



TOWN OF RIVERHEAD PLANNING BOARD

201 HOWELL AVENUE, RIVERHEAD, NEW YORK 11901-2596
(631) 727-3200, EXT. 240, FAX (631) 727-9101

Stan Carey, Chairman
Edward Densieski, Vice-Chair/Secretary

Richard M. O'Dea, Member

Joseph H. Baier, Member
George Nunnaro, Member

AGENDA Thursday, October 19, 2017 **Amended 10/18/2017**

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 for 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. Resolution No. 2017-106 – Chapter 219, Kyra Sposato – Discussion of a Chapter 219 application for a previously constructed masonry retaining wall of approximately 75 square feet used as a decorative retaining wall landward of the shoreline of the Long Island Sound located at 748 Sound Shore Road, Jamesport, further described as SCTM No. 600-7-3-31. (Jeffrey Seeman, CGCS/CEP)

2. Chapter 219 Application – Donald Schneider, Jr. – Discussion of a Chapter 219 Coastal Erosion Hazard Line application to construct a 116 foot long rock revetment along the base of the bluff along the Long Island Sound connecting to an existing revetment to the east. The property is located at 56 Lewin Drive, Riverhead, further described as SCTM No. 0600-027-01-001. (Jeffrey Seeman, CGCS/CEP)

3. Riverhead Commons – Discussion of a site plan application to construct a medical professional office complex with four buildings including a single-story building with gross floor area of 20,704 sq. ft., a two-story building with a gross floor area of 15,640 sq. ft. with first and second floors of 7,820 sq. ft., a single-story building with a gross floor area of 9,000 sq. ft., and a single-story building with a gross floor area of 2,500 sq. ft. to be connected to the Riverhead Sewer District and related improvements including grading, paving, drainage, lighting, landscaping, etc. on a vacant parcel of 6.148 acres identified as SCTM No. 0600-82-3-17 located in the Shopping Center (SC) zoning use district at 780 Old Country Road, Riverhead. (Karin Gluth)

4. Grapes & Greens (J. Kings/The Cider House) – Discussion of an amendment to an approved site plan for changes to the size of the “Grab & Go Snack Bar” and the addition of two pizza ovens, the addition of a 3,186 square foot outdoor patio area and adjacent masonry block wall, to allow outdoor music by two wall-mounted speakers, addition of 56 parking spaces and changes to the approved landscaping on a

7.149 acre parcel located at 2711 Sound Avenue, Calverton, NY within the Agricultural Protection Zone (APZ) zoning use district, with said parcel more particularly described as SCTM #600-41-2-3.1 (Jefferson V. Murphree, AICP)

5. 836 East Main Street – Discussion of a site plan application to develop a vacant parcel with a mixed use building consisting of 6,558 sq. ft. of ground level retail, and 6,780 sq. ft. of second floor residential apartments consisting of 8 dwelling units, ranging in size from 532 sq. ft. up to 980 sq. ft., along with parking, landscaping, lighting, storm water and sanitary improvements on a site located at 836 Main St., Riverhead. The site is within the Hamlet Center (HC) zoning use district, and is described as SCTM No. 600-127-6-7.1. (Greg Bergman)

6. Great Rock Clubhouse Addition – Discussion of a preliminary 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)

7. sPower – Discussion of SEQRA findings statement for a subdivision of land, site plan and special permit application to construct a 20 megawatt solar photovoltaic facility on an existing sod farm on parcels identified as SCTM Nos. 600-116-1-7.2 and 600-98-1-21.1 located within the Industrial C zoning use district, and construction of an underground electrical tie-in line in a 15 ft. easement on properties identified as SCTM Nos. 600-116-2-7.4 and 600-117-1-6 located in the Industrial C zoning use district, and on properties identified as SCTM Nos. 600-117-2-7.2, 600-117-2-8.2 and 600-137-1-32.1 located in the Industrial A zoning use district, and construction of an electrical voltage step-up facility at an existing solar photovoltaic facility located on a parcel identified as SCTM No. 600-137-1-32.1 located in the Industrial A zoning use district. (Jeff Seeman CGCS/CEP & Greg Bergman)

PUBLIC HEARINGS

None

PUBLIC COMMENTS ON RESOLUTIONS

RESOLUTIONS

1. Resolution No. 2017-103 – Great Rock Clubhouse Addition – Resolution to schedule a public hearing on December 7, 2017 at 7:00 pm for a preliminary 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 more particularly described as SCTM No. 600-57-1-1.32. (Greg Bergman)

2. Resolution No. 2017-104 – Farr Minor Subdivision Extension – Resolution granting a 90 day extension period for approval of a four lot minor subdivision the minor subdivision of Reginald and Connie Farr, regarding properties identified as SCTM Nos. 600-80-1-3.3, 3.4, 3.5, 3.6, located within the Agricultural Protection (APZ) zoning use district. (Greg Bergman)

3. Resolution No. 2017-105 – Dynamic Radiator – Resolution granting final site plan approval for a site plan application to construct a 11,754 sq. ft. gravel parking lot and 1,250 sq. ft. paved asphalt driveway, erect approximately 480 linear feet of chain link fence, and install polypropylene corrugated wall stormwater collection chambers to deal with stormwater retention on a parcel identified as SCTM No. 600-118-4-8.1 located within the Riverfront Corridor (RFC) Zoning Use District. (Greg Bergman)

4. Resolution No. 2017-106 – Chapter 219, Kyra Sposato – Resolution to approve a Chapter 219 application for a previously constructed masonry retaining wall of approximately 75 square feet used as a decorative retaining wall landward of the shoreline of the Long Island Sound located at 748 Sound Shore Road, Jamesport, further described as SCTM No. 600-7-3-31. (Jeffrey Seeman, CGCS/CEP)

5. Resolution No. 2017-107 – sPower – Resolution to adopt SEQRA findings statement for a subdivision of land, site plan and special permit application to construct a 20 megawatt solar photovoltaic facility on an existing sod farm on parcels identified as SCTM Nos. 600-116-1-7.2 and 600-98-1-21.1 located within the Industrial C zoning use district, and construction of an underground electrical tie-in line in a 15 ft. easement on properties identified as SCTM Nos. 600-116-2-7.4 and 600-117-1-6 located in the Industrial C zoning use district, and on properties identified as SCTM Nos. 600-117-2-7.2, 600-117-2-8.2 and 600-137-1-32.1 located in the Industrial A zoning use district, and construction of an electrical voltage step-up facility at an existing solar photovoltaic facility located on a parcel identified as SCTM No. 600-137-1-32.1 located in the Industrial A zoning use district. (Jeff Seeman CGCS/CEP & Greg Bergman)

PUBLIC COMMENTS ON ALL MATTERS

MEETING MINUTES OF THE BOARD

1. Minutes of the October 5, 2017 Planning Board Meeting

EXECUTIVE SESSION

NEXT MEETING DATE – November 2, 2017 at 7:00 PM

CORRESPONDENCE