



TOWN OF RIVERHEAD PLANNING DEPARTMENT

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

Jefferson V. Murphree, AICP
*Town Building and Planning
Administrator
Ext. 239*

Greg Bergman
*Planning Aide
Ext. 264*

Carissa Collins
*Planning Board Secretary
Zoning Board Secretary
ARB Secretary
Ext. 240*

STAFF REPORT

To: Yvette Aguiar, Town Supervisor
Town Board
Robert Kozakiewicz, Town Attorney
Diane Wilhelm, Town Clerk

From: Greg Bergman, Planning Aide

Re: 205 Osborn Ave – Mixed Use Building Site Plan Application
205 Osborn Ave, Riverhead, NY
SCTM Nos. 600-128-2-21.1 & 600-128-2-22

Date: June 27, 2021

Current Application

The Planning Department has received and reviewed a site plan application proposing to demolish an existing vacant single-story building and to construct a five-story, 50 ft. tall mixed-used building which includes ground floor office/conference rooms as well as amenity space for residents of the upper floor apartments, and a total of 39 residential apartment units on the second through fifth floors consisting of four (4) studio, twenty-seven (27) one bedroom, and eight (8) two-bedroom units, as well as a rooftop patio area for residents of the building. Related site improvements including on-site parking, lighting, landscaping, and drainage are also proposed.

Railroad Avenue Overlay District

The site plan application is submitted under the newly adopted Railroad Avenue Overlay District (RRA-OD), which was adopted by the Town Board by Local Law No. 1-2021, added on January 5, 2021 to the Town Code (Article XXXIA). The RRA-OD allows for increased development density for parcels with a minimum lot size of 20,000 sq. ft.

The proposed site, as it presently exists, consists of two separate tax map parcels (SCTM Nos. 600-128-2-21.1 and 600-128-2-22). The application proposes to merge the two parcels, which would result in a total lot size of 20,974 sq. ft., thereby making the provisions of the RRA-OD applicable to the project site.

Site Location, Zoning, and Surrounding Development

The subject parcels, identified as SCTM Nos. 600-128-2-21.1 and 22, are located on the northwest corner of the intersection of Osborn Ave. and Court St., Riverhead, (see Figure 1). The parcel is located within the Downtown Center-3 (DC3) zoning use district and Railroad Avenue Urban Renewal Area (which places the site plan review under the jurisdiction of the Town Board pursuant to Town Code §301-303A(1)(a)) , and is located within the boundaries of both the Riverhead Water District and the Riverhead Sewer District.



Figure 1: Aerial image of subject parcel, taken from Nearmaps.

The subject parcel shares its western property boundary with the Riverhead Free Library building, while its northern property boundary abuts the parking lot for the Library. The Suffolk County Historical Society building is located across Court Street to the south, and there is a Town of Riverhead parking lot located across Court Street to the east.

The subject property is presently improved with a one-story brick building with basement, and associate parking and site improvements (see Figure 2). The building was most recently occupied by Long Island Diagnostic Imaging at Riverhead.



Figure 2: Existing single story brick building.

SEQRA

As the project proposes new residential apartments in excess of 20 units, the proposed action is a Type I Action pursuant to §225-11 B(9) of the Town Code, requiring mandatory coordinated review with involved agencies. The following entities have been identified as being involved agencies:

1. Town of Riverhead Town Board
2. Town of Riverhead Water District
3. Town of Riverhead Sewer District
4. Town of Riverhead Zoning Board of Appeals
5. Town of Riverhead Building Department
6. Suffolk County Planning Commission
7. Suffolk County Department of Health Services
8. PSEG/LIPA
9. National Grid
10. New York State Department of Transportation (interested agency due to proximity to State Route 25 which may affect timing of signalized intersections.)

Staff has prepared a Resolution to classify the site plan application as a Type I Action and request Lead Agency status in a coordinated review among involved agencies.

The Negative Declaration adopted for the RRA-OD was adopted based on a SEQR analysis performed on the RRA-OD which contemplated a theoretical build condition scenario for properties within the RRA-OD as enumerated in Town Code §301-151.11B. Properties contemplated under this SEQR review that are consistent with the thresholds utilized in the evaluation of the adoption of the Overlay District shall benefit from the adopted negative declaration (Town Code §301-151.11C).

