



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 15, 2016 *Updated 12/14/16*

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>

****3:00 PM MEETING****

PLEDGE OF ALLEGIANCE

PLANNING BOARD DISCUSSION ITEMS

- 1. Guddha, LLC, 365 Harrison Avenue** – Discussion about a site plan application to construct 1-story, approximately 1,000 square foot takeout/self-service food establishment with a basement and sanitary, parking, site and drainage improvements upon real property located at the northwest corner of Old Country Rd. and Harrison Ave. (365 Harrison Ave.) Riverhead, further described at SCTM No. 600-102-03-004.01 (Karin Gluth)
- 2. Gendot Associates, Inc.** – Discussion of a site plan application for the conversion of an existing single-family house into a retirement community unit and construction of 15 more retirement community units (14 attached units in sets of two and one detached unit) upon real property of approximately 3.67 acres at 450 Middle Rd. located in the Residence RC Zoning District (Retirement Community) on the north side of Middle Rd. in Riverhead, New York, known and designated as Suffolk County Tax Map No. 0600-82-04-221.12 (Karin Gluth)
- 3. The Vistas at Baiting Hollow (Knolls of Fox Hill, Inc.)**-Presentation and discussion of a preliminary site plan application to construct two one-story townhouse buildings with 11 units and one two-story 10 unit building for a total of 21 units upon real property of 8.08 acres located in the RA-80 Zoning District at 2300 Fox Hill Dr. in Baiting Hollow, New York, known and designated as SCTM No. 0600-040.00-05.00-006.001. (Karin Gluth)
- 4. Verizon Wireless #4 at Sound Shore Rd.** – Discussion of administrative site plan to collocate three (3) new panel antenna, four (4) RRH units, and one (1) sector box pipe mounted to a new platform on an existing wireless communications tower, and includes the installation of associated wireless communications equipment at ground level to be located on a new ±140 sq. ft. concrete pad, covered by

a ±125 sq. ft. rain canopy, and installation of a propane tank installed on a new 32 sq. ft. concrete pad, all located within the perimeter of an existing wireless communications compound located on the south side of Sound Shore Road on property described as SCTM No. 600-7-1-4.1. (Greg Bergman)

5. S Power – Continued discussion of a site plan application to construct a 20 megawatt solar photovoltaic facility at an existing sod farm, and construction of an electrical tie-in line on properties identified as SCTM Nos. 600-116-1-7.2 and 600-98-1-21.1, zoned Industrial C (IC) (Greg Bergman)

****3:15 PM REGULAR MEETING****

PUBLIC HEARINGS

None

PUBLIC COMMENTS ON RESOLUTIONS

RESOLUTIONS

1. **Resolution No. 2016-0126 - Riverhead Cement Block Co.** - Resolution to approve a minor subdivision application of an existing property identified as SCTM 600-82-01-012 located at 1521 Roanoke Avenue in the Residence B-40 (RB40) zoning use district. (Greg Bergman)
2. **Resolution No. 2016-0127 – The Vistas at Baiting Hollow (Knolls of Fox Hill, Inc.)** - Resolution to schedule a public hearing for a preliminary site plan application to construct two, one-story townhouse buildings and one two-story unit building for a total of 21 units upon real property of 8.08 acres located in the RA-80 Zoning District at 2300 Fox Hill Dr. in Baiting Hollow, designated as SCTM No. 0600-040.00-05.00-006.001. (Karin Gluth)
3. **Resolution No. 2016-0122 –Minor Subdivision of Bernard and Carolyn Cassidy/Jennifer Giordano and Virginia Doyle** – Resolution to approve a 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)
4. **Resolution No. 2016-0128 – Brixmor** – Resolution to approve a ten-foot tall, 790 +/- ft long wall along the eastern property line of a proposed 120,450 sq. ft. retail center 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, that is zoned Destination Retail Center (DRC) and is 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)
5. **Resolution No. 2016-0129 – Minor Subdivision of Walter O’Kula** – Resolution to extend the time for the Chairman or Secretary of this Board to affix his or her signature to the final plat of the “Minor Subdivision of Walter O’Kula” upon premises located at 115 Sandalwood Lane, Riverhead, further described as SCTM No. 0600-112-1-23. (Jefferson V. Murphree, AICP)
6. **Resolution No. 2016-130 – Verizon Wireless #4 at Sound Shore Rd.** – Resolution approving administrative site plan to collocate three (3) new panel antenna, four (4) RRH units, and one (1)

sector box pipe mounted to a new platform on an existing wireless communications tower, and includes the installation of associated wireless communications equipment at ground level to be located on a new ±140 sq. ft. concrete pad, covered by a ±125 sq. ft. rain canopy, and installation of a propane tank installed on a new 32 sq. ft. concrete pad, all located within the perimeter of an existing wireless communications compound located on the south side of Sound Shore Road on property described as SCTM No. 600-7-1-4.1. (Greg Bergman)

7. **Resolution No. 2016-0131 – Wellness Center at Ostrander/Peconic Management Group** – Resolution to approve a final 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)
8. **Resolution No. 2016-0132 – Victoria Lipovchenko, Baiting Hollow Cottage Condominiums** – Resolution to approve an application to construct 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. 600-040.01-01-012. (Greg Bergman) *Updated 12/13/16*

CHAPTER 219 RESOLUTIONS

PUBLIC COMMENTS ON ALL MATTERS

MEETING MINUTES OF THE BOARD

1. Minutes of the December 1, 2016 Planning Board Meeting

EXECUTIVE SESSION

NEXT MEETING DATE – January 5, 2017, 2016 at 7:00 PM

CORRESPONDENCE

1. Luminati Glare Study & Letter Re: sPower Dated 12/9/16
2. Garrett Gray Letter Re: sPower Negative Declaration Dated 12/8/16
3. Concerned Citizens of Jamesport E-Mail Re: sPower Farmland Preservation Dated 12/5/16