposed action is a Type I action pursuant to SEQRA; and

**WHEREAS**, in a letter dated November 19, 2025, the Suffolk County Planning Commission considered the proposed code amendments to be a matter for local determination; and

**WHEREAS**, Planning Staff has prepared a Full Environmental Assessment Form (FEAF) Part 1, dated October 2, 2025, as well as FEAF Parts 2 and 3, dated November 20, 2025.

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board hereby assumes Lead Agency status for the purposes of SEQRA; and be it further

**RESOLVED**, that the Town Board hereby issues a Negative Declaration pursuant to SEQRA, as the proposed code amendments are not anticipated to have a significant negative environmental impact; and be it further

**RESOLVED**, that a local law to amend Chapter 301 of the Riverhead Town Code titled "Zoning and Land Development", Article XXII: Shopping Center (SC) Zoning Use District, is hereby adopted as specified in the attached notice of adoption; and be it further

**RESOLVED**, all Town Hall Departments may review and obtain a copy of this resolution from the electronic storage device and if needed, a certified copy of same may be obtained from the Office of the Town Clerk.

THE VOTE

<b>RESULT:</b>	Adopted
<b>MOVER:</b>	Councilwoman Joann Waski
<b>SECONDER:</b>	Councilman Kenneth Rothwell
<b>AYES:</b>	Tim Hubbard, Kenneth Rothwell, Robert Kern, Denise Merrifield, Joann Waski
<b>NAYS:</b>	None

**TOWN OF RIVERHEAD  
NOTICE OF ADOPTION**

**PLEASE TAKE NOTICE**, that the Town Board of the Town of Riverhead adopted a local law to amend Chapter 301 of the Riverhead Town Code titled "Zoning and Land Development", Article XXII: Shopping Center (SC) Zoning Use District at its regular meeting on December 16, 2025.

A copy of the entire text of the adopted local law may be reviewed at the Office of the Town Clerk, 4 West Second Street, Riverhead, New York 11901, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday and can be accessed on the Town of Riverhead website at: [www.townofriverheadny.gov](http://www.townofriverheadny.gov) under the Agenda and Minutes for the August 19, 2025 Town Board Meeting.

Dated: Riverhead, New York  
December 16, 2025

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF RIVERHEAD  
JAMES M. WOOTEN, Town Clerk**

ARTICLE XXII  
Shopping Center (SC) Zoning Use District  
[Added 10-5-2004 by L.L. No. 33-2004]

**§ 301-109. Purpose and intent. [Amended 12-5-2006 by L.L. No. 52-2006]**

The intent of the Shopping Center (SC) Zoning Use District is to provide adequate locations for moderate-sized convenience shopping centers, mainly on Route 58, in central locations that are accessible from adjacent neighborhoods by car, transit, walking, and biking, where residents may purchase daily necessities such as groceries. It is the further intent to allow increased floor area in the SC Zoning Use District with the use of transferred development rights where appropriate. Retail development is intended to be arranged in a shopping center layout, with large-scale stores complemented by ancillary small-scale stores. Professional office buildings are intended to be arranged in campus-style layout. Strip or freestanding development is discouraged.

**§ 301-110. Uses.**

In the SC District, no building, structure, or premises shall be used or arranged or designed to be used, and no building or structure shall be hereafter erected, reconstructed, or altered, unless otherwise provided in this chapter, except for the following permitted uses or specially permitted uses and their customary accessory uses:

A. Permitted uses:

- (1) Shopping centers (with a minimum size of 50,000 square feet of gross floor area).
- (2) Office campuses.
- (3) Health clubs and spas.
- (4) Restaurants, cafes, banquet facilities, and ice cream parlors.
- (5) Indoor sports and recreation facilities. [Added 12-5-2006 by L.L. No. 52-2006]
- (6) Retail stores
- (7) Personal services
- (8) Health clubs and spas
- (9) Banks
- (10) Bakeries with retail sales on premises, specialty food stores

C. Accessory uses. Accessory uses shall include those uses customarily incidental to any of the above permitted uses or specially permitted uses when located on the same lot. Specifically included are the following: [Amended 1-17-2006 by L.L. No. 5-2006]

- (1) Drive-through windows for banks and pharmacies, and restaurants.

§ 301-111. Lot, yard, bulk and height requirements.

- D. Thirty-five feet of the front yard in the SC Zoning Use District shall remain unoccupied as landscaped area, with the exception of freestanding signs and access driveways.

- Underscores represent additions.
- Strikethroughs represent deletions.

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