



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, February 7, 2019 ***Amended February 6, 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>

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

PLEDGE OF ALLEGIANCE

DISCUSSION ITEMS

- 1. 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)
- 2. AT&T at 5010 Sound Shore Road** – Review and discussion of an administrative site plan application seeking to perform equipment modifications and upgrades to an existing wireless communications facility located at 5010 Sound Shore Road, Jamesport, on a parcel particularly identified as SCTM No. 600-7-1-4.1, and located within the Residence A-80 (RA80) zoning use district. (Greg Bergman)
- 3. AT&T at 201 Fresh Pond Ave** – Review and discussion of an administrative site plan application seeking to perform equipment modifications and upgrades to an existing wireless communications facility located at 201 Fresh Pond Ave, Calverton, on a parcel particularly identified as SCTM No. 600-77-3-1, and located within the Agricultural Protection (APZ) zoning use district. (Greg Bergman)
- 4. Calverton Manor Minor Subdivision** – Continued discussion of a three-lot minor subdivision application seeking to subdivide an existing 35.53 acre parcel of land into three lots having areas of 11.048 acres, 6.654 acres, and 17.837 acres. The subject parcel, identified as SCTM No. 600-99-2-19, is located on the northwest corner of the intersection of Middle Country Road (SR25) and Manor Road in Calverton,

with the parcel being split zoned between the Rural Corridor (RLC) and Agricultural Protection (APZ) zoning use districts. (Greg Bergman)

PUBLIC HEARINGS

1. Minor Subdivision of Anthony Golfo, Golfo Development – A public hearing for a two-lot minor subdivision application proposing to subdivide an existing 49,114 sq. ft. (1.127 acre) parcel located in the Residence B-80 (RB-80) zoning use district into two undersized lots, one of 24,397 sq. ft. (0.56 acres) and another of 24,717 sq. ft. (0.567 acres). The parcel is situated at 101 Long View Dr., aka Long View Rd., in Wading River, NY with said parcel being more particularly described as SCTM #600-25-3-9. (Karin Gluth)

2. Preliminary Major Residential Subdivision of Kaufold Farm – A public hearing for 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)

3. Masone Residence/Office Conversion – 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 RESOLUTIONS

RESOLUTIONS

1. Resolution No. 2019-005 - AT&T at 5010 Sound Shore Road – Resolution granting administrative site plan approval of an administrative site plan application seeking to perform equipment modifications and upgrades to an existing wireless communications facility located at 5010 Sound Shore Road, Jamesport, on a parcel particularly identified as SCTM No. 600-7-1-4.1, and located within the Residence A-80 (RA80) zoning use district. (Greg Bergman)

2. Resolution No. 2019-006 - AT&T at 201 Sound Ave – Resolution granting administrative site plan approval of an site plan application seeking to perform equipment modifications and upgrades to an existing wireless communications facility located at 201 Fresh Pond Ave, Calverton, on a parcel particularly identified as SCTM No. 600-77-3-1, and located within the Agricultural Protection (APZ) zoning use district. (Greg Bergman)

3. Resolution No. 2019-007 – Jamesport Vineyard Bistro Amendment – Resolution approving an amended site plan application seeking to amend a site plan which was originally approved by the Riverhead Planning Board by Resolution No. 2018-071, dated August 16, 2018, which approved a site plan seeking to legalize a ±477 sq. ft. outdoor pizza bistro addition, as well as an outdoor patio area with

trellis and concrete walkways which were constructed without any approval from the Town of Riverhead or from the Suffolk County Department of Health Services, as well as for the expansion of the existing parking lot and for the installation of exterior pole mounted lighting fixtures. The subject parcel, identified as SCTM No. 600-68-1-12.1, is located at 1213 Main Rd., Jamesport, NY, within the Rural Corridor (RLC) zoning use district. (Greg Bergman)

4. Resolution No. 2019-008 – Joseph LoRusso Minor Subdivision – Resolution approving a two-lot minor subdivision, seeking to legalize a subdivision which done by deed in 1950 without any approvals from the Town of Riverhead. The subject parcels, identified as SCTM Nos. 600-54-2-3 & 4 are located at 2097 North Wading River Road, Wading River, NY, and are located within the Residence B-80 (RB80) zoning use district. The combined area of both parcels is 45,188 sq. ft., with the application proposing to create two lots, one lot with an area of 25,188 sq. ft. and the other lot with an area of 20,000 sq. ft.(Greg Bergman)

5. Resolution No. 2019-009 – Calverton Manor Minor Subdivision – Resolution approving a three-lot minor subdivision application seeking to subdivide an existing 35.53 acre parcel of land into three lots having areas of 11.048 acres, 6.654 acres, and 17.837 acres. The subject parcel, identified as SCTM No. 600-99-2-19, is located on the northwest corner of the intersection of Middle Country Road (SR25) and Manor Road in Calverton, with the parcel being split zoned between the Rural Corridor (RLC) and Agricultural Protection (APZ) zoning use districts. (Greg Bergman)

6. Resolution No. 2019-010 - Minor Subdivision of Henry Silverman – Approval 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 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)

PUBLIC COMMENTS ON ALL MATTERS

MEETING MINUTES OF THE BOARD

January 17, 2019

CORRESPONDENCE

EXECUTIVE SESSION

NEXT MEETING DATE – February 21, 2019 at 3:00 pm