



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, June 20, 2019 *AMENDED 6/17/2019*

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. 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***

2. Preliminary Major Residential Subdivision of Kaufold Farm – Discussion of a preliminary major residential subdivision of 18.3319 acres of land consisting of 15.4 acres of Prime Soils for the purpose of developing a six (6) lot clustered residential subdivision with lots 1 through 5 proposed for residential use and lot 6 proposed for agriculture and a farm house. Parcel A, which is located south of the Long Island Railroad tracks which cuts through the subdivision, consists of 9.7593 acres. The subject property is located at 2151 Main Road (NYS Route 25) approximately 320 feet west of Laurel Lane in Laurel and south and north of the LIRR track system, in the RB-80 zoning use district, identified as SCTM #'s 600-48-03-20 and – 25. (Jefferson V. Murphree, AICP)

3. 937 Old Country Rd. - Discussion of a preliminary site plan application to construct a 3,067 sq. ft. addition to an existing 1932.82 sq. ft. car repair facility building and associated improvements including an asphalt parking area for 47 vehicles, partial abandonment by removal of the of the existing sanitary system, the replacement of the existing 1,000 gallon septic tank with a 1,200 gallon septic tank, landscaping, exterior lighting, drainage improvements, etc. on an "L" shaped parcel of 82,828 sq. ft. zoned Business Center (BC) at 937 Old Country Rd., on the south side of Old Country Rd., with the south portion

of the parcel approximately 300 ft. east of Roanoke Ave., in Riverhead, New York, known as Suffolk County Tax Map No. 0600-108-4-11.16 (Karin Gluth)

4. Mary Ellen Real Estate (Riverhead Chrysler, Dodge, Jeep, Ram) – Discussion of SEQRA for a preliminary site plan application to demolish the existing building, used for an office for truck sales, and other existing improvements and construct a new approximately 31,235 sq. ft., 2-story car dealership building and new site improvements for the sale and service of new and used motor vehicles upon real property of 170,673 sq. ft. in the Business Center (BC) Zoning District on the north side of Old Country Rd., at 1716 Old Country Rd., Riverhead, known as SCTM No: 600-101-01-10.21, formerly known as SCTM Nos. 0600-101-01-10.2 & p/o 6.3. (Karin Gluth)

5. SIRS Ventures, LLC-1074 Pulaski St. – Discussion of an administrative site plan application for a sewer hook-up for building no. 4 to the sanitary sewer on West St., the removal of a portion of the existing vegetation, the removal of fencing from an existing fenced storage area to the north and east of building no. 3, the conversion of gravel area including the fenced in area and gravel area to the north of building no. 4 into an asphalt parking area, and associated improvements including a new propane storage enclosure 7 ft. west of building no. 2, a new dumpster enclosure on concrete, new concrete curbing, new concrete sidewalks adjacent to building nos. 3 and 4, two additional stormwater leaching pools of 10 ft. in diameter and 7 ft. in depth; and some additional landscaping along Columbus Ave. upon real property of 159,517 sq. ft. on the at the northeast corner of the intersection of Pulaski St. and Columbus Ave. with four existing buildings at 1066-1074 Pulaski St., located in the Industrial C (IC) Zoning District in Riverhead, New York, known and designated as Suffolk County Tax Map Number 0600-125-01-11 (Karin Gluth)

6. Fedun Warehouse (Pulaski St) – Continued 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, and more particularly described as SCTM No. 600-121-1-10. (Greg Bergman)

7. Sprint Minor Modification to Existing Cell Site: Jamesport NY07XC7B1 (Sound Ave) – 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 11.39 acre parcel of land located at 6182 Sound Avenue, Jamesport, NY, within the RA-80 Residential Zoning District, and more particularly described as SCTM No. 600-3-1-2.5. (John F. Flood Jr.)

8. Fedun–Barn – Review and discussion of 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)

PUBLIC HEARINGS

None

PUBLIC COMMENTS ON RESOLUTIONS

RESOLUTIONS

1. Resolution No. 2019-010 - Minor Subdivision of Henry Silverman – Resolution to approve 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***

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. 2019-049 - 937 Old Country Rd. – Resolution to approve a preliminary site plan application to construct a 3,067 sq. ft. addition to an existing 1932.82 sq. ft. car repair facility building and associated improvements including an asphalt parking area for 47 vehicles, partial abandonment by removal of the of the existing sanitary system, the replacement of the existing 1,000 gallon septic tank with a 1,200 gallon septic tank, landscaping, exterior lighting, drainage improvements, etc. on an “L” shaped parcel of 82,828 sq. ft. zoned Business Center (BC) at 937 Old Country Rd., on the south side of Old Country Rd., with the south portion of the parcel approximately 300 ft. east of Roanoke Ave., in Riverhead, New York, known as Suffolk County Tax Map No. 0600-108-4-11.16. (Karin Gluth)

