



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, March 21, 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. Enterprise Park at Calverton (EPCAL)** - Review and discussion about an eight lot preliminary industrial 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)
- 2. Overlook Homes** – Continued discussion of a major subdivision application which seeks to create four new buildable lots from a 7.705 acre parcel. The parcel, identified as SCTM No. 600-86-1-33.3, is located on Overlook Drive in Aquebogue, within the Residence B-40 (RB40) zoning use district. (Greg Bergman)
- 3. Young Farm Stand** – Review of a farm stand application from Keith Young for a farm stand consisting of a 600 square foot building and 19,000 square foot “u-pick” area, a proposed gravel parking area, except for paved accessible access and accessible parking stalls, a new one-way entrance apron and driveway, and a widened existing driveway to be converted to a one-way exit upon real property located at 1018 Main Rd., Aquebogue, New York, with such property being more particularly described as SCTM No. 600-67-3-26.1 located within the Agricultural Protection Zone (APZ) zoning use district. (Karin Gluth)
- 4. Gendot Condo Map** – Review and discussion of a proposed condominium map for a 16 unit retirement community located at 450 Middle Road, Riverhead described as SCTM # 600-82-4-221.12 (Karin Gluth)
- 5. 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)
(ACTION DEADLINE April 4, 2019)

6. Wading River Cross Access – Review and request to abandon an approved cross-access easement between commercial properties located along Route 25A in Wading River. (Jefferson V. Murphree, AICP)

7. Fedun-Barn – Interpretation of 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.” (Jefferson V. Murphree, AICP)

8. AT&T at F-14 Grumman Memorial Park – Discussion of an administrative site plan application proposing to modify and upgrade an existing wireless communications facility located at a site on Town owned EPCAL property on Middle Country Road, Calverton, particularly identified as SCTM No. 600-135-1-7.33. (Greg Bergman)

9. Oakwood on the Sound –Discussion of a Chapter 219 permit including the construction of 460 linear feet of rock revetment with two (2) 15 ft. returns, along the toe of the eroded bluff on the Long Island Sound at Oakwood on the Sound, east side of Hulse Landing Rd., Wading River, known as SCTM No. 0600-37-1-1. (Karin Gluth)

10. Area Real Estate (7-Eleven) - Discussion of building elevations for a site plan to demolish the existing building used for car repair and construct a 3,062 sq. ft. retail convenience store with associated site improvements on two parcels, 243-245 and 255 W. Main St., totaling 39,918 sq. ft. on the south side of W. Main St., across from and just east of Osborn Ave. in Riverhead within the Peconic River Community (PRC) Zoning District known and designated as Suffolk County Tax Map Numbers: 600-128-03-50 & 600-128-03-51.(Karin Gluth)

PUBLIC HEARINGS

None

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)

(ACTION DEADLINE April 4, 2019)

2. Resolution No. 2019-018 - Young Farm Stand – Resolution to approve a farm stand application from Keith Young for a farm stand consisting of a 600 square foot building and 19,000 square foot “u-pick” area, a proposed gravel parking area, except for paved accessible access and accessible parking stalls, a new one-way entrance apron and driveway, and a widened existing driveway to be converted to a one-way exit upon real property located at 1018 Main Rd., Aquebogue, New York, with such property being more particularly described as SCTM No. 600-67-3-26.1 located within the Agricultural Protection Zone (APZ) zoning use district. (Karin Gluth)

3. Resolution No. 2019-019 - Condominium Map of Gendot Associates, Inc. – Resolution to approve a proposed condominium map for a 16 unit retirement community located at 450 Middle Road, Riverhead described as SCTM # 600-82-4-221.12 (Karin Gluth)

4. Resolution No. 2019-020 - Enterprise Park at Calverton (EPCAL) – Resolution to schedule a public hearing for an eight lot preliminary industrial 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)

5. Resolution No. 2019-021 – AT&T at F-14 Grumman Memorial Park – Resolution granting administrative site plan approval for a site plan application proposing to modify and upgrade an existing wireless communications facility located at a site on Town owned EPCAL property on Middle Country Road, Calverton, particularly identified as SCTM No. 600-135-1-7.33. (Greg Bergman)

6. Resolution No. 2019-022 - Oakwood on the Sound – Resolution granting a Chapter 219 permit for the construction of 460 linear feet of rock revetment with two (2) 15 ft. returns, along the toe of the eroded bluff on the Long Island Sound at Oakwood on the Sound, east side of Hulse Landing Rd., Wading River, known as SCTM No. 0600-37-1-1. (Karin Gluth)

PUBLIC COMMENTS ON ALL MATTERS

MEETING MINUTES OF THE BOARD

March 7, 2019

CORRESPONDENCE

EXECUTIVE SESSION

NEXT MEETING DATE – Thursday, April 4, 2019 at 7:00 pm