



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 6, 2019 *AMENDED 6/5/19*

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. 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) (*TO BE ADJOURNED TO JUNE 20, 2019*)
- 2. Riverhead Islamic Center** – Discussion of a preliminary site plan to construct a place of worship with a first floor of 3,357 sq. ft. and a second floor of 3,200 sq. ft. with a rear portico of 87.5 sq. ft. and convert an existing vacant single-family residence with an existing first floor of 751 sq. ft., an existing second floor of 330 sq. ft., and an existing cellar of 527 sq. ft. into a dwelling for the religious leader with additions of 140 sq. ft. to the first floor at the rear of the of the residence and 51 sq. ft. to the second floor of the residence and related improvements including a new curb cut and driveway, paved parking, a dumpster enclosure, lighting, landscaping, sidewalks, etc. on two parcels totaling approximately 1.24 acres, known as Suffolk County Tax Map Nos. 0600-102-3-21 & 22, on the west side of Harrison Ave. approximately 1,423 ft. north of the intersection with Osborn Ave. in Riverhead. (Karin Gluth)
- 3. Target Modernization** – Discussion of a site plan application and SEQRA 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)

4. **Sons Riverhead LLC** – Discussion of site plan and SEQRA to split the former Sports Authority 45,085 sq. ft. building at 1160 Old Country Rd. into three storefronts of 14,800 sq. ft., 20,075 sq. ft., and 10,210 sq. ft., do front façade modifications, and site modifications including a new 40 ft. long loading dock with a retaining wall and a new egress staircase to the east side of the building, a new handicapped curb ramp for access to the easternmost storefront, restriping the parking lot including four additional handicapped parking stalls with shared access aisles, wider access aisles for the existing 8 handicapped parking stalls, four additional landscaped islands, two covered cart corrals, and site lighting modifications. The majority of the modifications are proposed on Suffolk County Tax Map No. 0600-108-3-13.9. The only proposed improvements on Suffolk County Tax Map No. 0600-108-3-13.7, the site of the Target store at 1150 Old Country Rd., is a proposed new pylon sign at the shared driveway off of Old Country Rd. and repainting of the faded markings for the shared driveway (Karin Gluth).

5. **Central Square at Wading River** – Discussion of a site plan application to construct a 52,612 sq. ft. lot coverage shopping center with a gross floor area of 49, 107 sq. ft., including a 4,250 sq. ft. bank, a 5,307 sq. ft., 150 seat restaurant, two buildings of 9,786 sq. ft. with retail and professional office uses, and two buildings of 9,989 sq. ft. with retail and professional offices, and related improvements, including exterior lighting, walkways, landscaping, paved parking, drainage structures, etc. on the northern portion of a 372,106 sq. ft. parcel located south side of Port Jefferson-Riverhead Rd. (NYS Route 25A) approximately 1,373 ft. east of Wading River-Manorville Rd, in Wading River, known as SCTM No. 600-75-3-4. (Karin Gluth)

6. **Area Real Estate (7-11)** - Discussion of building elevations for a site plan to demolish the existing building used for car repair and construct a 3,062 sq. ft. retail convenience store with associated site improvements on two parcels, 243-245 and 255 W. Main St., totaling 39,918 sq. ft. on the south side of W. Main St., across from and just east of Osborn Ave. in Riverhead within the Peconic River Community (PRC) Zoning District known and designated as Suffolk County Tax Map Numbers: 600-128-03-50 & 600-128-03-51.(Karin Gluth)

7. **Chapter 219 Christopher and Kristin Donnelly** – Discussion of 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.)

