

Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

County City Town Village
(Select one.)

of Riverhead

FILED
STATE RECORDS

DEC 14 2016

DEPARTMENT OF STATE

Local Law No. 35 of the year 2016

A local law To Amend Chapter 301 ENTITLED, "ZONING AND LAND DEVELOPMENT" OF THE
(Insert Title)
CODE OF THE TOWN OF RIVERHEAD (Article XXIIA Hospital (H) Zoning Use District

Be it enacted by the Town Board of the
(Name of Legislative Body)

County City Town Village
(Select one.)

of Riverhead as follows:

Adopts a Local Law to Amend Chapter 301 Entitled, "Zoning and Land Development" of the Code of the Town of Riverhead (Article XXIIA Hospital (H) Zoning Use District)

(If additional space is needed, attach pages the same size as this sheet, and number each.)

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto, designated as local law No. 35 of 2016 of the ~~(County)(City)(Town)(Village)~~ of Riverhead was duly passed by the Town Board on November 15 2016, in accordance with the applicable ~~(Name of Legislative Body)~~ provisions of law.

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) ~~(Name of Legislative Body)~~ (repassed after disapproval) by the _____ and was deemed duly adopted ~~(Elective Chief Executive Officer*)~~ on _____ 20 , in accordance with the applicable provisions of law.

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) ~~(Name of Legislative Body)~~ (repassed after disapproval) by the _____ on _____ 20____. ~~(Elective Chief Executive Officer*)~~

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on _____ 20____, in accordance with the applicable provisions of law.

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) ~~(Name of Legislative Body)~~ (repassed after disapproval) by the _____ on _____ 20____. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____ 20____, in accordance with the applicable provisions of law.

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

5. (City local law concerning Charter revision proposed by petition.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the City of _____ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____ 20____, became operative.

6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the County of _____ State of New York, having been submitted to the electors at the General Election of November _____ 20____, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph 1____ above.

Thomas M. Silbels

Clerk of the county legislative body, City, Town or Village Clerk or officer designated by local legislative body

Date: December 7, 2016

(Seal)



CHAPTER 301
Zoning and Land Development
Article XXIIA
Hospital (H) Zoning Use District

§301- 112.1 Legislative Intent.

It is the purpose of the Hospital (H) Zoning Use District to implement the recommendations of the Town of Riverhead Comprehensive Plan (2003), improving the ability to address health and human service needs throughout the community and permitting the continued existence of a community based hospital within the Town of Riverhead. The Hospital (H) Zoning Use District will serve to optimize the hospital's services and meet the growing needs of the Riverhead community, its infrastructure improvements and enhance its services to better align the hospital's services with the Town's growing needs.

§301- 112.2 Authorization.

The Town Board of the Town of Riverhead shall be the designated agency to review, approve, amend, modify or disapprove site plans for all structures and uses in the Hospital (H) Zoning Use District.

§301- 112.3. Permitted Uses.

In the Hospital (H) Zoning Use District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided for herein:

- A. Public or private hospital, whether for profit or not for profit.

§301- 112.4. Accessory Uses.

In the Hospital (H) Zoning Use District, the following uses are permitted as accessory or ancillary to that of a Hospital use:

- A. Offices for hospital staff;
- B. Medical office space;
- C. Extended Care Facility;
- D. Bus passenger shelter;
- E. Public utility structure, right-of-way, sewage treatment plant or water supply facility;
- F. Emergency or supporting power generating equipment;
- G. Wireless and satellite antennas;
- H. Physical therapy;
- I. Pharmaceutical facilities;
- J. Storage facilities for medical equipment, supplies and records;
- K. Food service facilities and cafeterias;
- L. Laundry facilities;
- M. Housekeeping and maintenance storage areas;

- N. Medical library, research and educational facilities;
- O. Diagnostic clinic and clinical laboratories which provide support to hospital medical functions;
- P. Imaging services, including but not limited to magnetic resonance imaging, cat scan and linear accelerator;
- Q. Diagnostic and therapeutic radiation, laser, cryotherapy equipment, including portable and accessory buildings to house same;
- R. Gift stores;
- S. Chapels or places of worship;
- T. Off-street parking facilities;
- U. Helicopter landing site for the reception and transport of emergency and trauma patients;
- V. Garages for parking and storing of emergency and maintenance vehicles subject to the following conditions:
 - (1) Garages must be designed to be architecturally compatible with the primary hospital building;
 - (2) Garages shall have a ten (10) foot lot line setback from the property line;
 - (3) No parking level shall exceed fifty (50) feet above grade, exclusive of mechanical installations, stair bulkheads and elevator bulkheads;
 - (4) Parking garages and dedicated mechanical equipment space shall be excluded from all calculations for parking requirements;
 - (5) Parking garage shall be provided upon the same premises they serve, or elsewhere provided that all spaces are on a parcel having a property line located within 200 feet walking distance of the premises served.
 - (6) Aisle widths as set forth in Section 301-112.6 below.
- W. Such other accessory uses customary and ancillary to a Hospital facility.

§301-112.5. Dimensional Regulations.

- A. Minimum lot area: 40,000 feet;
- B. Minimum yard dimensions for principal buildings:
 - (1) Front yard: 40 feet;
 - (2) Rear yard: 25 feet;
 - (3) Side yard: 25 feet;
 - (4) Total side yards: 50 feet.
- C. Maximum height: 70 feet. The height limitation shall not apply to exposed rooftop bulkheads, elevator bulkheads, stair bulkheads, water towers, fire towers, hose towers, cooling towers, mechanical equipment, helipad, chimneys, parapet walls/cornices or solar energy systems. However, any structure(s) described above that exceed(s) 80 feet in height shall require a Special Permit from the Town Board. Height shall be measured from the average elevation of the finished grade of the building.
- D. Maximum lot coverage: 90 percent. The lot areas of all properties owned by the Hospital shall be computed into lot coverage calculations.

- E. Maximum impervious surface: 90 percent. Applicable to main hospital campus only and not to lots devoted to parking uses.
- F. Maximum floor area ratio: 1.50.
- G. Any hospital use shall be developed only on properties that are connected or capable of connection to a sewer district.

§301-112.6. Parking Spaces.

- A. Parking spaces for properties within the Hospital Zoning Use District shall be calculated as follows: One parking space per 1.5 beds.
- B. Parking to satisfy the requirements of the Hospital District may be provided on land that is contiguous with the Hospital building and not owned by the Hospital.
- C. Minimum parking aisle width for ninety (90) degree and seventy (70) degree angle: eighteen point 7 (18.7) feet;
- D. Minimum parking aisle width for sixty (60) degree angle: fifteen (15) feet.
- E. Minimum parking aisle width for forty-five (45) degree angle: twelve (12) feet.
- F. Each parking space required by this section shall be directly accessible from an access aisle without having to pass over any other parking space.

§301-112.7. Off-Street Loading.

- A. One (1) loading berth per every 150,000 square feet of floor area.
- B. Each required loading berth shall be at least 12 feet long and 14 feet wide and in no event smaller than required to accommodate the vehicles normally using such berth.
- C. No parking shall be permitted, nor shall any area be counted, in the parking area within the loading berth area.
- D. Loading berths may be provided in spaces designed to serve jointly two or more adjacent establishments.