



TOWN OF RIVERHEAD PLANNING BOARD

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

Richard M. O'Dea, Member

Joseph H. Baier, Member
George Nunnaro, Member

AGENDA Thursday, May 17, 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. Hilton Garden Inn/Marriot Residence Inn – Discussion of a site plan for construction of a signalized intersection on Old Country Rd., allowing for all turning movements both in and out, to include removing the existing guard rail, construction of an additional curb cut and driveway, and related work including the construction of two tiered retaining walls, grading, curbing, paving, landscaping, and drainage with total altered area of 14,051 sq. ft. at a parcel of 303,453 sq. ft. on the north side of Old Country Rd. across from the Long Island Expressway (LIE) exit ramp and east of the looped LIE entrance ramp in the Destination Retail Center (DRC) Zoning District. The parcel is known as SCTM No. 0600-118-02-3.1 and is already developed with two hotels, a Hilton Garden Inn at 2038 Old Country Rd. and a Marriot Residence Inn at 2012 Old Country Rd., Riverhead. (Karin Gluth)

2. Calverton PODS – Discussion of an amended site plan application submitted on behalf of Calverton Distribution PODS seeking changes to an approved site plan to construct a 45,212 sq. ft. industrial building. The application is seeking changes to the approved landscaping plan, as well as changes to fencing and a retaining wall that was on the approved plan. The subject site is located at 3651 Middle Country Road, Calverton, within the Industrial A (Ind A) zoning use district, and is more particularly described as SCTM No. 600-117-2-9.2. (Greg Bergman)

3. Verizon Wireless @ Wading River 4 – Discussion of an administrative site plan application seeking to add equipment to an existing wireless communications facility situated on a 2.2 acre parcel located at 6232 Middle Country Road, Wading River, within the Residence B-80 (RB80) zoning use district, with said parcel being more particularly described as SCTM No. 600-134-1-2.2. (Greg Bergman)

4. Real Life Church of Wading River – SEQRA Lead Agency coordination referral and discussion of a site plan application for the expansion of an existing church. The site plan proposes a two-phase

expansion; the first phase consists of an approximate 3,100 sq. ft. addition to the church, along with lighting, landscaping, parking, drainage, and sanitary improvements, with the second phase proposing an additional 2,874 sq. ft. expansion. The three subject parcels, identified as SCTM Nos. 600-72-2-2, 600-72-2-7, and 600-72-2-8, are located on Dogwood Drive, Wading River, within the Residence B-80 zoning use district. (Greg Bergman)

5. Bright & Early Discoveries – Discussion of a final site plan application to perform site modifications to an existing commercial site in order to operate a day care facility. The modifications include installing a 6 ft. high stockade fence along portions of the property boundary, erection of a 4 ft. high chain link fence in two portions of the property in order to create outdoor play areas, relocation of an existing dumpster and installation of a 6 ft. high chain link dumpster enclosure with privacy slats, removal of approximately 2,185 sq. ft. of asphalt to be replaced with mulch, as well as landscaping improvements on a 0.52 acre parcel located at 608 Northville Turnpike, with said parcel being more particularly described as SCTM No. 600-127-2-2.1 and located within the Residence A-40 (RA40) zoning use district (Greg Bergman).

6. Great Rock – Continued discussion of 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)

PUBLIC HEARINGS

None.

PUBLIC COMMENTS ON RESOLUTIONS

RESOLUTIONS

1. Resolution No. 2018-040 – Verizon Wireless @ Wading River 4 – Resolution granting administrative site plan approval for a site plan application seeking to add equipment to an existing wireless communications facility situated on a 2.2 acre parcel located at 6232 Middle Country Road, Wading River, within the Residence B-80 (RB80) zoning use district, with said parcel being more particularly described as SCTM No. 600-134-1-2.2. (Greg Bergman)

2. Resolution No. 2018-041 – Great Rock Clubhouse Expansion – Resolution granting preliminary site plan approval for 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. Resolution No. 2018-042 – Bright & Early Discoveries – Resolution granting final site plan approval for a final site plan application to perform site modifications to an existing commercial site in order to operate a day care facility. The modifications include installing a 6 ft. high stockade fence along portions of the property boundary, erection of a 4 ft. high chain link fence in two portions of the property in order

to create outdoor play areas, relocation of an existing dumpster and installation of a 6 ft. high chain link dumpster enclosure with privacy slats, removal of approximately 2,185 sq. ft. of asphalt to be replaced with mulch, as well as landscaping improvements on a 0.52 acre parcel located at 608 Northville Turnpike, with said parcel being more particularly described as SCTM No. 600-127-2-2.1 and located within the Residence A-40 (RA40) zoning use district. (Greg Bergman)

PUBLIC COMMENTS ON ALL MATTERS

MEETING MINUTES OF THE BOARD

1. Minutes of the May 3, 2018 Planning Board Meeting

EXECUTIVE SESSION

NEXT MEETING DATE – June 7, 2018 at 7:00 PM

CORRESPONDENCE