



TOWN OF RIVERHEAD PLANNING BOARD

201 HOWELL AVENUE, RIVERHEAD, NEW YORK 11901-2596
(631) 727-3200, EXT. 240, FAX (631) 727-9101

Stan Carey, Chairman
Edward Densieski, Vice-Chair/Secretary

Richard M. O'Dea, Member

Joseph H. Baier, Member
George Nunnaro, Member

AGENDA Thursday, November 16, 2017

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 for 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. **Apple Honda** – Discussion of an amended site plan for removal of a 842 sq. ft. canopy on the east side of the service building, construction of a new 1,349 sq. ft. canopy for an automobile drop-off area further north on the same side of the building, for exterior façade and interior renovations to the service building, drainage and landscaping changes from the approved plan, and change from stone blend pavement to asphalt adjacent to the south side and a portion of the west side of the service building at an existing car dealership at 1375 Old Country Rd. in Riverhead, known as SCTM No. 600-108-02-8. (Karin Gluth)

2. **Verizon @ 422 Edwards Avenue** – Discussion of a site plan application to modify an existing wireless communications tower. The site plan proposes to remove and replace three (3) of twelve (12) existing antennae, add nine (9) Remote Radio Head (RRH) units, add one (1) new Main Distribution Box (MDB), add one (1) new GPS unit, and install associated equipment in an existing equipment shelter at ground level. The wireless communications facility is situated on a 52 acre parcel of land, identified as SCTM No. 600-117-2-8.2, located at 422 Edwards Avenue, Calverton, within the Industrial A (Ind A) zoning use district. (Greg Bergman)

3. **Minor Subdivision Map of Henry Silverman** – Review and discussion of a three lot minor subdivision of a 8.3 acre property that is located at the north side of Sound Avenue and east side of Penny's Lane, Riverhead, zoned RA-80 and is identified as SCTM #'s 600-19-01-16 and 600-19-01-17 (Jefferson V. Murphree, AICP)

4. **Solar Energy Production Systems** – Review of proposed amendments to the Article LII of the Town Code law concerning Solar Energy Production Systems (Jefferson V. Murphree, AICP)

5. Hamlet Professional Offices – Discussion of a final site plan application for 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 in Wading River, New York, known and designated as Suffolk County Tax Map Number 0600-75-01-3.0 (Karin Gluth)

PUBLIC HEARINGS

None.

PUBLIC COMMENTS ON RESOLUTIONS

RESOLUTIONS

1. Resolution No. 2017-111 – Map of Thomas Romanski & Edmund Hodun, Jr. Minor Subdivision - Resolution to extend the amount of time for the Chairman to affix his/her signature to the final plat for the Map of Thomas Romanski & Edmund Hodun, Jr. Minor Subdivision until January 14, 2018. (Jefferson V. Murphree, AICP)

2. Resolution No. 2017-112 – Map of Minor Subdivision – Map of Giordano, Doyle and Cassidy - Resolution to extend the amount of time for the Chairman to affix his/her signature to the final plat for the Map of Minor Subdivision – Map of Giordano, Doyle and Cassidy until December 13, 2017. (Jefferson V. Murphree, AICP)

3. Resolution No. 2017-113 – Glenwood I, LLC Office Building – Resolution granting final approval for a site plan application to construct a 1,680 sq. ft. single story frame office building in the Glenwood Village I retirement community with handicap access ramp, along with new septic system, lighting, landscaping, and stormwater management improvements on a parcel located in the Residence B-40 (RB40) zoning use district, with said parcel being more particularly described as SCTM No. 600-119-1-22.3 and parts of SCTM No. 600-119-1-10.2. (Greg Bergman)

4. Resolution No. 2017-114 – Auto Zone Expansion – Resolution to schedule a public hearing for December 7, 2017 for a site plan application to construct a 1,516 sq. ft. addition onto the eastern side of an existing 5,352 sq. ft. masonry building presently being used as an automotive retail sales facility, along with lighting and landscaping improvements. The site is a 1.102 acre parcel located at 1260 Old Country Road, Riverhead, within the Business Center (BC) zoning use district, and is more particularly described as SCTM No. 600-122-1-22.1. (Greg Bergman)

5. Resolution No. 2017-115 – Verizon @ 422 Edwards Avenue – Resolution granting administrative site plan approval for a site plan application to modify an existing wireless communications tower. The site plan proposes to remove and replace three (3) of twelve (12) existing antennae, add nine (9) Remote Radio Head (RRH) units, add one (1) new Main Distribution Box (MDB), add one (1) new GPS unit, and install associated equipment in an existing equipment shelter at ground level. The wireless communications facility is situated on a 52 acre parcel of land, identified as SCTM No. 600-117-2-8.2, located at 422 Edwards Avenue, Calverton, within the Industrial A (Ind A) zoning use district. (Greg Bergman)

6. Resolution No. 2017-116 - Riverhead Charter School – Resolution granting administrative site plan approval to amend an existing site plan for the Riverhead Charter School. The amendment changes the portion of the contiguous open space originally proposed to be native tall grass habitat to mown turf grass and shows the locations of play areas behind the school building on the 255,872 sq. ft. property located at 3685 Middle Country Rd. in Riverhead within the Industrial A zoning use district. (Karin Gluth)

PUBLIC COMMENTS ON ALL MATTERS

MEETING MINUTES OF THE BOARD

1. Minutes of the November 2, 2017 Planning Board Meeting

EXECUTIVE SESSION

NEXT MEETING DATE – December 7, 2017 at 7:00 PM

CORRESPONDENCE