



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

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Registrar of Vital Statistics

Records Management Officer

Marriage Officer

August 22, 2024

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 August 20, 2024.

**#20- Resolution # 728 – Adopted 8/20/2024**

ADOPTS A LOCAL LAW TO AMEND CHAPTER 301 OF THE RIVERHEAD TOWN CODE ENTITLED “ZONING AND LAND DEVELOPMENT” SECTION 240 THEREOF, ENTITLED “BED-AND-BREAKFAST FACILITIES”

Sincerely,

James M. Wooten  
Town Clerk  
JW:cd

08.20.2024

ADOPTED

TOWN OF RIVERHEAD

TB Resolution 2024-728

**ADOPTS A LOCAL LAW TO AMEND CHAPTER 301 OF THE RIVERHEAD TOWN CODE ENTITLED "ZONING AND LAND DEVELOPMENT" SECTION 240 THEREOF, ENTITLED "BED-AND-BREAKFAST FACILITIES"**

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

**WHEREAS**, by Resolution 2024-630 adopted on July 2, 2024, the Town Clerk was authorized to publish and post a public notice to hear all interested persons to consider a local law to law to amend Chapter 301 of the Riverhead Town Code entitled "Zoning and Land Development", Section 240 thereof, entitled, "Bed-and-breakfast facilities"; and

**WHEREAS**, a public hearing was held on the 6th day of August, 2024 at or about 2:10 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 II action pursuant to SEQRA.

**NOW, THEREFORE, BE IT RESOLVED**, that a local law amending Chapter 301 of the Riverhead Town Code entitled "Zoning and Land Development", Section 240 thereof, entitled, "Bed-and-breakfast facilities", is hereby adopted as specified in the attached notice of adoption; and be it further,

**RESOLVED**, that the Town Clerk be and is hereby authorized to publish the attached notice of adoption once in the News Review Newspaper and to post same on the signboard at Town Hall; 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 [UNANIMOUS]</b>
<b>MOVER:</b>	Joann Waski, Councilwoman
<b>SECONDER:</b>	Kenneth Rothwell, Councilman
<b>AYES:</b>	Hubbard, Rothwell, Kern, Merrifield, Waski

**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 entitled “Zoning and Land Development”, Section 240 thereof, entitled, “Bed-and-breakfast facilities”. The intent of the proposed amendment is to clarify that bed-and-breakfast use is permitted by districts specifically allowing such use or by special permit of the Town Board.

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 20, 2024 Town Board Meeting.

Dated: Riverhead, New York  
August 20, 2024

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

Attachment: NOTICE OF ADOPTION CHAPTER 301.240 Prohibited Signs (Bed-and-Breakfast Facilities) (2024-728 : Adopts a Local Law to

§ 301-240. Bed-and-breakfast facilities.

A. The bed-and-breakfast use shall be an accessory use to a one-family dwelling and shall be located within the one-family dwelling in residential, commercial and agricultural zoning use districts which may specifically permit bed-and breakfast facilities as a permitted use as a right or by special permit of the Town Board.

B. The use, as permitted in each zoning in all districts allowed and regulated under this section shall be exclusively owner-occupied single one-family housing dwelling. "Owner-occupied one-family dwelling" shall mean a person's legal, primary residence as defined in the federal and state tax laws, with proof of real estate ownership/title of said premises and property.

Attachment: 301 -240 bed-and-breakfast facilities (2024-728 : Adopts a Local Law to Amend Chapter 301-240 Bed-And-Breakfast Facilities)

**Clean Copy Local Law #20-2024**

§ 301-240. Bed-and-breakfast facilities.

A. The bed-and-breakfast use shall be an accessory use to a one-family dwelling and shall be located within the one-family dwelling in residential, commercial and agricultural zoning use districts which may specifically permit bed-and breakfast facilities as a permitted use as a right or by special permit of the Town Board.

B. The use as permitted in each zoning district and regulated under this section shall be exclusively owner-occupied one-family dwelling. "Owner-occupied one-family dwelling" shall mean a person's legal, primary residence as defined in the federal and state tax laws, with proof of real estate ownership/title of said premises and property.