



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, February 2, 2023

PUBLIC NOTICE TOWN OF RIVERHEAD PLANNING BOARD

NOTICE is hereby given that the Thursday, February 2, 2023 6:00 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>

ZOOM INFORMATION FOR PUBLIC HEARING ONLY

When: Feb 2, 2023 06:00 PM Eastern Time (US and Canada)
Topic: Planning Board 02/2/2023

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86277734413?pwd=T1RPakt0MGxEK25nczRaVmJMK1JyQT09>

Passcode: 189980

Or One tap mobile :

US: +19292056099,,86277734413#,,,,*189980# or +16465189805,,86277734413#,,,,*189980#

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Webinar ID: 862 7773 4413

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International numbers available: <https://us02web.zoom.us/j/86277734413?pwd=T1RPakt0MGxEK25nczRaVmJMK1JyQT09>

****6:00 PM MEETING****

PLEDGE OF ALLEGIANCE

PUBLIC HEARINGS

1. **Riverhead Ciderhouse – Patio & Tasting Room Expansions** – Public hearing for a Site Plan Application which proposes to legalize a 1,294 sq. ft. expansion of an existing 3,186 sq. ft. outdoor patio area, for a total outdoor patio area of 4,480 sq. ft. as well the conversion of a portion of the wine storage area, into an additional tasting room area with a total square footage of 5,150 sq. ft. and to construct 36

additional parking spaces within a 311,396 sq. ft. parcel currently improved with a 108,178 sq. ft. single story building containing the Riverhead cider center, cider processing and bottling as well and various agricultural storage areas, with parking and related site improvements, within the Agricultural Protection (APZ) Zoning Use district, situate at 2711 Sound Avenue, more particularly identified as SCTM No. 600-41-2-3.1. (Matt Charters)

DISCUSSION ITEMS

1. LI Cauliflower Marcy Ave Vestibule – Discussion of an Administrative Site Plan application which proposes to a construct a 16’x25’ unconditioned entry vestibule to an existing building, within a 63,745 sq. ft. parcel containing four existing buildings, parking and related site improvements, located within the Industrial C (IND C) Zoning Use District, situate at 133-139 Marcy Avenue, Riverhead, more particularly identified as SCTM No. 600-124-3-19. (Matt Charters)

2. HK Ventures, LLC – Discussion of a Final Supplemental Environmental Impact Statement 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. 2023-009 – LI Cauliflower Marcy Ave Vestibule – Resolution granting Administrative Site Plan Approval for a Site Plan application which proposes to a construct a 16’x25’ unconditioned entry vestibule to an existing building, within a 63,745 sq. ft. parcel containing four existing buildings, parking and related site improvements, located within the Industrial C (IND C) Zoning Use District, situate at 133-139 Marcy Avenue, Riverhead, more particularly identified as SCTM No. 600-124-3-19. (Matt Charters)

2. 2023-010 – HK Ventures, LLC – Resolution to accept a Final Supplemental Environmental Impact Statement (FSEIS) submitted pursuant to a Positive Declaration under SEQRA 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, drainage, landscaping, 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 parcel 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

OTHER BUSINESS

CORRESPONDENCE

NEXT MEETING DATE

Thursday, February 16, 2023 at 3:00 pm