



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, February 16, 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

PLANNING BOARD DISCUSSION ITEMS

- 1. Joseph F. Sciotto Addition & Parking** – Discussion of 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 within the Rural Corridor (RLC) zoning use district, 1158 Main Road, Jamesport. (Greg Bergman)
- 2. North Fork Auto Body** – Discussion of a 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 within the Residence A-40 (RA40) zoning use district, 26 Edgar Avenue, Aquebogue. (Greg Bergman)
- 3. Boy Scouts of America Boathouse & Cabin** – Discussion of a site plan application to demolish 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 within the Residence A-80 (RA80) Zoning Use District, 1774 Sound Avenue, Calverton. (Greg Bergman)
- 4. Grapes and Greens** – Discussion and review of a request to modify site plan resolution to allow the issuance of a temporary certificate of occupancy prior to the installation of landscaping of an approved facility for the storage, processing and accessory hard cider tasting with retail sales within a portion of an existing 108,178 sq. ft. building located at 2711 Sound Avenue and designated as SCTM No. 600-41-2-3.1 in the hamlet of Baiting Hollow. (Jefferson V. Murphree, AICP)

****3:15 PM REGULAR MEETING****

PUBLIC HEARINGS

1. None.

PUBLIC COMMENTS ON RESOLUTIONS

RESOLUTIONS

1. Resolution No. 17-0011 – Old Orchard at Baiting Hollow – Resolution to reduce a performance security bond for a major residential subdivision located on Youngs Avenue, Calverton, identified as SCTM No. 600-80-2-2.1 (Jefferson V. Murphree, AICP)

2. Resolution No. 2017-0012 – Old Orchard at Baiting Hollow – Resolution approving a request for a 90-day extension of time for the Chairman or Secretary of the Board to affix his or her signature to the final plat of the major subdivision map of Old Orchard at Baiting Hollow. (Jefferson V. Murphree, AICP)

3. Resolution No. 17-0013 – Gendot Associates, Inc. – Resolution to approve a preliminary site plan application for the conversion of an existing single-family house into a retirement community unit and construction of 15 more retirement community units (14 attached units in sets of two and one detached unit) upon real property of approximately 3.67 acres at 450 Middle Rd. located in the Residence RC Zoning District (Retirement Community) on the north side of Middle Road, identified as SCTM No. 600-82-4-221.12 (Karin Gluth)

4. Resolution No. 17-0014 – Calverton Distribution PODS – Resolution to approve a preliminary site plan application to construct a 45,212 sq. ft. single story warehouse with related site improvements, including a stormwater recharge basin, paved parking areas with marked stalls, off-street loading berths, outdoor storage areas, on-site septic system with leeching pools, as well as landscaping and lighting improvements on a 32.16 acre parcel identified as SCTM No. 600-117-2-9.2, located within the Industrial A (Ind A) zoning use district. (Greg Bergman)

5. Resolution No. 2016-0024 - Grapes and Greens – Resolution to approve an amendment to site plan Resolution No. 2016-0024 to allow the issuance of a temporary certificate of occupancy prior to the installation of landscaping of an approved facility for the storage, processing and accessory hard cider tasting with retail sales within a portion of an existing 108,178 sq. ft. building located at 2711 Sound Avenue and designated as SCTM No. 600-41-2-3.1 in the hamlet of Baiting Hollow. (Jefferson V. Murphree, AICP)

CHAPTER 219 RESOLUTIONS

None

PUBLIC COMMENTS ON ALL MATTERS

MEETING MINUTES OF THE BOARD

1. Minutes of the February 2, 2017 Planning Board Meeting

EXECUTIVE SESSION

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

CORRESPONDENCE

1. Various comments received during the 15-day comment period for The Vistas at Baiting Hollow