4. Resolution No. 2019-050 - Mary Ellen Real Estate, LLC (Riverhead Chrysler, Dodge, Jeep, Ram)- Classifies action pursuant to SEQRA and requests lead agency status for a preliminary site plan application to demolish the existing building, used for an office for truck sales, and other existing improvements and construct a new approximately 31,235 sq. ft., 2-story car dealership building and new site improvements for the sale and service of new and used motor vehicles upon real property of 170,673 sq. ft. in the Business Center (BC) Zoning District on the north side of Old Country Rd., at 1716 Old Country Rd., Riverhead, known as SCTM No: 600-101-01-10.21, formerly known as SCTM Nos. 0600-101-01-10.2 & p/o 6.3. (Karin Gluth)

5. Resolution No. 2019-051 - SIRS Ventures, LLC-1074 Pulaski St. – Resolution to approve an administrative site plan application for a sewer hook-up for building no. 4 to the sanitary sewer on West St., the removal of a portion of the existing vegetation, the removal of fencing from an existing fenced storage area to the north and east of building no. 3, the conversion of gravel area including the fenced in area and gravel area to the north of building no. 4 into an asphalt parking area, and associated improvements including a new propane storage enclosure 7 ft. west of building no. 2, a new dumpster enclosure on concrete, new concrete curbing, new concrete sidewalks adjacent to building nos. 3 and 4, two additional stormwater leaching pools of 10 ft. in diameter and 7 ft. in depth; and some additional landscaping along Columbus Ave. upon real property of 159,517 sq. ft. on the at the northeast corner of the intersection of Pulaski St. and Columbus Ave. with four existing buildings at 1066-1074 Pulaski St.,

located in the Industrial C (IC) Zoning District in Riverhead, New York, known and designated as Suffolk County Tax Map Number 0600-125-01-11 (Karin Gluth)

6. Resolution No. 2019-052 – Sprint at Sound Avenue– 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 11.39 acre parcel of land located at 6182 Sound Avenue, Jamesport, NY, within the RA-80 Residential Zoning District, and more particularly described as SCTM No. 600-3-1-2.5. (John F. Flood Jr.)

7. Resolution No. 2019-053 - Preliminary Major Residential Subdivision of Kaufold Farm – Resolution to approve a preliminary major residential subdivision of 18.3319 acres of land consisting of 15.4 acres of Prime Soils for the purpose of developing a six (6) lot clustered residential subdivision with lots 1 through 5 proposed for residential use and lot 6 proposed for agriculture and a farm house. Parcel A, which is located south of the Long Island Railroad tracks which cuts through the subdivision, consists of 9.7593 acres. The subject property is located at 2151 Main Road (NYS Route 25) approximately 320 feet west of Laurel Lane in Laurel and south and north of the LIRR track system, in the RB-80 zoning use district, identified as SCTM #'s 600-48-03-20 and – 25. (Jefferson V. Murphree, AICP) TENTATIVE

8. Resolution No. 2019-054 – Donnelly Chapter 219 – Resolution to approve a Chapter 219 Application for the demolition of existing 981 square foot single family dwelling and construction of a new 2,010 sq. ft. single family dwelling located landward of the Coastal Hazard Erosion Line at 668 Sound Shore Road, Riverhead, NY 11901 further described as SCTM #0600-07-03-03. (John F. Flood Jr.)

9. Resolution No. 2019-055 – Baiting Hollow Cottage Condominium Cottage #8 – Resolution granting administrative site plan approval for a site plan application to construct a 248 sq. ft. addition to the western elevation and a 169 sq. ft. addition to the northern elevation of an existing single family residence, as well as to enlarge an existing wooden deck by 210 sq. ft. at Unit #8 of the Baiting Hollow Cottage Condominiums, with said unit being more particularly described as SCTM No. 600-40.1-1-8, located at 356-8 Oakleigh Avenue, in the Hamlet of Baiting Hollow, and located within the RA40 zoning use district. (Greg Bergman)

10. Resolution No. 2019-056 – Enterprise Park at Calverton (EPCAL) – Resolution to approve a preliminary plat for an eight lot subdivision designated as SCTM #'s 600-135-1–7.1, 7.2, 7.33 and 7.4 consisting of 2,107.2± acres of the Former Calverton Naval Weapons Industrial Reserve Plant (NWIRP) in the hamlet of Calverton. (Richard Ehlers, Esq./Jefferson V. Murphree, AICP)

PUBLIC COMMENTS ON ALL MATTERS

MEETING MINUTES OF THE BOARD

June 6, 2019

EXECUTIVE SESSION

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