



# 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, January 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. Preliminary Major Residential Subdivision of Kaufold Farm** – Review and discussion of 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)

**2. Jamesport Vineyard Bistro** – Review and discussion of a site plan application seeking to amend a site plan approval granted by Riverhead Planning Board Resolution No. 2018-071, dated August 16, 2018, which granted approval for the installation of a pizza bistro within an existing winery, along with parking, sanitary, and lighting improvements, on a parcel located at 1214 Main Road, Jamesport, NY, with said parcel being more particularly described as SCTM No. 600-68-1-12.1 and being located within the Rural Corridor (RLC) zoning use district. (Greg Bergman)

**3. Juan G. Diaz Lot Line Modification** – Review and discussion of a lot line modification application seeking to modify the lot line and convey a 2,560 sq. ft. portion of land between a single family residence and a manufactured home park, with said parcels being more particularly described as SCTM No. 600-126-2-37 (single family residence parcel) and SCTM No. 600-126-2-43 (manufactured home park), with said parcels located at 718 Roanoke Avenue and 725 East Avenue Extension (manufactured home park). The single family residence parcel is located within the Professional Business (Bus PB) zoning district, while the manufactured home park is located within the Residence A-40 (RA40) zoning use district. (Greg Bergman)

**PUBLIC HEARINGS**

None

**PUBLIC COMMENTS ON RESOLUTIONS**

**RESOLUTIONS**

- 1. Resolution No. 2019-001 - Minor Subdivision of Anthony Golfo, Golfo Development** - Resolution to set the public hearing for a two-lot minor subdivision application proposing to subdivide an existing 49,114 sq. ft. (1.127 acre) parcel located in the Residence B-80 (RB-80) zoning use district into two undersized lots, one of 24,397 sq. ft. (0.56 acres) and another of 24,717 sq. ft. (0.567 acres). The parcel is situated at 101 Long View Dr., aka Long View Rd., in Wading River, NY with said parcel being more particularly described as SCTM #600-25-3-9. (Karin Gluth)
- 2. Resolution No. 2019-002 - Preliminary Major Residential Subdivision of Kaufold Farm** – Resolution to set the public hearing for 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)

**PUBLIC COMMENTS ON ALL MATTERS**

**MEETING MINUTES OF THE BOARD**

December 20, 2018

**CORRESPONDENCE**

**EXECUTIVE SESSION**

**NEXT MEETING DATE** – Thursday, January 17, 2019 at 3:00 pm