



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 17, 2019 *AMENDED*

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. Nazar Commons - Discussion of a site plan application proposing construction of a 3,575 sq. ft. medical office building with associated site improvements including additional paved and gravel parking area, a retaining wall bordering the proposed development, drainage piping, a dumpster enclosure, lighting, planted buffers, etc. on a parcel with two existing office buildings totaling 7,185 sq. ft. on a parcel totaling 109,568 sq. ft. inclusive of a freshwater wetland on the south side of Main Road, between Cross River Dr. (County Route 105) and Broad Ave. in Aquebogue/Riverhead, NY, in the Rural Corridor (RLC) Zoning District, known as Suffolk County Tax Map No. 0600-85-2-96.6. (Karin Gluth)

2. John P. Kujawski & Sons, Inc Minor Subdivision – Discussion of a minor subdivision application proposing to subdivide an existing 120.08 acre farm parcel and create two new individual lots. The owner's (John P. Kujawski & Sons, Inc.) intention is to transfer the northern 63.96 acres (identified as Parcel 1 on the subdivision map) as a corporate distribution to his son and his son's wife, while retaining the southern 56.12 acres (identified as Parcel 2 on the subdivision map) under the John P. Kujawski & Sons, Inc. corporation name for continued farming. The subject parcel, identified as SCTM No. 600-22-2-11.5, is located at 630 Manor Lane, Jamesport, NY, and is located within the Agricultural Protection (APZ) zoning use district. (Greg Bergman)

3. Masone Residence/Office Conversion – Discussion of 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 HEARINGS

None

PUBLIC COMMENTS ON RESOLUTIONS

RESOLUTIONS

1. Resolution No. 2019-003 – Nazar Commons – Resolution to schedule a public hearing for a site plan application for construction of a 3,575 sq. ft. medical office building with associated site improvements including additional paved and gravel parking area, a retaining wall bordering the proposed development, drainage piping, a dumpster enclosure, lighting, planted buffers, etc. on a parcel with two existing office buildings totaling 7,185 sq. ft. on a parcel totaling 109,568 sq. ft. inclusive of a freshwater wetland on the south side of Main Road, between Cross River Dr. (County Route 105) and Broad Ave. in Aquebogue/Riverhead, NY, in the Rural Corridor (RLC) Zoning District, known as Suffolk County Tax Map No. 0600-85-2-96.6. (Karin Gluth)

2. Resolution No. 2019-004 – Masone Residence/Office Conversion – Resolution to schedule a public hearing on 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

January 3, 2019

CORRESPONDENCE

EXECUTIVE SESSION

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