



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 16, 2023 (amended 2/15/23)

PUBLIC NOTICE TOWN OF RIVERHEAD PLANNING BOARD

NOTICE is hereby given that the Thursday, February 16, 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. Mark Haubner, Chairman, Environmental Advisory Committee. Review and discussion of various environmental issues facing the Town.

2. **826 Sound Shore Road Chapter 219 Application** – Discussion of a Chapter 219 Coastal Erosion Permit Application, seeking approval to install drainage structures and erosion control measures on the bluff face, to fill and regrade eroded areas of the bluff, install plantings on the bluff seaward and landward of the Coastal Erosion Hazard Line and to install drainage improvements near the top of the bluff in order to manage existing stormwater runoff and prevent future erosion, on a 47,916 sq. ft. (1.10-acre) parcel located at 826 Sound Shore Road, Jamesport, more particularly identified as SCTM No. 8-1-7, within the Residence A-40 (RA40) zoning use district, which is currently improved with a single-family residence, with an attached garage and rear deck. (Heather Trojanowski)

3. **Maris Farm Minor Subdivision** – Discussion of a minor subdivision application seeking approval to subdivide two existing parcels and create four buildable single-family residential parcels. The project site is located on the northwest corner of Roanoke Ave. and Sound Ave., and consists of two parcels identified as SCTM Nos. 600-17-1-6.1 & 6.2. Lot No. 6.2 is a 22.1-acre parcel of land, split zoned between the RA40 and RA80 zoning use district, which has development rights sold to Suffolk County. Lot No. 6.1

is a 5.0 acre parcel with development rights intact, which is located in the RA40 zoning use district. (Greg Bergman)

4. Great Rock Golf Course Clubhouse Expansion – Discussion of a request to grant a one-year extension of a final site plan approval granted by Planning Board Resolution No. 2020-029, dated May 7, 2020. Resolution No. 2020-029 granted final site plan approval for a proposed 6,588 sq. ft. addition to the existing clubhouse at the Great Rock Golf Course, located at 15 Fairway Drive, Wading River, with the site more particularly described as SCTM No. 600-57-1-1.32. The addition would have first floor clubhouse space, as well as a 6,230 sq. ft. basement. (Greg Bergman)

PUBLIC COMMENTS ON RESOLUTIONS

RESOLUTIONS

1. Resolution 2023-011 – Maris Farm Minor Subdivision – Resolution to classify a minor subdivision application as a Type II action pursuant to SEQRA. The application seeks approval to subdivide two existing parcels and create four buildable single-family residential parcels. The project site is located on the northwest corner of Roanoke Ave. and Sound Ave., and consists of two parcels identified as SCTM Nos. 600-17-1-6.1 & 6.2. Lot No. 6.2 is a 22.1-acre parcel of land, split zoned between the RA40 and RA80 zoning use district, which has development rights sold to Suffolk County. Lot No. 6.1 is a 5.0 acre parcel with development rights intact, which is located in the RA40 zoning use district. (Greg Bergman)

2. Resolution 2023-012 – 826 Sound Shore Road Chapter 219 – Resolution to approve a Chapter 219 Coastal Erosion Hazard Permit, seeking approval to install drainage structures and erosion control measures on the bluff face, to fill and regrade eroded areas of the bluff, install plantings on the bluff seaward and landward of the Coastal Erosion Hazard Line and to install drainage improvements near the top of the bluff in order to manage existing stormwater runoff and prevent future erosion, on a 47,916 sq. ft. (1.10-acre) parcel located at 826 Sound Shore Road, Jamesport, more particularly identified as SCTM No. 8-1-7, within the Residence A-40 (RA40) zoning use district. (Heather Trojanowski)

3. Resolution No. 2023-013 – Great Rock Golf Course Clubhouse Expansion Extension – Resolution granting a one-year extension of a final site plan approval granted by Planning Board Resolution No. 2020-029, dated May 7, 2020. Resolution No. 2020-029 granted final site plan approval for a proposed 6,588 sq. ft. addition to the existing clubhouse at the Great Rock Golf Course, located at 15 Fairway Drive, Wading River, with the site more particularly described as SCTM No. 600-57-1-1.32. The addition would have first floor clubhouse space, as well as a 6,230 sq. ft. basement. (Greg Bergman)

PUBLIC COMMENTS ON ALL MATTERS

MEETING MINUTES OF THE BOARD

January 19, 2023

OTHER BUSINESS

CORRESPONDENCE

1. Letter from Peter S. Danowski, Jr., Esq., - Request for Planning Board discussion of request for termination of open space easement agreement in favor of agricultural easement.

NEXT MEETING DATE

Thursday, March 2, 2023 at 6:00 pm