



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

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**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.

**#35- Resolution #1018-Adopted 12/16/2025** Adopts a Local Law to Amend Chapter 301 of the Riverhead Town Code titled "Zoning and Land Development," Article XVIII: Business Center (BC) Zoning use district

Sincerely,

James M. Wooten  
Town Clerk  
JW:cd

TOWN OF RIVERHEAD

TB Resolution 2025-1018

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

Councilman Kern offered the following resolution,  
which was seconded by Councilwoman Merrifield

**WHEREAS**, by Resolution 2025-689, 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 XVIII: Business Center (BC) Zoning Use District; and

**WHEREAS**, a public hearing was held on the 19<sup>th</sup> 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 XVIII: Business Center (BC) 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>	<b>Adopted</b>
<b>MOVER:</b>	Councilman Robert Kern
<b>SECONDER:</b>	Councilwoman Denise Merrifield
<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 XVIII: Business Center (BC) 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 XVIII  
Business Center (BC) Zoning Use District  
[Added 10-5-2004 by L.L. No. 34-2004]

§ 301-93. Lot, yard, bulk and height requirements.

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

- Underscores represent additions.
- Strike-throughs represent deletions.

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