



# 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, February 21, 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>

### **\*\*3:00 PM MEETING\*\***

### **PLEDGE OF ALLEGIANCE**

### **DISCUSSION ITEMS**

- 1. Riverhead Chrysler, Dodge, Jeep, Ram** – Discussion of a site plan to demolish the existing building, used for an office for truck sales, and other existing improvements and construct a new 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)
- 2. Hamlet Professional Offices** - Discussion of resolution to approve the final site plan application to construct four medical professional office buildings (three of 6,544 sq. ft. each and one of 11,549 sq. ft.) totaling 31,181 sq. ft. with associated water supply, sanitary systems, drainage, parking, landscaping, lighting, etc. upon real property of 260,188 sq. ft. in the Multifamily Residential Professional (MRP) Office District and the RB-80 Zoning District on the north side of NYS Route 25A, at 6164 Route 25A, in Wading River, New York, known and designated as SCTM No. 0600-75-01-3.0. (Karin Gluth)
- 3. Oakwood on the Sound** – Discussion of a Chapter 219 permit including the construction of 460 linear feet of rock revetment with two (2) 15 ft. returns, along the toe of the eroded bluff on the Long Island Sound at Oakwood on the Sound, east side of Hulse Landing Rd., Wading River, known as SCTM No. 0600-37-1-1. (Karin Gluth)
- 4. Area Real Estate (7-Eleven)** –Discussion of 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 as SCTM Nos: 600-128-03-50 & 600-128-03-51. (Karin Gluth)

5. **Chase Bank Tenant Improvements** – Review and discussion of a site plan application proposing site improvements relating to the installation of a drive-up ATM, along with lighting and related site improvements on a 49.7 acre parcel at 1450 Middle Country Road, Riverhead, with the subject parcel being more particularly described as SCTM No. 600-101-2-11.1, located within the Destination Retail Center (DRC) zoning use district. (Greg Bergman)
6. **AT&T at 6232 Middle Country Road** – Review and discussion of an administrative site plan application seeking approval to modify an existing wireless communications facility located at 6232 Middle Country Road, Manorville, on a 2.2 acre parcel located within the Residence B-80 (RB80) zoning use district. (Greg Bergman)
7. **AT&T at 25 Manor Lane (Jamesport Fire Department)** – Review and discussion of an administrative site plan application seeking approval to modify an existing wireless communications facility located at 25 Manor Lane, Jamesport, on a parcel identified as SCTM No. 600-68-2-9.1 within the Hamlet Center (HC) zoning use district. (Greg Bergman)
8. **RGR Ventures Minor Subdivision** – Continued discussion of 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)
9. **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)

## **PUBLIC HEARINGS**

None

## **PUBLIC COMMENTS ON RESOLUTIONS**

## **RESOLUTIONS**

1. **Resolution No. 2019-010 - Minor Subdivision of Henry Silverman** – Approval 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)

2. **Resolution No. 2019-011 – AT&T at 6232 Middle Country Road** – Resolution granting administrative site plan approval for a site plan application seeking approval to modify an existing wireless communications facility located at 6232 Middle Country Road, Manorville, on a 2.2 acre parcel located within the Residence B-80 (RB80) zoning use district. (Greg Bergman)
3. **Resolution No. 2019-012 - Hamlet Professional Offices** - Resolution to approve the final site plan application to construct four medical professional office buildings (three of 6,544 sq. ft. each and one of 11,549 sq. ft.) totaling 31,181 sq. ft. with associated water supply, sanitary systems, drainage, parking, landscaping, lighting, etc. upon real property of 260,188 sq. ft. in the Multifamily Residential Professional (MRP) Office District and the RB-80 Zoning Districts on the north side of NYS Route 25A, at 6164 Route 25A, in Wading River, known as SCTM No. 0600-75-01-3.0. (Karin Gluth)
4. **Resolution No. 2019-013 - Lavender by the Bay Farm stand** – Resolution to approve a farm stand application seeking approval to erect a farm stand consisting of two cargo containers, a 30ft. by 40 ft. retractable canopy, an asphalt apron, and parking area with paved handicapped stalls on a 35.5 acre parcel located on the northwest corner of the intersection of Middle Country Road and Manor Lane, Calverton. The parcel has a portion of the development rights sold, and the parcel is split zoned Rural Corridor (RLC) and Agricultural Protection (APZ), with the farm stand improvements being proposed on the APZ zoned portion of the parcel. The subject property is particularly identified as 600-99-2-19 (Greg Bergman)
5. **Resolution No. 2019-014 – RGR Ventures Minor Subdivision** – Resolution to schedule a public hearing on 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)
6. **Resolution No. 2019-015 – Masone Residence/Office Conversion** – Resolution granting administrative site plan approval a site plan application to convert an existing single family residence into a mental health professional office with an apartment on the second floor, along with landscaping, lighting, parking, sanitary, and drainage improvements, on a 0.33 acre parcel of land located at 918 Main Road, Aquebogue, NY, with said parcel being more particularly described as SCTM No. 600-67-3-15, and being located within the Agricultural Protection (APZ) zoning use district. (Greg Bergman)

## **PUBLIC COMMENTS ON ALL MATTERS**

## **MEETING MINUTES OF THE BOARD**

February 7, 2019

## **CORRESPONDENCE**

## **EXECUTIVE SESSION**

**NEXT MEETING DATE** – Thursday, March 7, 2019 at 7:00 pm