



TOWN OF RIVERHEAD PLANNING BOARD

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

Richard M. O'Dea, Member

Joseph H. Baier, Member
George Nunnaro, Member

AGENDA Thursday, December 21, 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 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. **Sonic restaurant & future retail building** – Discussion of a revised preliminary site plan for a Sonic restaurant of 2,579 sq. ft. with 60 seats (44 indoor and 16 outdoor), a drive-through, and 22 drive-in parking stalls partially under canopies, where customers would order from menu boards and eat in their cars, and a retail building of 5,250 sq. ft. proposed as part of a second phase of development on a parcel of vacant land with frontage on both Osborn Ave. and Old Country Rd. that surrounds a gasoline station at the northwest corner of Osborn Ave. and Old Country Rd. in the Business Center (BC) Zoning District known as Suffolk County Tax Map No. 0600-108-2-6.1. (Karin Gluth)
2. **Marriot Residence Inn** – Discussion of an amended site plan for the Marriot Residence Inn (phase II of the project known as Browning Hotel) for improvements which have already been completed, including relocation of a dumpster enclosure, reconfiguring curbed areas to prevent their being run over by vehicles, the addition of a generator, the addition of an irrigation well, the relocation of a refrigeration unit from the roof to adjacent to the southeast corner of the Marriot hotel, the relocation of handicapped parking stalls from the north to the south of the entrance to the Marriot Residence Inn building, landscaping changes, and the addition of two light poles adjacent to the pool and entrance to the Marriot Residence Inn building, and a proposed second access to Old Country Rd. (Route 58) upon real property of 303,453 sq. ft. with two hotels located in the Destination Retail Center (DRC) Zoning District on the north side of Old Country Rd. in Riverhead, New York, known and designated as Suffolk County Tax Map Number 0600-118-02-3.1. (Karin Gluth)
3. **Swenk/Albinski Lot Line Modification** – Discussion of a lot line modification application which seeks to modify the lot line between two residential lots, and convey a 5,459 sq. ft. piece of land

between the two adjoining owners. Both lots, in their present state, are pre-existing non-conforming lots within the RB 80 zoning use district with regards to minimum lot size. Lot 1 (Swenk), identified as SCTM No. 600-34-1-54.1, is presently 32,106 sq. ft., and Lot 2 (Albinski), identified as SCTM No. 600-34-1-54.3 is presently 12,505 sq. ft. (Greg Bergman)

4. **Atlantis Calverton** – Continued discussion of a site plan application to convert an existing gas station with convenience store and automotive repair shop into a gas station with a convenience store and 16 seat Dunkin Donuts restaurant, perform façade, signage, landscaping and lighting improvements on a .91 acre parcel located at 4670 Middle Country Rd, Calverton within the Industrial B zoning use district, with said parcel more particularly described as SCTM #600-97-1-82. (Greg Bergman)

PUBLIC HEARINGS

- 1.) None

PUBLIC COMMENTS ON RESOLUTIONS

RESOLUTIONS

1. **Resolution No. 2017-122 – Swenk/Albinski Lot Line Modification** – Resolution to schedule a public hearing on a lot line modification application which seeks to modify the lot line between two residential lots, and convey a 5,459 sq. ft. piece of land between the two adjoining owners. Both lots, in their present state, are pre-existing non-conforming lots within the RB 80 zoning use district with regards to minimum lot size. Lot 1 (Swenk), identified as SCTM No. 600-34-1-54.1, is presently 32,106 sq. ft., and Lot 2 (Albinski), identified as SCTM No. 600-34-1-54.3 is presently 12,505 sq. ft. (Greg Bergman)
2. **Resolution No. 2017-123 – Gendot Associates Inc. (Country Woods Village)** - Final site plan resolution to construct a 16-unit retirement condominium complex for residents over 55 years old, including construction of 15 dwelling units (7 double units and a single unit) with patios and conversion of an existing single-family house into a retirement community dwelling unit (retaining the existing deck and detached garage), and related improvements including a gazebo; paved areas (roadway, driveways, and 20 parking stalls), landscaping, exterior lighting, masonry retaining walls, etc. upon real property upon of 3.6732 acres located in the Residence RC (Retirement Community) Zoning District at 450 Middle Road (on the north side of Middle Rd. between Stoneleigh Dr. and Pebble Beach Path), Riverhead, New York, known and designated as Suffolk County Tax Map Number 0600-82-04-221.12. (Karin Gluth)
3. **Resolution No. 2017-124 – Application known as 452 Main Rd.** – Final site plan approval to renovate an existing single-family house into a 16-seat restaurant on the first floor (including two outdoor seats), an apartment on the second floor, and a partially finished basement of 684 sq. ft. for restaurant storage and to construct associated drainage, parking, landscaping, lighting, etc. upon real property of 11,020 sq. ft. in the Hamlet Center (HC) Zoning District on the north side of Main Rd. in Aquebogue, New York, known and designated as 452 Main Rd. and Suffolk County Tax Map Number 0600-85-03-2.0. (Karin Gluth)

- 4. Resolution No. 2017-125 - Marriot Residence Inn** – Site plan approval for the amended site plan of the Marriot Residence Inn (phase II of the project known as Browning Hotel) for improvements which have already been completed including relocation of a dumpster enclosure, reconfiguring curbed areas, the addition of a generator, the addition of an irrigation well, the relocation of a refrigeration unit from the roof to adjacent to the southeast corner of the Marriot hotel, the relocation of handicapped parking stalls from the north to the south of the entrance to the Marriot Residence Inn building, landscaping changes, and the addition of two light poles adjacent to the pool and entrance to the Marriot Residence Inn building upon real property of 303,453 sq. ft. with two hotels located in the Destination Retail Center (DRC) Zoning District on the north side of Old Country Rd. in Riverhead, New York, known and designated as Suffolk County Tax Map Number 0600-118-02-3.1. (Karin Gluth)

PUBLIC COMMENTS ON ALL MATTERS

MEETING MINUTES OF THE BOARD

1. Minutes of the December 7, 2017 Planning Board Meeting

EXECUTIVE SESSION

NEXT MEETING DATE – January 4, 2018 at 7:00 PM

CORRESPONDENCE

1. Written correspondence, dated December 15, 2017, from Lisa J. Ross of Esseks, Hefter, Angel, Di Talia & Pasca, LLP addressed to the Planning Board in response to the public hearing, which was left open for written comment for until December 17, 2017, regarding the minor subdivision application of John F. Reeve.