



# 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, April 4, 2019 (Amended April 3, 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>

### **\*\*7:00 PM MEETING\*\***

### **PLEDGE OF ALLEGIANCE**

### **DISCUSSION ITEMS**

- 1. Enterprise Park at Calverton (EPCAL)** - Review and discussion about an eight lot preliminary subdivision designated as SCTM #'s 600-135-1-7.1, 7.2, 7.33 and 7.4 and consists of 2,323.9± acres of the Former Calverton Naval Weapons Industrial Reserve Plant (NWIRP) in the hamlet of Calverton. (Dawn Thomas, Esq., Community Development Administrator/Jeffrey Seeman, CEP/Anne Marie Prudenti, Esq./Frank Isler, Esq./Richard Ehlers, Esq./Jefferson V. Murphree, AICP)
- 2. 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 May 4, 2019)**
- 3. Fedun-Barn** – Interpretation of 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)

**4. 374 Main Road, LLC** – Discussion of a preliminary site plan application to develop a vacant 3.45 acre parcel with a two-story, 15,000 sq. ft. medical office with a 7,500 sq. ft. footprint, along with parking, landscaping, lighting, and sanitary system improvements. The subject parcel, particularly identified as SCTM No. 600-85-3-1.5, is located on the northeast corner of the intersection of Main Road (State Route 25) and Union Avenue, in Aquebogue, NY, and is located within the Rural Corridor (RLC) zoning use district. (Greg Bergman)

**5. 609 Northville Turnpike, LLC** – Discussion of a two-lot minor subdivision application seeking to subdivide an existing 0.505 acre lot and create two separate building lots. The parcel, identified as SCTM No. 600-106-3-14, is presently improved with a one-story single family residence which is presently connected to the Riverhead Water District as well as the Riverhead Sewer District, and is located at 609 Northville Turnpike, Riverhead, NY and is located within the Residence A-40 (RA40) zoning use district. (Greg Bergman)

**6. sPower** – Discussion of a Supplemental Finding Statement and amended Findings Statement prepared by the Riverhead Planning Board, as Lead Agency for the SEQRA review, for a 20 MW solar photovoltaic energy production facility known as sPower (a.k.a. Riverhead Solar 1), which was originally approved by Riverhead Planning Board Resolution No. 2018-064, dated August 16, 2018. (Jeffrey Seeman, CEP)

## **PUBLIC HEARINGS**

**1. RGR Ventures Minor Subdivision** – Public hearing to consider a minor industrial subdivision application seeking to subdivide an existing 8.76 acre parcel into four separate parcels. The subject parcel, identified as SCTM No. 600-99-2-19, is located at the northeast corner of the intersection of Middle Country Road and Manor Lane in Calverton, within the Industrial A zoning use district. (Greg Bergman)

## **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 May 4, 2019)**

**2. Resolution No. 2019-024 - Wading River Cross Access** – Resolution in support of a request to abandon an approved cross-access easement between commercial properties located along Route 25A in Wading River, identified as SCTM #s 600-73-1-1.12, -1.20, -1.6, -1.9, 1.15, -1.16, -1.17, -1.18, -1.19 and -1.75 (Jefferson V. Murphree, AICP)

**3. Resolution No. 2019-025 - sPower** – Resolution to adopt a Supplemental Finding Statement and to amend the Findings Statement, prepared by the Riverhead Planning Board as Lead Agency for SEQRA review, for a 20 MW solar photovoltaic energy production facility known as sPower (a.k.a. Riverhead

Solar 1), which was originally approved by Riverhead Planning Board Resolution No. 2018-064, dated August 16, 2018. (Greg Bergman)

**4. Resolution No. 2019-026 - Enterprise Park at Calverton (EPCAL)** – Resolution to approve a Consistency Analysis and Findings Statement for an eight lot preliminary subdivision designated as SCTM #'s 600-135-1-7.1, 7.2, 7.33 and 7.4 and consists of 2,323.9± acres of the Former Calverton Naval Weapons Industrial Reserve Plant (NWIRP) in the hamlet of Calverton. (Dawn Thomas, Esq., Community Development Administrator/Jeffrey Seeman, CEP/Anne Marie Prudenti, Esq./Frank Isler, Esq./Richard Ehlers, Esq./Jefferson V. Murphree, AICP) *added 4/1/19*

**5. Resolution No. 2019-027 – L.S. Family, L.P. (Riverhead Ford Parking Lot)** – Resolution granting final approval for a site plan application to clear approximately 187,000 sq. ft. of wooded land in order to create an accessory parking area to be utilized as automobile storage for automobile dealerships, erect approximately 1,500 linear feet of chain link fence, install approximately 15,790 sq. ft. of impervious asphalt driveway, and install related stormwater management systems on two parcels, particularly identified as SCTM Nos. 600-108-2-17.1 and 600-125-1-3.3, located at 1419 and 1423 Old Country Road, within the Business Center (BC) zoning use district. (Greg Bergman) *added 4/2/19.*

**6. Resolution No. 2019-028 - Preliminary Major Residential Subdivision of Kaufold Farm** – Resolution granting extension of the action deadline for a proposed 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 # 600-48-03-20 and 25 (Jefferson V. Murphree, AICP)

**PUBLIC COMMENTS ON ALL MATTERS**

**MEETING MINUTES OF THE BOARD**

March 21, 2019

**CORRESPONDENCE**

**EXECUTIVE SESSION**

**NEXT MEETING DATE** – Thursday, April 18, 2019 at 3:00 pm