



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 Tuesday, July 2, 2019 *Amended 7/2/19*

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>

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

PLEDGE OF ALLEGIANCE

DISCUSSION ITEMS

1. NERP/Tractor Supply – Discussion of an application to amend an approved site plan, originally approved by the Riverhead Planning Board by Resolution No. 2018-084 dated December 6, 2018, which approved the construction of a four building campus style development for the operation of retail businesses consisting of a 19,097 sq. ft. Tractor Supply Co. building with an attached 15,000 sq. ft. fenced outdoor sales area, a 9,450 sq. ft. retail building (tenant as of yet unidentified), and two buildings of 4,000 sq. ft. each (tenants as of yet unidentified), totaling 51,547 sq. ft. of retail space, along with parking, landscaping, sanitary, and lighting improvements. The current amendment application proposes two (2) 1,000 gallon underground LP gas tanks near the southern end of the subject parcel, behind the main Tractor Supply building, as well as changes to traffic circulation. The subject parcel, identified as SCTM No. 600-116-1-1, is located at 4331 Middle Country Road, Calverton, within the Old Business CR zoning district. (Greg Bergman)

2. Maidstone Landing HOA Chapter 219 – Discussion of a Chapter 219 Coastal Erosion Hazard Line Application to remove invasive vegetation, provide safety and health pruning to existing trees, and re-plant native plants as necessary in order to maintain the area adjacent to the bluff on two (2) parcels of land located at Dune Road (Maidstone Lane) in Jamesport, NY within the RA-80 residential district with said parcels being more particularly described; Parcel 1 known as SCTM No. 600-2-2-4.7 totaling 17.79 acres, Parcel 2 known as SCTM No. 600-2-2-4.3 totaling 27.58 acres; all parcels total 45.37 acres. (John F. Flood Jr.)

3. T-Mobile: Upgrade to Existing Public Telecommunications Facility – Discussion of an administrative site plan to modify an existing wireless communications facility and upgrade existing equipment. The proposed modifications will be made to an existing telecommunications facility on a 1.20 acre parcel of land located at 656 Main Street, Aquebogue, within the Village Center (VC) zoning district, with said parcel being more particularly described as SCTM No. 600-67-1-25.1. (John F. Flood Jr.)

4. Fedun Warehouse (Pulaski Street) – Discussion of a preliminary site plan application to construct a 5,400 sq. ft. single story warehouse building with related site improvements on a 1.03 acre parcel of land located at 1281 Pulaski Street, Riverhead, within the Industrial A zoning use district, with said parcel being more particularly described as SCTM No. 600-121-1-10. (Greg Bergman) *TENTATIVE*

5. Silva Residence Chapter 219 – Discussion of a Chapter 219 Coastal Erosion Hazard Line Application to construct an armor stone wall consisting of 2 to 3 ton armor stone and rip-rap two (2) rows wide to protect and stabilize the existing bluff to prevent further erosion; and construct a wooden stairway extending from the top of the bluff (elevation approx. 135-feet AMSL) to the shorefront beach of the Long Island Sound (elevation less than 10-feet) with 4-foot wide by 240-foot long with four (4) 4-foot by 6-foot landings is also proposed located at 68 Crescent Court, Wading River, NY within the RB-80 zoning use district with said parcel being more particularly described as SCTM No. 600-26-3-74.4. (John F. Flood Jr.)

PUBLIC HEARINGS

1. Plaza 58 – Public hearing for a preliminary site plan application for interior alterations and façade changes to an approximately 6,306 sq. ft. existing, vacant building (formerly Edwards Sports Center retail store) to convert it into four retail stores (including wet retail with and without food) and site improvements, including the addition of stormwater drainage structures, a new sanitary system, and exterior lighting, and parking area improvements including repaving, the addition of two parking lot islands, and a new parking stall striping layout. The site totals 35,324 sq. ft. and is located on at 1352 E. Main St. at the southwest corner of Old Country Rd. (County Route 58) and E. Main St. in the Business Center (BC) Zoning District in Riverhead identified as SCTM No. 600-84-4-37.3. (Karin Gluth)

2. Target Modernization – Public hearing for a site plan application for a façade refresh including a red EFIS cladding addition, retrofitting of soffit lighting, repainting, replacement of existing signs and new signage at the existing Target Retail Store; and an update to the parking lot lighting to comply with Article XLIX, Exterior Lighting at 1150 Old Country Rd., Riverhead, known as SCTM No. 600-108-03-13.7. (Karin Gluth)

PUBLIC COMMENTS ON RESOLUTIONS

RESOLUTIONS

1. Resolution No. 2019-048 – Fedun Warehouse (Pulaski Street) – Resolution to schedule an August 1, 2019 public hearing for a preliminary site plan application to construct a 5,400 sq. ft. single story warehouse building with related site improvements on a 1.03 acre parcel of land located at 1281 Pulaski Street, Riverhead, within the Industrial A zoning use district, and more particularly described as SCTM No. 600-121-1-10. (Greg Bergman)

2. Resolution No. 2019-060 T-Mobile at Old Steeple Church – Resolution to approve an administrative site plan to modify an existing wireless communications facility and upgrade existing equipment. The proposed modifications will be made to an existing telecommunications facility on a 1.20 acre parcel of land located at 656 Main Street, Aquebogue, within the Village Center (VC) zoning district, with said parcel being more particularly described as SCTM No. 600-67-1-25.1. (John F. Flood Jr.)

3. Resolution No. 2019-061 Silva Residence Chapter 219 – Resolution to approve a Chapter 219 Coastal Erosion Hazard Line Application to construct an armor stone wall consisting of 2 to 3 ton armor stone and rip-rap two (2) rows wide to protect and stabilize the existing bluff to prevent further erosion; and construct a wooden stairway extending from the top of the bluff (elevation approx. 135-feet AMSL) to the shorefront beach of the Long Island Sound (elevation less than 10-feet) with 4-foot wide by 240-foot long with four (4) 4-foot by 6-foot landings. (John F. Flood Jr.) *TENTATIVE*

4. Resolution No. 2019-062 – 609 Northville Turnpike, LLC – Resolution to schedule an August 1, 2019 public hearing for a minor subdivision application seeking to subdivide an existing 0.505 acre parcel of land and create two lots having sizes of 13,499 sq. ft. (proposed Parcel 1) and 8,512 sq. ft. (proposed Parcel 2). The existing parcel is located at 609 Northville Turnpike (County Route 43), on the southeast side of the road, and is located within the Residence A-40 (RA40) zoning use district, more particularly described as SCTM No. 600-106-3-14 (Greg Bergman)

5. Resolution No. 2019-063 – NERP/Tractor Supply- Resolution to classify an action pursuant to SEQRA and approve an amendment to an approved final site plan, specifically allowing the installation of two (2) underground 1,000 gallon LP gas tanks on a site currently being developed with a four building campus style development for the operation of retail businesses consisting of a 19,097 sq. ft. Tractor Supply Co. building with an attached 15,000 sq. ft. fenced outdoor sales area, a 9,450 sq. ft. retail building (tenant as of yet unidentified), and two buildings of 4,000 sq. ft. each (tenants as of yet unidentified), totaling 51,547 sq. ft. of retail space, along with parking, landscaping, sanitary, and lighting improvements. The subject parcel, identified as SCTM No. 600-116-1-1 is located at 4331 Middle Country Road, Calverton, within the Old Business CR zoning use district.

PUBLIC COMMENTS ON ALL MATTERS

MEETING MINUTES OF THE BOARD

June 20, 2019

EXECUTIVE SESSION

NEXT MEETING DATE – Thursday, July 18, 2019 at 3:00 pm