



TOWN OF RIVERHEAD PLANNING BOARD

201 HOWELL AVENUE, RIVERHEAD, NEW YORK 11901-2596
(631) 727-3200, EXT. 240

Joann Waski, Chairperson
Edward Densieski, Vice-Chair

Richard M. O'Dea, Member

Joseph H. Baier, Member
George Nunnaro, Member

AGENDA

Thursday, January 19, 2023

Amended January 18, 2023

PUBLIC NOTICE

TOWN OF RIVERHEAD PLANNING BOARD

NOTICE is hereby given that the Thursday, January 19, 2023 3:00 PM scheduled Planning Board meeting will be held at Riverhead Town Hall, 200 Howell Ave, Riverhead, NY. Members of the public may attend the meeting in-person subject to Covid-19 guidelines. All may listen to the meeting live by tuning into local channel 22. The meeting agenda will be posted online. 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

PUBLIC HEARINGS

None

DISCUSSION ITEMS

1. Verizon Wireless Riverhead 3 (Jamesport Firehouse) – Discussion of a site plan application which proposes modifications, including the collocation of antennas, to an existing wireless communications facility, improved with an 80 ft. monopole tower and equipment shelters and pads of multiple wireless carriers, on a 1.1 acre parcel located at 25 Manor Lane, Jamesport (Jamesport Fire Department), with said parcel being more particularly described as SCTM No. 600-68-2-9.1, within the Hamlet Center (HC) zoning use district. (Heather Trojanowski)

2. RH Hamptons LLC – Discussion of a subdivision application which seeks approval to subdivide a 28,741 sq. ft. vacant parcel into five (5) lots with frontage on Union Avenue and Maple Avenue, to the north of Long Island Rail Road., and is located within the Downtown Center 5 Residential (DC-5) Zoning Use District, situate at 308-310 Maple Avenue, Riverhead, more particularly identified at SCTM No. 600-129-2-46.1. (Matt Charters).

3. Hotel Indigo Sewer Pump Station – Discussion of a site plan application seeking approval to install a sewer pump station at the site of an existing two-story hotel with restaurant and lounge, for the purposes

of connecting the hotel to the Riverhead Sewer District via existing sewer mains. The subject property is located at 1830 W. Main Street, Riverhead, NY, within the Destination Retail Center (DRC) zoning use district, and is more particularly described as SCTM No. 600-118-2-2.3. (Greg Bergman)

4. HK Ventures LLC – Discussion of a Draft Supplemental Environmental Impact Statement (DSEIS), submitted in connection with a site plan application seeking approval to develop a vacant parcel of industrially zoned land with a commercial/industrial complex consisting of a total of 412,629 sq. ft. of floor area to be divided into individual tenant spaces, along with a 1,500 sq. ft. commissary for use by the tenants of the complex, as well as parking, lighting, and landscaping improvements, new potable water connections, an on-site sewage treatment plant, new access from Middle Country Road (State Route 25), as well as other related site improvements. The subject property is located at 4285 Middle Country Road, Calverton, NY, within the Industrial C (Ind C) zoning use district, and is more particularly described as SCTM No. 600-116-1-2. (Greg Bergman)

PUBLIC COMMENTS ON RESOLUTIONS

RESOLUTIONS

1. Resolution No. 2023-003 – Verizon Wireless Riverhead 3 (Jamesport Firehouse) – Resolution to classify an action pursuant to SEQRA, assume lead agency status, issue a negative declaration, and grant administrative site plan approval for a site plan application entitled *Verizon Wireless Riverhead 3*, which proposes modifications, including the collocation of antennas, to an existing public utility wireless communications facility, improved with an 80 ft. monopole tower and equipment shelters and pads of multiple wireless carriers, on a 1.1 acre parcel located at 25 Manor Lane, Jamesport (Jamesport Fire Department), with said parcel being more particularly described as SCTM No. 600-68-2-9.1, within the Hamlet Center (HC) zoning use district. (Heather Trojanowski)

2. Resolution No. 2023-004 – RH Hamptons LLC – Resolution to classify an action pursuant to SERQA, assume lead agency, issue a negative declaration, for the subdivision application entitled *RH Hamptons LLC* which seeks approval to subdivide a 28,741 sq. ft. vacant parcel into five (5) lots with frontage on Union Avenue and Maple Avenue, to the north of Long Island Rail Road., and is located within the Downtown Center 5 Residential (DC-5) Zoning Use District, situate at 308-310 Maple Avenue, Riverhead, more particularly identified at SCTM No. 600-129-2-46.1. (Matt Charters)

3. Resolution No. 2023-005 – RH Hamptons LLC – Resolution to schedule a public hearing for the subdivision application entitled *RH Hamptons LLC* which seeks approval to subdivide a 28,741 sq. ft. vacant parcel into five (5) lots with frontage on Union Avenue and Maple Avenue, to the north of Long Island Rail Road., and is located within the Downtown Center 5 Residential (DC-5) Zoning Use District, situate at 308-310 Maple Avenue, Riverhead, more particularly identified at SCTM No. 600-129-2-46.1. (Matt Charters)

4. Resolution No. 2023-006 – Hotel Indigo Sewer Pump Station – Resolution granting administrative approval a site plan application seeking to install a sewer pump station at the site of an existing two-story hotel with restaurant and lounge, for the purposes of connecting the hotel to the Riverhead Sewer District via existing sewer mains. The subject property is located at 1830 W. Main Street, Riverhead, NY, within

the Destination Retail Center (DRC) zoning use district, and is more particularly described as SCTM No. 600-118-2-2.3. (Greg Bergman)

5. Resolution No. 2023-007 – Holly Tree Farms Minor Subdivision – Resolution granting approval for a minor subdivision application seeking approval to subdivide three existing parcels of land and create four (4) new residential building lots as well as an 8.55-acre conservation/agricultural reserve. The subject properties are located at the north end of Seaman Road and Holly Tree Lane in Jamesport, within the Residence B-80 (RB80) zoning use district, and are more particularly described as SCTM No. 600-69-3-8, 19, and 62. (Greg Bergman)

6. Resolution No. 2023-008 – HK Ventures LLC – Resolution setting the requirements for a Final Supplemental Environmental Impact Statement (FSEIS) for a site plan application seeking approval to develop a vacant parcel of industrially zoned land with a commercial/industrial complex consisting of a total of 412,629 sq. ft. of floor area to be divided into individual tenant spaces, along with a 1,500 sq. ft. commissary for use by the tenants of the complex, as well as parking, lighting, and landscaping improvements, new potable water connections, an on-site sewage treatment plant, new access from Middle Country Road (State Route 25), as well as other related site improvements. The subject property is located at 4285 Middle Country Road, Calverton, NY, within the Industrial C (Ind C) zoning use district, and is more particularly described as SCTM No. 600-116-1-2. (Greg Bergman)

PUBLIC COMMENTS ON ALL MATTERS

MEETING MINUTES OF THE BOARD

January 5, 2023

OTHER BUSINESS

CORRESPONDENCE

NEXT MEETING DATE

Thursday, February 2, 2023 at 6:00 pm