Staff notes that Town Code §301-151.11D states that projects which exceed the base thresholds for redevelopment within the RRA-OD and/or provide community benefits to increase density will be required to prepare a Full Environmental Assessment Form (FEAF) and a SEQR review will be conducted by the Town. The project complies with the base thresholds for redevelopment, and is seeking to utilize community benefits regarding parking for nonresidential uses by opting into the Parking District by petitioning the Town Board under the provisions of Town Code §301-151.7A (Community Benefits). The site plan currently proposes a total of 35 parking stalls, where a total of 39 parking stalls would be necessary if the applicant was required to provide on-site parking for all uses, or a total reduction of four (4) required stalls. Overall, the reduction of four (4) on-site parking stalls is not significant, as there is an ample supply of parking at the Court Street parking lot, Griffing Ave parking lot, as well as along Railroad Ave. (see Figure 2). As such, the proposed development is largely consistent with the adopted Negative Declaration for the RRA-OD.



Figure 2: Aerial image of surrounding area. Project site shown in red, Town of Riverhead parking lots shown in green.

VariANCES Required

The site plan application will require the following relief from the Zoning Board of Appeals:

1. §301-151.6A: Proposed front yard depth (corner lot) is 0.4 ft; minimum required is 10 ft.
2. §301-151.6A: Proposed combined side yard (corner lot) is 2.3 ft.; minimum required is 10 ft.
3. §301-151.6(A): Proposed rear yard depth is 4.6 ft.; minimum required is 10 ft.
4. §301-231E(2): Proposed parking stall size is 9 ft. by 20 ft.; required is 10 ft. by 20 ft.
5. §301-151.10C(2)(b): Parking is set back <1 ft. from property line; required is 15 ft.
6. §301-151.10C(2)(e): Lots with 21 or more parking spaces require “orchard” planting at a rate of one-tree per 10 off-street spaces throughout the parking lot and perimeter; site plan proposes only perimeter plantings.
7. §301-151.10C(2)(f): Proposed vegetated buffer between parking is -4 ft.; minimum required is 5 ft.
8. §301-259B(1): Proposed building accent lighting has up-lighting component; all exterior lighting required to be directed downward.
9. §301-259D(1): Building mounted accent lighting proposed at heights of 25 ft. and 41 ft. 8-in. above grade; maximum permitted height is 16 ft.

Plans Submitted

The Planning Department has received and reviewed a site plan, prepared and stamped by Douglas E. Adams, PE, last dated May 26, 2021, with sheets labeled 1 of 4: Landscape & Alignment Plan, 2 of 4: Grading & Drainage Plan, 3 of 4: Lighting Plan, and 4 of 4: Existing Conditions Map. The Department has also received Architectural Plans and Elevations, prepared and stamped by Noel F. Rodgers, RA, last dated May 24, 2021, with sheets labeled T-1.1: Title Sheet, Drawing List & Building Perspective. A-1.01: Basement Plan, A-1.02: First Floor Plan & Parking, A-1.03 First Floor Plan & Grid, A-1.04: Second & Third Floor Plans & Unit Matrix, A-1.05: Fourth Floor Plan,

205 Osborn Ave Mixed Use Building – Staff Report

A-1.06: Fifth Floor Plan, A-1.07: Enlarged Unit Plans, A-1.08: Enlarged Unit Plans, Cont'd, A-1.09: Roof Plan, A-2.01: Right Side Elevations & Diagrammatic Wall Section, A-2.02: Front & Rear Elevations, A-2.03: Left Side Elevation.

Fees

The commensurate fees for the site plan application have been received, pursuant to Town Code §301-305G.

Ingress/Egress

The site plan application currently proposes a 24 ft. wide two-way driveway on Court Street near the western property Court Street, near the property's western boundary, and proposes a

Building Façade

The proposed building façade consists whitewashed brick , black metal panels to screen the ground-level parking garage, white “dryvit” moldings, black storefront paneling, black wrought iron Juliet balconies, with black window frames.

The plans will be referred to the Architectural Review Board for their review and comments.

Existing Vegetative Buffers

The site is currently clear of most existing vegetation, with the exception of some large caliper trees located along the site's western property boundary (see Figure 3). Based on the location of the existing chain link fence on the Riverhead Free Library's property, it appears as though these trees are on the subject parcel. The site plan currently appears to show the removal of these trees in order to seed the area with a northern wildflower mix. Staff recommends that these trees should be preserved in order to help maintain the existing vegetative buffer with the Riverhead Free Library property.



Figure 3: Existing trees along western property boundary.