8. **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, and more particularly described as SCTM No. 600-121-1-10. (Greg Bergman)

9. **AT&T at 1863 West Main Street (Dynamic Radiator)** – Discussion of an administrative site plan application to modify an existing wireless communications facility located on a 1.5 acre parcel located at 1863 W. Main Street, Riverhead, within the Riverfront Corridor zoning use district, and more particularly described as SCTM No. 600-118-4-8.1. (Greg Bergman)

PUBLIC HEARINGS

1. **Sons Riverhead LLC** - Public hearing to consider a site plan to split the former Sports Authority 45,085 sq. ft. building at 1160 Old Country Rd. into three storefronts of 14,800 sq. ft., 20,075 sq. ft., and 10,210 sq. ft., do front façade modifications, and site modifications including a new 40 ft. long loading

dock with a retaining wall and a new egress staircase to the east side of the building, a new handicapped curb ramp for access to the easternmost storefront, restriping the parking lot including four additional handicapped parking stalls with shared access aisles, wider access aisles for the existing 8 handicapped parking stalls, four additional landscaped islands, two covered cart corrals, and site lighting modifications. The majority of the modifications are proposed on Suffolk County Tax Map No. 0600-108-3-13.9. The only proposed improvements on Suffolk County Tax Map No. 0600-108-3-13.7, the site of the Target store at 1150 Old Country Rd., is a proposed new pylon sign at the shared driveway off of Old Country Rd. and repainting of the faded markings for the shared driveway. (Karin Gluth)

2. Mary Ellen Real Estate, LLC (Riverhead Chrysler, Dodge, Jeep, Ram) – Public hearing to consider a 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)

3. Baiting Hollow Cottage Condominium (Cottage No. 8) – Public hearing to consider 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)

PUBLIC COMMENTS ON RESOLUTIONS

RESOLUTIONS

1. Resolution 2019-042 – Plaza 58 – Resolution to set the 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. Resolution 2019-043 – Riverhead Islamic Center – Resolution to approve a preliminary site plan to construct a place of worship with a first floor of 3,357 sq. ft. and a second floor of 3,200 sq. ft. with a rear portico of 87.5 sq. ft. and convert an existing vacant single-family residence with an existing first floor of 751 sq. ft., an existing second floor of 330 sq. ft., and an existing cellar of 527 sq. ft. into a dwelling for the religious leader with additions of 140 sq. ft. to the first floor at the rear of the of the residence and 51 sq. ft. to the second floor of the residence and related improvements including a new curb cut and driveway, paved parking, a dumpster enclosure, lighting, landscaping, sidewalks, etc. on two parcels totaling approximately 1.24 acres, known as Suffolk County Tax Map Nos. 0600-102-3-21 & 22, on the west side of Harrison Ave. approximately 1,423 ft. north of the intersection with Osborn Ave. in Riverhead. (Karin Gluth)

3. Resolution 2019 - 044 - Merritts Creek Townhouses - Resolution to Classify Action Pursuant to SEQRA and Request Lead Agency Status for a site plan application to demolish a two-family residence and three single-family dwellings and construct 26 three bedroom townhouses and associated improvements on three parcels totaling 151,295.5 sq. ft. at a 916, E. Main St., Riverhead in the DC-5 Zoning District known as SCTM Nos. 600-127-6-11, 12 & 13. (Karin Gluth)

4. Resolution 2019-045 – AT&T at 1863 West Main Street (Dynamic Radiator) – Resolution granting administrative site plan approval for a site plan application proposing to modify an existing wireless communications facility located on a 1.5 acre parcel located at 1863 W. Main Street, Riverhead, within the Riverfront Corridor zoning use district, and more particularly described as SCTM No. 600-118-4-8.1. (Greg Bergman)

5. Resolution 2019-046 – Villas at Roanoke – Resolution approving a yield map for a six (6) lot major residential subdivision of an existing 11.133 acre parcel of land located on the south side of Sound Shore Road, Jamesport NY, with said parcel being more particularly described as SCTM No. 600-8-2-4, and with said parcel being located in both the RA-40 and RA-80 zoning use districts. (Greg Bergman)

6. Resolution 2019-047 - Target Modernization – Resolution to set a 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, and updating the parking lot lighting to comply with Article XLIX, Exterior Lighting; at the site of the existing Target retail store located at 1150 Old Country Rd, Riverhead known as. SCTM No. 600-108-03-13. (Karin Gluth)

7. Resolution No. 2019-048 – Fedun Warehouse (Pulaski Street) – Resolution to schedule a public hearing on 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)

PUBLIC COMMENTS ON ALL MATTERS

MEETING MINUTES OF THE BOARD

May 16, 2019

EXECUTIVE SESSION

NEXT MEETING DATE – Thursday, June 20, 2019 at 3:00 pm