



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, May 2, 2019 *Amended 5/1/19*

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>

****7:00 PM MEETING****

PLEDGE OF ALLEGIANCE

PUBLIC HEARINGS

1. Enterprise Park at Calverton (EPCAL) – Public hearing to consider an eight lot preliminary subdivision designated as SCTM #'s 600-135-1-7.1, 7.2, 7.33 and 7.4 and consists of 2,323.9± acres of the Former Calverton Naval Weapons Industrial Reserve Plant (NWIRP) in the hamlet of Calverton. (Anne Marie Prudenti, Esq./Frank Isler, Esq./Richard Ehlers, Esq./Jefferson V. Murphree, AICP)

DISCUSSION ITEMS

1. Sprint Upgrades at Riverhead Water District (Pulaski Street) – Discussion of 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 1035 Pulaski Street, Riverhead, NY, with said parcel being more particularly described as SCTM No. 600-124-1-27. (Greg Bergman)

2. Sprint Upgrades at Riverhead Water District (Old Country Road) – Discussion of 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)

3. Sprint Upgrades at Riverhead Water District (Plant #9) – Discussion of 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 Gerald Street & Oakwood Drive, Wading River, NY, with said parcel being more particularly described as SCTM No. 600-57-1-1.5. (Greg Bergman)

4. T-Mobile Upgrades at Riverhead Water District (Old Country Road) – Discussion of 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. Baiting Hollow Cottage Condominium (Cottage No. 8) – Discussion of on a site plan application to construct a 248 sq. ft. addition to the western elevation and a 169 sq. ft. addition to the northern elevation of an existing single family residence, as well as to enlarge an existing wooden deck by 210 sq. ft. at Unit #8 of the Baiting Hollow Cottage Condominiums, with said unit being more particularly described as SCTM No. 600-40.1-1-8, located at 356-8 Oakleigh Avenue, in the Hamlet of Baiting Hollow, and located within the RA40 zoning use district. (Greg Bergman)

6. 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)
(TO BE ADJOURNED TO JUNE 20, 2019)

7. Fedun–Barn – Review and discussion of a 6,000 sq. ft. barn within building envelope in conjunction with an approved Conservation Easement dated August 9, 2007 per November 2, 2007 Planning Board Resolution #89 which states “shall allow the construction of one single family residence, related residential uses and barn structures and accessory buildings totaling 6,000 square feet of surface area, on a floating building envelope of at least 40,000 square feet within the site.” The subject property is located at 327 Riley Avenue, identified as SCTM No. 600-79-7.14 (Jefferson V. Murphree, AICP)
(TO BE ADJOURNED)

PUBLIC COMMENTS ON RESOLUTIONS

RESOLUTIONS

1. Resolution No. 2019-010 - Minor Subdivision of Henry Silverman – Resolution to approve 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)
(TO BE ADJOURNED TO JUNE 20, 2019)

2. Resolution No. 2019-030 Fedun-Barn – Resolution to approve a 6,000 sq. ft. barn within building envelope in conjunction with an approved Conservation Easement dated August 9, 2007 per November 2, 2007 Planning Board Resolution #89 which states “shall allow the construction of one single family residence, related residential uses and barn structures and accessory buildings totaling 6,000 square feet of surface area, on a floating building envelope of at least 40,000 square feet within the site.” The subject

property is located at 327 Riley Avenue, identified as SCTM No. 600-79-7.14 (Jefferson V. Murphree, AICP) **(TO BE ADJOURNED)**

3. Resolution No. 2019-032 – Sprint 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)

4. Resolution No. 2019-033 – Sprint at Riverhead Water District (Pulaski Street) - 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 1035 Pulaski Street, Riverhead, NY, with said parcel being more particularly described as SCTM No. 600-124-1-27. (Greg Bergman)

5. Resolution No. 2019-034 – Sprint at Riverhead Water District (Plant #9) - 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 Gerald Street & Oakwood Drive, Wading River, NY, with said parcel being more particularly described as SCTM No. 600-57-1-1.5. (Greg Bergman)

6. Resolution No. 2019-035 – Mary Ellen Real Estate, LLC (Riverhead Chrysler, Dodge, Jeep, Ram) – Resolution to set the public hearing for a site plan application to demolish the existing building, used for an office for truck sales, and other existing improvements and construct a new approximately 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)

7. Resolution No. 2019-036 – Baiting Hollow Cottage Condominium (Cottage No. 8) – Resolution to schedule a public hearing on a site plan application construct a 248 sq. ft. addition to the western elevation and a 169 sq. ft. addition to the northern elevation of an existing single family residence, as well as to enlarge an existing wooden deck by 210 sq. ft. at Unit #8 of the Baiting Hollow Cottage Condominiums, with said unit being more particularly described as SCTM No. 600-40.1-1-8, located at 356-8 Oakleigh Avenue, in the Hamlet of Baiting Hollow, and located within the RA40 zoning use district. (Greg Bergman)

PUBLIC COMMENTS ON ALL MATTERS

MEETING MINUTES OF THE BOARD

April 18, 2019

EXECUTIVE SESSION

NEXT MEETING DATE – Thursday, May 16, 2019 at 3:00 pm