There is an existing vegetative buffer near the site’s northern property boundary, although based on the existing conditions map, it appears as though this vegetative buffer is located entirely on the Riverhead Free Library’s property, and as such, this vegetative buffer must remain undisturbed during construction.



Figure 4: Existing vegetation along northern property boundary. This vegetation appears to be located on the Riverhead Free Library property, according to the existing conditions map.

§301-151.10 Development Standards

301-151.10A – Pedestrian Environment

The RRA-OD development standards require that walkway pavement shall be a minimum of six feet wide and include pedestrian scale lighting at a height of 12 feet or less, spaced no further apart than 50 ft. on center. Currently, the site plan proposes a 4 ft. wide sidewalk along Court Street and Osborn Ave. The plans must be revised to show a 6 ft. wide sidewalk along these street frontages.

Additionally, the plans do not show any pedestrian lighting along these street frontages, with the exception of building mounted lighting along these facades. Pending clarification on the proposed lighting plan, the proposed building mounted lighting may serve the purpose of adequately illuminating the pedestrian sidewalk.

§301-151.10C – Parking

The RRA-OD requires that parking shall be sited to the rear of building, away from street frontage *when possible*, or to the side of buildings. The site plan currently proposes parking along the western side of the building near the frontage with Court Street, as well as in a screened parking garage along Osborn Ave. The language in the Code which states “when possible,” gives discretion to the reviewing Board to waive or modify this requirement based on the proposed site design.

Rooftop Access

The site plans propose a 688 sq. ft. rooftop patio area for use by residents of the apartment building, which will be accessed via a ±470 sq. ft. rooftop lobby with elevator and stairwell access. The proposed rooftop lobby will be set back approximately 17 ft. from the front façade of the building and will not have a significant impact on the scale or massing of the building at the streetscape.

Utilities

As with other multi-story apartment buildings recently constructed in Downtown Riverhead, above ground utilities will need to be moved underground for fire safety and aesthetic purposes.

Trash Collection

The site plan currently proposes a 22 ft. by 24 ft. wide dumpster enclosure near the northwestern corner of the subject parcel. The plans propose to screen the enclosure with a 6 ft. high black vinyl coated chain link fence with black vinyl privacy slats, which complies with the requirements of Town Code §245-8. A minor inconsistency is noted on Sheet 1 of the site plan, where the dumpster enclosure details show a 6 ft. high chain link fence, while the site alignment plan states that it is a 5 ft. high chain link fence. This detail must be corrected in future revisions.

Exterior Lighting

The lighting plan on Sheet 3 of the site plan indicates that there will be a total of four (4) pole mounted LED parking lot lights, and a total of thirteen (13) wall mounted LED wall packs. The architectural drawings indicate 34 wall mounted accent lighting fixtures mounted at heights of 25 ft. and 41 ft. 8-in. above grade, with these lighting fixtures having an uplight and downlight component. The placement of these fixtures on the building will require relief from the Zoning Board of Appeals for mounting height and dark skies compliance.

Water & Sewer

The project site is located within the boundaries of both the Riverhead Water District and the Riverhead Sewer District, and proposes connections to both districts for potable water and sanitary wastewater management. The plans will be referred to both Departments for their review and comments during the SEQR coordination period.

205 Osborn Ave Mixed Use Building – Staff Report

Town Highway Department

The application will require permits from the Town of Riverhead Highway Department for the proposed curb cuts, as well as for any additional work proposed within the Town right-of-way of Osborn Ave. or Court St.

New York State Department of Transportation

Although the project site is not located on the State Rt. 25 right-of-way, the application will be referred to the New York State DOT for their review and comments, as the proposed development may impact signal timing at the East Main Street/Court Street and East Main Street/Osborn Ave. intersections.

Suffolk County Planning Commission

Referral of the plans to the SCPC will be handled during the SEQR coordination period.

Suffolk County Department of Health Services

Referral of the application to the SCDHS will be handled during the SEQR coordination period.

Natural Gas Connection

The site plan proposes a new underground gas connection to serve the building's natural gas needs.

Title Report

A title report was submitted with the site plan application. The report has been referred to the Town Attorney's office for their review and comment.

cc: Jefferson V. Murphree, AICP, Building & Planning Administrator
Christopher E. Kent, Esq., Attorney for the Applicant (ckent@farrellfritz.com)
Michael Reichel, Town of Riverhead Sewer District Superintendent
Frank Mancini, Town of Riverhead Water District Superintendent
Drew Dillingham, Town Engineer