



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, April 6, 2017 (Revised 4/4/17)

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>

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

PLEDGE OF ALLEGIANCE

PLANNING BOARD DISCUSSION ITEMS

None

PUBLIC HEARINGS

1. Boy Scouts of America - Site plan application to demolish an existing boathouse, cabin and lean-tos, and replace with new 662 sq. ft. boathouse and 3,132 sq. ft. Adirondack cabin on an 89.5 acre parcel identified as SCTM #600-39-1-4.1 located at 1774 Sound Avenue within the Residence A-80 (RA80) Zoning Use District in the Hamlet of Calverton.(Greg Bergman)

2. North Fork Auto Body - Site plan application to construct a 3,000 sq. ft. concrete block building for use as a motor vehicle repair garage/auto repair shop, create new concrete driveways and parking stalls, install lighting improvements, a vegetative buffer, as well as new on-site septic and stormwater management systems on two parcels identified as SCTM Nos. 600-86-1-19 & 600-86-1-21.1 with a combined area of .91 acres located at 26 Edgar Avenue within the Residence A-40 (RA40) zoning use district in the Hamlet of Aquebogue. (Greg Bergman)

3. Dr. Joseph F. Sciotto, DMD - Site plan application to construct a 536 sq. ft. addition onto an existing 2,040 sq. ft. single story frame building presently used as a dental office, construct an additional 4 gravel parking spaces, and relocate the existing 1,500 gallon on-site septic tank, on a 1 acre parcel identified as SCTM #600-68-1-10.1 located at 1158 Main Road within the Rural Corridor (RLC) zoning use district in the Hamlet of Jamesport. (Greg Bergman)

4. Jamesport Farm Brewery - site plan application to convert a 3,200 sq. ft. barn into a brewery and tasting room and construct parking, lighting, and landscaping improvements on two parcels, particularly identified as SCTM No. 600-9-2-8 and 600-9-2-9, located at 5873 Sound Avenue within the Agricultural Protection (APZ) Zoning Use District. (Greg Bergman)

PUBLIC COMMENTS ON RESOLUTIONS

RESOLUTIONS

1. Resolution No. 2017-026 – STAT Health – Resolution to schedule a public hearing on a site plan application to change the use of a property from an existing Pizza Hut restaurant to a Stat Health walk in medical clinic, construct a new 56 sq. ft. entry vestibule and concrete walkway with access ramp, install new site lighting and landscaping throughout the property, and update the building façade on a .704 acre parcel within the Business Center (BC) zoning use district, located at 999 Old Country Road, more particularly described as SCTM #600-108-4-11.10. (Greg Bergman)

2. Resolution No. 2017-027 – Fedun Warehouse – Resolution to schedule a public hearing on a site plan application to construct a 5,000 sq. ft. warehouse/storage building with related site improvements, including landscaping, lighting, and drainage structures on a .53 acre parcel located within the Village Center (VC) zoning use district. The parcel is located at 427 Lincoln Street, Riverhead, more particularly described as SCTM #600-128-1-13.1. (Greg Bergman)

3. Resolution No. 2017-029 – Popeye’s Restaurant – Resolution to schedule a public hearing on a site plan application to construct a 2,265 sq. ft. fast food restaurant with related site improvements on a 1.056 acre parcel located at 212 Old Country Road, Riverhead, New York, in the Business Center (BC) zoning use district, with said parcel being more particularly described as SCTM #600-84-4-32.1. (Greg Bergman)

4. Resolution No. 2017-030 – sPower – *Resolution to adopt a final draft scope for preparation of a DEIS pursuant to SEQRA for Minor Subdivision, Site Plan, and Special Permit of Green Meadow, LLC and sPower Solar Power Generating Facility, Step-up Facility, and Subsurface Transmission Power Line located at 4153 Middle Country Road, Calverton, New York, in the Industrial C (IC) and Industrial A (IA) zoning use districts, with said parcels more particularly described as SCTM #s 600-116-1-7.2 & 600-98-1-21.1. (Greg Bergman)*

5. Resolution No. 2017-031 - Highlands at Aquebogue – *Resolution to declare the project in default and recommend the Town Board pull the bond for a residential/golf development located at 4681 Sound Avenue, identified as SCTM No. 600-20-2-1. (Richard Ehlers, Esq and Robert Kozakiewicz, Esq)*

CHAPTER 219 RESOLUTIONS

1) Resolution No. 2017-028 – Resolution to approve a Chapter 219 application to construct a second story addition to an existing residential dwelling situated on a .258 acre parcel in the Residence B-80 Zoning Use District located at 40 Creek Road, Wading River and further described as SCTM No. 600-29-1-8 (Jeffrey Seeman, CEP)

PUBLIC COMMENTS ON ALL MATTERS

MEETING MINUTES OF THE BOARD

1. Minutes of the March 16, 2017 Planning Board Meeting

EXECUTIVE SESSION

NEXT MEETING DATE – April 20, 2017 at 3:00 PM

CORRESPONDENCE