



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, August 17, 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. 2017-088 - Farm Country Kitchen – Resolution for final site plan approval for the following: To change the use of the existing building from a take-out food establishment to a 69-seat restaurant with indoor and outdoor seating, to construct new road and site improvements, upon real property of 16,392 sq. ft. in the Peconic River Community Zoning District on the south side of W. Main St., at 513 W. Main St., in Riverhead, known and designated as SCTM 0600-124-04-33; to construct improvements on the adjacent 8,592 sq. ft. parcel to the west known and designated as 601W. Main St. and SCTM 0600-124-04-32; and to construct a paved parking area for restaurant patrons and employees and do related improvements, including landscaping, sidewalks, curbing, irrigation, and lighting, on a 33,878 sq. ft. parcel the west side of Sweezy Ave. south of the railroad tracks, at 195 Sweezy Ave., in the Industrial C Zoning District, known and designated as SCTM 0600-124-03-26 (Karin Gluth)

2. Emanon Center (Karin Gluth) – Discussion of a site plan application to demolish existing vacant buildings and construct a building with a partial second floor, with approximately 3,057 sq. ft. each of retail and retail (convenience store) uses, and 2,832 sq. ft. of office use on two adjacent parcels totaling 63,116 sq. ft. in the Peconic River Community (PRC) Zoning District on the south side of W. Main St. known and designated as Suffolk County Tax Map Numbers 0600-124-4-9 & 10 (Karin Gluth).

3. Riverhead Commons (Karin Gluth) – Discussion of the proposed development of a vacant parcel for four buildings, of 20,704 sq. ft., 6,000 sq. ft., 9,000 sq. ft. and approximately 2,500 sq. ft., where the uses proposed have changed from retail and restaurant to medical professional office, except for the smallest building which is still proposed for retail, the square footage and/or dimensions of some of the buildings has changed, and canopies and porticos/porches have been added on a parcel of 6.148 acres in the Shopping Center (SC) Zoning District on the north side of Route 58 known and designated as Suffolk County Tax Map Number 0600-82-03-17. (Karin Gluth)

4. Reeves Minor Subdivision – Discussion of a 2-lot minor subdivision/lot line modification application which seeks to modify the property boundary between two properties, one being 1.630 acres, the other being .942 acres. The subject parcels are located within the Residence B-40 (RB40) zoning use district, with said parcels being more particularly described as SCTM Nos. 600-86-4-16.7 & 600-86-4-16.9. (Greg Bergman)

5. Kujawski Minor Subdivision – Discussion of a 2-lot minor subdivision application which seeks to subdivide an existing 4.849 acre parcel into two lots, one being 1.922 acres, the other being 2.926 acres, located on Manor Lane, within the Agricultural Protection (APZ) zoning use district, with said parcel being particularly described as SCTM No. 600-22-1-4.6. (Greg Bergman)

6. 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, with said parcel being more particularly described as SCTM No. 600-127-6-7.1. (Greg Bergman)

7. Glenwood Village I Office Building – Discussion of a site plan application to construct a 1,680 sq. ft. single story frame office building in the Glenwood Village with handicap access ramp, along with a new septic system, lighting and landscaping improvements, and storm water management systems in a mobile home park located in the Residence B-40 (RB40) zoning use district. (Greg Bergman)

PUBLIC HEARINGS

1. Foxwoods/Maryellen Real Estate Lot Line Modification – Public hearing on a minor subdivision application seeking to lot line modification/land conveyance between two properties located at 1716 Old Country Road, Riverhead (Mary Ellen Real Estate/Riverhead Truck Center) and 1407 Middle Road, Calverton (Foxwood Corp), with said parcels being more particularly described as SCTM Nos. 600-101-1-10.2 and 600-101-1-6.3. (Greg Bergman)

PUBLIC COMMENTS ON RESOLUTIONS

RESOLUTIONS

1. Resolution No. 2017-080 - Garsten Retail Center – Resolution to approve a final site plan petition to construct 60,048 square feet of retail stores on 12.0803 acres of undeveloped land, upon real property zoned Destination Retail Center (DRC) and located on the Old Country Road and on Osborne Avenue, Riverhead, New York, known and designated as Suffolk County Tax Map Number 600-101-02-6.2 (Jefferson V. Murphree)

