



# TOWN OF RIVERHEAD PLANNING BOARD

201 HOWELL AVENUE, RIVERHEAD, NEW YORK 11901-2596  
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*Stanley Carey, Chairman*  
*Edward Densieski, Vice-Chair/Secretary*

*Richard M. O'Dea, Member*

*Joseph H. Baier, Member*  
*George Nunnaro, Member*

## AGENDA Thursday, May 16, 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. Preliminary Major Residential Subdivision of Kaufold Farm** – Discussion of 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) (**ACTION DEADLINE TODAY, May 16, 2019**)

**2. Villas at Roanoke** – Discussion of a yield map for a proposed major subdivision of a 11.2 acre parcel of vacant wooded land, particularly identified as SCTM No. 600-8-2-4, located on the south side of Sound Shore Rd, Jamesport, NY, approximately 1,200 feet west of Pier Avenue. The yield map shows the potential development of six (6) new residential lots, while the applicant has also submitted a yield map showing increased density by applying Transfer of Development Rights (TDR) to the subject property to potentially increase the number of residential parcels to twelve (12). (Greg Bergman)

**3. Breezy Hill Group, LLC/1792 Middle Road** – Discussion of a preliminary site plan application to establish a construction and demolition processing facility (C&D) pursuant to New York State Department of Environmental Conservation Regulations Part 360 Solid Waste and specifically Part 361, on a 6.683 acre parcel located at 1792 Middle Road within the Industrial A (Ind A) zoning use district, with said parcel being more particularly described as SCTM No. 600-100-2-4.2. (Greg Bergman)

**4. Calverton PODS Minor Subdivision** – Discussion of a four lot minor industrial subdivision application proposing to subdivide an existing 32.16 acre parcel of land, located at 3651 Middle Country

road, within the Industrial C (Ind C) zoning use district, and create four parcels with sizes consisting of 6.93 acres, 6.42 acres, 6.52 acres, and 12.25 acres. The subject parcel is presently improved with a 45,212 sq. ft. warehouse/storage building, as well as a 12.25 acre commercial solar photovoltaic energy generation facility. (Greg Bergman)

**5. Plaza 58** – Discussion of a preliminary site plan application for interior alterations and façade changes to an approximately 6,306 sq. ft. existing, vacant building (formerly Edwards Sports Center retail store) to convert it into four retail stores (including wet retail with and without food) and site improvements, including the addition of stormwater drainage structures, a new sanitary system, and exterior lighting, and parking area improvements including repaving, the addition of two parking lot islands, and a new parking stall striping layout. The site totals 35,324 sq. ft. and is located on at 1352 E. Main St. at the southwest corner of Old Country Rd. (County Route 58) and E. Main St. in the Business Center (BC) Zoning District in Riverhead identified as SCTM No. 600-84-4-37.3. (Karin Gluth)

## **PUBLIC HEARINGS**

None

## **PUBLIC COMMENTS ON RESOLUTIONS**

### **RESOLUTIONS**

**1. 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 2,107.2± 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. Resolution No. 2019-037 – Breezy Hill Group, LLC/1792 Middle Road** – Resolution for the Riverhead Planning Board to assume Lead Agency status and issue a Positive Declaration pursuant to SEQRA for a preliminary site plan application to establish a construction and demolition processing facility (C&D) pursuant to New York State Department of Environmental Conservation Regulations Part 360 Solid Waste and specifically Part 361, on a 6.683 acre parcel located at 1792 Middle Road within the Industrial A (Ind A) zoning use district, with said parcel being more particularly described as SCTM No. 600-100-2-4.2. (Greg Bergman)

**3. Resolution No. 2019-038 – Great Rock Clubhouse Expansion** – Resolution granting a one-year extension of a preliminary site plan approval (originally approved by Resolution No. 2018-022, dated May 17, 2018) for a site plan application to construct a 2-story clubhouse addition to the Great Rock Golf Course located at 15 Fairway Drive, Wading River. The proposed clubhouse would have a first floor with an area of 6,588 sq. ft., and a basement with an area of 6,230 sq. ft. The site plan also proposes landscaping, lighting, parking, and drainage improvements, as well as the relocation of existing trailers on site. The parcel is located within the Residence B-80 (RB80) zoning use district, and is described as SCTM No. 600-57-1-1.32. (Greg Bergman)

**4. Resolution No. 2019-039 – T-Mobile at Riverhead Water District (Old Country Road)** – Resolution granting administrative site plan approval for a site plan application proposing to modify and

perform upgrades to an existing wireless communications facility located on a Town of Riverhead Water District tower, located at 644 Old Country Road, Riverhead, NY, with said parcel being more particularly described as SCTM No. 600-84-1-8. (Greg Bergman)

**5. Resolution No. 2019-040 – Calverton PODS Minor Subdivision** – Resolution classifying a four-lot minor industrial subdivision as an Unlisted Action, pursuant to SEQRA, and authorizing the Riverhead Planning Board to circulate a request to involved agencies to assume Lead Agency status for the purposes of SEQRA review. (Greg Bergman)

**6. Resolution No. 2019-041 – RGR Ventures** – Resolution approving a minor subdivision application seeking to subdivide an existing 8.768 acre parcel into four new buildable lots, with one lot proposed to have an area of 141,959 sq. ft., and the remaining three lots proposed to have an area of 80,000 sq. ft. The subject parcel, particularly identified as SCTM No. 600-99-2-21.2, is located on the northeast corner of Middle Country Road and Manor Road, Calverton, NY, and is located within the Industrial A (Ind A) zoning use district. (Greg Bergman)

**PUBLIC COMMENTS ON ALL MATTERS**

**MEETING MINUTES OF THE BOARD**

May 2, 2019

**EXECUTIVE SESSION**

**NEXT MEETING DATE** – Thursday, June 6, 2019 at 7:00 pm