



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, April 18, 2019 *AMENDED 4/16/19*

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. Enterprise Park at Calverton (EPCAL) - Review and discussion about an eight lot preliminary subdivision designated as SCTM #'s 600-135-1-7.1, 7.2, 7.33 and 7.4 and consists of 2,323.9± acres of the Former Calverton Naval Weapons Industrial Reserve Plant (NWIRP) in the hamlet of Calverton. (Dawn Thomas, Esq., Community Development Administrator/Jeffrey Seeman, CEP/Anne Marie Prudenti, Esq./Frank Isler, Esq./Richard Ehlers, Esq./Jefferson V. Murphree, AICP) **ADJOURNED to May 2, 2019**

2. Anthony Golfo (Golfo Development) – Discussion of a 2-lot minor subdivision application seeking to subdivide an existing 49,114 sq. ft. (1.127 acre) parcel located in the Residence B-80 (RB-80) zoning use district into two undersized lots, one of 24,397 sq. ft. (0.56 acres) and another of 24,717 sq. ft. (0.567 acres), situated at 101 Long View Dr., aka Long View Rd., in Wading River, NY with said parcel being more particularly described as SCTM #600-25-3-9 (Karin Gluth).

3. Minor Subdivision of Henry Silverman – Review and discussion of a three lot minor subdivision of an existing 7.988 acre (347,960 square feet) parcel. The proposed subdivision results in Lot 1, with a lot area of 118,319 sq. ft.; Lot 2 with an area of 118,516 sq. ft. and Lot 3 with an area of 111,125 sq. ft. Lot 3 is currently improved with a 2-story frame residential dwelling, barn and accessory buildings, sanitary system, public water and miscellaneous infrastructure. The subject property is located at 4654 Sound Avenue, at the northeast corner of Sound Avenue and Penny Road in the Residence A-80 (RA-80) identified as SCTM # 600-19-01-16. (Jefferson V. Murphree, AICP)
(ACTION DEADLINE May 4, 2019)

4. Comprehensive Plan Update – Review and discussion about issues, goals and objectives in updating the Town's 2003 Comprehensive Plan. (Jefferson V. Murphree, AICP)

PUBLIC HEARINGS

None

PUBLIC COMMENTS ON RESOLUTIONS

RESOLUTIONS

1. Resolution No. 2019-029 - Anthony Golfo (Golfo Development) – Resolution to approve a 2-lot minor subdivision application seeking to subdivide an existing 49,114 sq. ft. (1.127 acre) parcel located in the Residence B-80 (RB-80) zoning use district into two undersized lots, one of 24,397 sq. ft. (0.56 acres) and another of 24,717 sq. ft. (0.567 acres), situated at 101 Long View Dr., aka Long View Rd., in Wading River, NY with said parcel being more particularly described as SCTM #600-25-3-9 (Karin Gluth).

2. Resolution No. 2019-030 Fedun-Barn – Resolution to approve a 6,000 sq. ft. barn within building envelope in conjunction with an approved Conservation Easement dated August 9, 2007 per November 2, 2007 Planning Board Resolution #89 which states “shall allow the construction of one single family residence, related residential uses and barn structures and accessory buildings totaling 6,000 square feet of surface area, on a floating building envelope of at least 40,000 square feet within the site.” The subject property is located at 327 Riley Avenue, identified as SCTM No. 600-79-7.14 (Jefferson V. Murphree, AICP)

3. Resolution No. 2019-031 – Sons Riverhead LLC - Resolution to set a public hearing for a site plan to split the former Sports Authority 45,085 sq. ft. building at 1160 Old Country Rd. into three storefronts of 14,800 sq. ft., 20,075 sq. ft., and 10,210 sq. ft., do front façade modifications, and site modifications including a new 40 ft. long loading dock with a retaining wall and a new egress staircase to the east side of the building, a new handicapped curb ramp for access to the easternmost storefront, restriping the parking lot including four additional handicapped parking stalls with shared access aisles, wider access aisles for the existing 8 handicapped parking stalls, four additional landscaped islands, two covered cart corrals, and site lighting modifications. The majority of the modifications are proposed on Suffolk County Tax Map No. 0600-108-3-13.9. The only proposed improvements on Suffolk County Tax Map No. 0600-108-3-13.7, the site of the Target store at 1150 Old Country Rd., is a proposed new pylon sign at the shared driveway off of Old Country Rd. and repainting of the faded markings for the shared driveway. (Karin Gluth)

PUBLIC COMMENTS ON ALL MATTERS

MEETING MINUTES OF THE BOARD

April 4, 2019

CORRESPONDENCE

EXECUTIVE SESSION

NEXT MEETING DATE – Thursday, May 2, 2019 at 7:00 pm