2. Resolution No. 2017-081 - Subdivision – Birchwood at Wading River/Section 3 – Resolution to extend the performance bond for two years for road and infrastructure work to be completed at a major subdivision located on Wading River Manorville Road, Wading River (Jefferson V. Murphree, AICP)

3. Resolution No. 2017-082 – Joseph F. Sciotto – Resolution granting administrative approval for a site plan application to construct a 536 sq. ft. addition onto an existing 2,040 sq. ft. dentist's office, remove approximately 840 sq. ft. of grass to locate four additional parking spots, and relocate existing septic

system on a one acre parcel located at 1158 Main Road, Jamesport within the Rural Corridor (RLC) zoning use district, with said parcel being more particularly described as SCTM No. 600-68-1-10.1. (Greg Bergman)

4. Resolution No. 2017-083 – Hamlet Professional Offices – Resolution to approve the preliminary site plan to construct four medical professional office buildings (three of 6,544 sq. ft. each and one of 11,549 sq. ft.) totaling 31,181 sq. ft. with associated water supply, sanitary systems, drainage, parking, landscaping, lighting, etc. upon real property of 260,188 sq. ft. in the Multifamily Residential Professional (MRP) Office and the RB-80 Zoning Districts on the north side of NYS Route 25A in Wading River, New York, known and designated as 6164 Route 25A and Suffolk County Tax Map Number 0600-75-01-3.0. (Karin Gluth)

5. Resolution No. 2017-084 – Glenwood Village I Office Building – Resolution to schedule a public hearing for September 7, 2017 on a site plan application to construct a 1,680 sq. ft. single story frame office building in the Glenwood Village with handicap access ramp, along with a new septic system, lighting and landscaping improvements, and storm water management systems in a mobile home park located in the Residence B-40 (RB40) zoning use district. (Greg Bergman)

6. Resolution No. 2017-085 – Reeves Minor Subdivision – Resolution to schedule a public hearing for September 7, 2017 for a 2-lot minor subdivision/lot line modification application which seeks to modify the existing boundary lines between two properties and create two new parcels, one being 1.630 acres, the other being .942 acres. The subject parcels are located within the Residence B-40 (RB40) zoning use district, with said parcels being more particularly described as SCTM Nos. 600-86-4-16.7 & 600-86-4-16.9. (Greg Bergman)

7. Resolution No. 2017-086 – 836 East Main Street – Resolution to schedule a public hearing for September 7, 2017 for 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, with said parcel being more particularly described as SCTM No. 600-127-6-7.1. (Greg Bergman)

8. Resolution No. 2017-087 – 452 Main Road – Resolution to approve a preliminary site plan to renovate an existing single-family house into a 16-seat restaurant on the first floor (including two outdoor seats), an apartment on the second floor, and a partially finished basement of 684 sq. ft. for restaurant storage and to construct associated drainage, parking, landscaping, lighting, etc. upon real property of 11,020 sq. ft. in the Hamlet Center (HC) Zoning District on the north side of Main Rd. in Wading River, New York, known and designated as 452 Main Rd. and Suffolk County Tax Map Number 0600-85-03-2.0. (Karin Gluth).

9. Resolution No. 2017-088 - Farm Country Kitchen – Resolution for final site plan approval for the following: To change the use of the existing building from a take-out food establishment to a 69-seat restaurant with indoor and outdoor seating, to construct new road and site improvements, upon real property of 16,392 sq. ft. in the Peconic River Community Zoning District on the south side of W. Main St., at 513 W. Main St., in Riverhead, known and designated as SCTM 0600-124-04-33; to construct improvements on the adjacent 8,592 sq. ft. parcel to the west known and designated as 601W. Main St. and SCTM 0600-124-04-32; and to construct a paved parking area for restaurant patrons and employees

and do related improvements, including landscaping, sidewalks, curbing, irrigation, and lighting, on a 33,878 sq. ft. parcel the west side of Sweezy Ave. south of the railroad tracks, at 195 Sweezy Ave., in the Industrial C Zoning District, known and designated as SCTM 0600-124-03-26 (Karin Gluth)

PUBLIC COMMENTS ON ALL MATTERS

MEETING MINUTES OF THE BOARD

1. Minutes of the August 3, 2017 Planning Board Meeting

EXECUTIVE SESSION

NEXT MEETING DATE – September 7, 2017 at 7:00 PM

CORRESPONDENCE