



TOWN OF RIVERHEAD PLANNING BOARD

201 HOWELL AVENUE, RIVERHEAD, NEW YORK 11901-2596
(631) 727-3200, EXT. 240, FAX (631) 727-9101

Stan Carey, Chairman
Ed Densieski, Vice-Chair/Secretary

Richard M. O'Dea, Member

Joseph H. Baier, Member
George Nunnaro, Member

AGENDA Thursday, December 1, 2016 **REVISED 12/1/16**

The Planning Board may add or remove applications from the agenda upon its discretion, without further notice. The order in which applications appear on the agenda may be changed at the discretion for the Planning Board. The Planning Board's agendas may be viewed on the Town's Website, <http://www.townofriverheadny.gov>

****7:00 PM MEETING****

PLEDGE OF ALLEGIANCE

PLANNING BOARD DISCUSSION ITEMS

1. Brixmor – Review of revised plans for the construction of 120,450 square feet of retail and accessory uses and associated site improvements on a 41.55 acre (1,809,900.46 sq. ft.) site located at 1768 Old Country Road (CR 58), Riverhead, located in the Destination Retail Center (DRC) zoning use district, identified as SCTM No. 600-101.01-1-1, -2, -3, -4, -5, -6, -7 and – 8 and SCTM No. 600-101-1-3.4 (Jefferson V. Murphree, AICP)

****7:15 PM REGULAR MEETING****

PUBLIC HEARINGS

- 1. Baiting Hollow Cottage Condominiums/Victoria Lipovchenko** – Construction of a wood deck on an existing residential building Cottage No. 12 on property owned by the Baiting Hollow Condominium Association, upon real property located at Oakleigh Avenue, Baiting Hollow, known and designated as SCTM No. 600-40.1-1-12. (Brad Hammond)
- 2. sPower** – Minor subdivision of a property identified as SCTM Nos. 600-116-1-7.2 and 600-98-1-21.1, located at 4153 Middle Country Rd., Calverton, NY within the Industrial C (Ind C) zoning use district in the Hamlet of Calverton. (Greg Bergman)
- 3. sPower** – Construction of a 20 megawatt solar photovoltaic facility consisting of solar panels, electrical equipment, an access road and related drainage and landscaping improvements on an existing sod farm located on parts of two parcels located in the Industrial C (Ind C) zoning use district and are identified as SCTM Nos. 600-116-1-7.2 and 600-98-1-21.1. (Greg Bergman)

- 4. EPCAL** - Preliminary subdivision application for the EPCAL property that consists of 2,323.9± acres of the Former Calverton Naval Weapons Industrial Reserve Plant (NWIRP). The subject property is located in the hamlet of Calverton, Town of Riverhead, Suffolk County, and is bounded on the north by New York State Route 25, industrial, agricultural and undeveloped/wooded parcels to the east, Grumman Boulevard to the south and Wading River Manor Road and residential and undeveloped/wooded properties to the west, which are designated on the SCTM No's 600-135-1-7.1, 7.2, 7.33 and 7.4 (Kevin Walsh, PE with VHB and Richard Ehlers. Esq) **CANCELLED/RE-SCHEDULED**

PUBLIC COMMENTS ON RESOLUTIONS

RESOLUTIONS

- 1. Resolution No. 2016-0121 – Approves Final Site Plan of Wellness Center at Ostrander / Peconic Management Group** - site plan application to construct a two-story 6,911 square feet medical office (3,455.625 square feet per floor) with associated site improvements on a 36,680 square feet parcel located in the Shopping Center zoning district on the east side of Ostrander Avenue in Riverhead, identified as Suffolk County Tax Map # 600-082-03-010. (Brad Hammond)
- 2. Resolution No. 2016-0122 – Approves Preliminary Minor Subdivision of Bernard and Carolyn Cassidy/Jennifer Giordano and Virginia Doyle** – minor subdivision application to subdivide one lot identified as SCTM No. 600-92-6-11 (8,820.38 sq. ft.) and to merge the two pieces into the adjacent properties located at 4 Dunlookin Lane (SCTM No. 600-92-6-12) and 18 Dunlookin Lane (SCTM No. 600-92-6-10), zoned as Residence B-80 (RB-80) in the Hamlet of South Jamesport (Jefferson V. Murphree, AICP)
- 3. Resolution No. 2016-0123-Approves Final Site Plan of Sherwood House-** site plan application to add an accessory tasting room use to the existing uses (retail sale of wine and antiques and accessory office) within the existing main building, and for related improvements including, additional crushed stone parking spaces, concrete handicapped parking, relocation of a shed and signage to meet setback requirements, additional fencing, etc. upon real property of 62,416 sq. ft. in the RLC Zoning District on the south side of Main Rd. in Jamesport, New York, known and designated as Suffolk County Tax Map Number 0600-68-3-10. (Karin Gluth)
- 4. Resolution No. 2016-0124 – Approves Minor Subdivision of Wivczar** – minor subdivision which was originally approved by Planning Board on December 18, 1986 but never received SCDHS approval. Applicant has since received SCDHS approval and now seeks to legalize the subdivision. Properties are identified as SCTM Nos. 600-97-2-9.1 and 600-97-2-9.2, located at 72 & 84 Penny Drive, Calverton, NY and are located in the Residence B-40 (RB40) zoning use district. (Greg Bergman)
- 5. Resolution No. 2016-0125 - EPCAL Subdivision** – Resolution to schedule a public hearing for the preliminary subdivision application for the EPCAL property that consists of 2,323.9± acres of the Former Calverton Naval Weapons Industrial Reserve Plant (NWIRP). The subject property is located in the hamlet of Calverton, Town of Riverhead, Suffolk County, and is bounded on the north by New York State Route 25, industrial, agricultural and undeveloped/wooded parcels to the east, Grumman Boulevard to the south and Wading River Manor Road and residential and undeveloped/ wooded

properties to the west, which are designated on the SCTM No's 600-135-1-7.1, 7.2, 7.33 and 7.4
(Kevin Walsh, PE with VHB and Richard Ehlers. Esq) *REVISED 11/30/16*

CHAPTER 219 RESOLUTIONS

PUBLIC COMMENTS ON ALL MATTERS

MEETING MINUTES OF THE BOARD

1. Minutes of the November 17, 2016 Planning Board Meeting

EXECUTIVE SESSION

NEXT MEETING DATE – December 15, 2016, 2016 at 3:00 PM

CORRESPONDENCE