



TOWN OF RIVERHEAD PLANNING BOARD

201 HOWELL AVENUE, RIVERHEAD, NEW YORK 11901-2596
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Stan Carey, Chairman
Edward Densieski, Vice-Chair/Secretary

Richard M. O'Dea, Member

Joseph H. Baier, Member
George Nunnaro, Member

AGENDA Thursday, December 7, 2017

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>

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

PLEDGE OF ALLEGIANCE

DISCUSSION ITEMS

None.

PUBLIC HEARINGS

1.) Reeve Minor Subdivision – Public hearing on a 2-lot minor subdivision/lot line modification application which seeks to modify the existing boundary lines between two properties and create two new parcels, one being 1.630 acres, the other being 0.942 acres. The subject parcels are located within the Residence B-40 (RB40) zoning use district, with said parcels being more particularly described as SCTM Nos. 600-86-4-16.7 and 600-86-4-16.9. (Greg Bergman)

2.) Great Rock Clubhouse Addition – Public hearing on a site plan application to construct a 2-story clubhouse addition to the Great Rock Golf Course located at 15 Fairway Drive, Wading River. The proposed clubhouse would have a first floor with an area of 6,588 sq. ft., and a basement with an area of 6,230 sq. ft. The site plan also proposes landscaping, lighting, parking, and drainage improvements, as well as the relocation of existing trailers on site. The parcel is located within the Residence B-80 (RB80) zoning use district, and is described as SCTM No. 600-57-1-1.32. (Greg Bergman)

3.) Auto Zone Expansion – Public hearing on 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 being used as an automotive retail sales facility, along with lighting and landscaping improvements. The site is a 1.102 acre parcel located at 1260 Old Country Road, Riverhead, within the Business Center (BC) zoning use district, and is more particularly described as SCTM No. 600-122-1-22.1. (Greg Bergman)

PUBLIC COMMENTS ON RESOLUTIONS

RESOLUTIONS

1. Resolution No. 2017-117 – Rottkamp Minor Subdivision – Resolution which classifies action, assumes Lead Agency, and issues a negative declaration pursuant to SEQRA, and approves an application for a minor subdivision for real properties located on Deep Hole Road, Calverton, New York, with said properties being more particularly described as SCTM Nos. 600-81-1-14 and 600-100-2-25.7. (Greg Bergman)

2. Resolution No. 2017-118 – Long Island Sports Park – Resolution which classifies action as a Type I Action and circulates request for Lead Agency status for the purposes of SEQRA review for a site plan application to operate a multi-purpose sports park and event site on an 82.4719 acre parcel located within the Industrial C zoning use district, with said parcel being more particularly described as SCTM No. 600-137-1-2.1. (Greg Bergman)

3. Resolution No. 2017-119 – Long Island Sports Park – Resolution which schedules a public hearing for a site plan application to operate a multi-purpose sports park and event site on an 82.4719 acre parcel located within the Industrial C zoning use district, with said parcel being more particularly described as SCTM No. 600-137-1-2.1. (Greg Bergman)

4. Resolution No. 2017-120 – sPower – Resolution which approves a minor subdivision application which seeks to create three (3) parcels out of two (2) existing parcels located on the south side of Middle County Road, Calverton, within the Industrial C (Ind C) zoning use district, with said parcels being more particularly described as SCTM Nos. 600-116-1-7.2 and 600-98-1-21.1. (Greg Bergman)

5. Resolution No. 2017-121 - Apple Honda – Administrative approval of a phased Amended Site Plan for removal of a 842 sq. ft. canopy on the east side of the service building, construction of a new 1,349 sq. ft. canopy for an automobile drop-off area further north on the same side of the building, for exterior façade and interior renovations to the service building, drainage and landscaping changes from the approved plan, and change from stone blend pavement to asphalt adjacent to the south side and a portion of the west side of the service building, with construction of the previously approved 2,400 sq. ft. maintenance building and change from stone blend to asphalt in the southeast corner of the site shown as phase two at an existing car dealership at 1375 Old Country Rd. in Riverhead, known as SCTM No. 600-108-02-8. (Karin Gluth)

PUBLIC COMMENTS ON ALL MATTERS

MEETING MINUTES OF THE BOARD

1. Minutes of the November 16, 2017 Planning Board Meeting

EXECUTIVE SESSION

NEXT MEETING DATE – December 21, 2017 at 3:00 PM

CORRESPONDENCE