



# TOWN OF RIVERHEAD PLANNING BOARD

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

*Stanley Carey, Chairman*  
*Edward Densieski, Vice-Chair/Secretary*

*Richard M. O'Dea, Member*

*Joseph H. Baier, Member*  
*George Nunnaro, Member*

## AGENDA

**Thursday, February 15, 2018**

**Updated February 12, 2018**

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 by 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**

### **DISCUSSION ITEMS**

**1. Saber-Aldi's Expansion** - Site Plan for an approximately 896 sq. ft. (12 ft. by 74.5 ft.) expansion along the rear portion of Aldi, which will allow refrigeration units to be shifted south, shifting south of the existing dumpster enclosure and three parking stalls shown at the rear of Aldi's as well as an exterior light fixture on the adjacent building, the relocation of roof drains to the new rear wall and reconnection underground to existing drainage structures, and revised plantings around the existing pylon sign at the entrance to the site at an existing shopping center on a 574,707 sq. ft. parcel zoned Business Center (BC) at 1757 Old Country Rd., Riverhead known as SCTM#: 600-101-02-12.6. (Karin Gluth).

**2. Hubbard Farmstand** – Discussion of a farm stand application which seeks to legalize a pre-existing farm stand and permit the continued use of selling agricultural goods at a roadside stand. The subject property is a 2.534 acre parcel located at 230 Meetinghouse Creek Road, Aquebogue, within the Residence B-80 (RB80) zoning use district, with said parcel being more particularly described as SCTM No. 600-86-2-18. (Greg Bergman).

**3. sPower** – Continued discussion on a revised site plan application to construct a 20 megawatt solar photovoltaic facility on an existing sod farm on parcels identified as SCTM Nos. 600-116-1-7.2 and 600-98-1-21.1 located within the Industrial C zoning use district, and construction of an underground electrical tie-in line in a 15 ft. easement on properties identified as SCTM Nos. 600-116-2-7.4 and 600-117-1-6 located in the Industrial C zoning use district, and on properties identified as SCTM Nos. 600-117-2-7.2, 600-117-2-8.2 and 600-137-1-32.1 located in the Industrial A zoning use district, and construction of an electrical voltage step-up facility at an existing solar photovoltaic facility located on a parcel identified as SCTM No. 600-137-1-32.1 located in the Industrial A zoning use district. (Greg Bergman).

**4. Klatt Minor Subdivision** – Discussion of a minor subdivision application which seeks to reapprove a two lot minor subdivision originally approved by the Town of Riverhead Planning Board by resolution dated January 6, 1986. The two lots, identified as SCTM Nos. 600-91-3-6.2 and 600-91-3-6.3, which area located on Fourth Street, South Jamesport, within the Residence B-40 zoning use district, were inadvertently merged by the Town Assessor’s office pursuant to the Town’s merger statue as a result of estate planning by the applicant. (Greg Bergman)

**PUBLIC HEARINGS**

None

**PUBLIC COMMENTS ON RESOLUTIONS**

**RESOLUTIONS**

**1. Resolution No. 2018-012 – Final Site Plan Approval for Auto Zone Expansion** – Resolution granting final approval of a site plan application to construct a 1,516 sq. ft. addition onto the eastern side of an existing 5,352 sq. ft. masonry building presently used as an automotive parts retail sales facility, along with lighting and landscaping improvements on a 1.102 acre parcel located at 1260 Old County Road (CR58), Riverhead, on the northeast corner of the intersection of Old Country Road and Woodcrest Avenue within the Business Center (BC) zoning use district, with said parcel being more particularly describes as SCTM No. 600-122-1-22.1. (Greg Bergman)

**2. Resolution No. 2018-013 - Final Site Plan Approval for Twin Fork Beer Co.** – Resolution granting final approval of a site plan application to construct a new 11,480 sq. ft. brewery with tasting room and related site improvements, including lighting, landscaping, as well as stormwater management systems on a vacant 2.097 acre parcel located at 807 Raynor Avenue, within the Industrial C (Ind C) zoning use district, with said parcel being particularly identified as SCTM #600-108-2-12. (Greg Bergman)

**3. Resolution No. 2018-014 – Minor Subdivision of Mary Klatt** – Resolution to reapprove a two lot minor subdivision originally approved by the Town of Riverhead Planning Board by resolution dated January 6, 1986. The two lots, identified as SCTM Nos. 600-91-3-6.2 and 600-91-3-6.3, which area located on Fourth Street, South Jamesport, within the Residence B-40 zoning use district, were inadvertently merged by the Town Assessor’s office pursuant to the Town’s merger statue as a result of estate planning by the applicant. (Greg Bergman)

**4. Resolution No. 2018-015 – Final Site Plan Approval for TSA Capital Gas Station Redevelopment** – Resolution granting final approval for a site plan for construction of a new fueling station consisting of four fuel pumps (eight fueling stations), a 2,628 sq. ft. fueling canopy, 165 sq. ft. attendant kios with restroom, air station, paving and drainage improvements, as well as landscaping and lighting improvements on a parcel situate at 841 Old Country Road, Riverhead, with said parcel being more particularly and currently described as SCTM No. 600-104-2-3.3 and located within the Business Center (BC) zoning use district. (Greg Bergman)

**PUBLIC COMMENTS ON ALL MATTERS**

**MEETING MINUTES OF THE BOARD**

1. Minutes of the February 1, 2018 Planning Board Meeting

**EXECUTIVE SESSION**

**NEXT MEETING DATE** – March 1, 2018 at 7:00 PM

**CORRESPONDENCE**