



TOWN OF RIVERHEAD PLANNING BOARD

201 HOWELL AVENUE, RIVERHEAD, NEW YORK 11901-2596
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Stan Carey, Chairman
Edward Densieski, Vice-Chair/Secretary

Richard M. O'Dea, Member

Joseph H. Baier, Member
George Nunnaro, Member

AGENDA Thursday, November 2, 2017 **Amended October 30, 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>

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

PLEDGE OF ALLEGIANCE

DISCUSSION ITEMS

1. **NERP/Tractor Supply:** Continued discussion of a site plan application to build 51,547 sq. ft. of retail space in a four building campus style development in the Hamlet of Calverton. The development consists of a 19,097 sq. ft. main building, with an attached 15,000 sq. ft. fenced outdoor sales area, another 9,450 sq. ft. building, and two (2) buildings each being 4,000 sq. ft in a campus style layout. The site plan also proposes landscaping, lighting, and drainage improvements, as well as on-site septic systems to handle the sanitary flow from the facilities. The site is more particularly described as SCTM #600-116-1-1 and is located within the old Business CR and old Industrial B zoning use districts. (Greg Bergman)

PUBLIC HEARINGS

1. **Minor Subdivision of Rottkamp** – Public hearing on a 2 lot minor subdivision application which seeks to legalize a subdivision previously done by deed from an existing 33.8936 acre tract of land. The proposed subdivision would create a 0.9999 acre buildable lot, and leave 32.8937 acres as agricultural land. The two subject parcels, identified as SCTM Nos. 600-80-1-14 & 600-100-2-25.7 are located on Deep Hole Road, Calverton, and are located within the Agricultural Protection (APZ) zoning use district. (Greg Bergman)

2. **Auto Zone Expansion** – Public hearing on a preliminary site plan application to construct a 1,516 sq. ft. addition onto the eastern side of an existing 5,352 sq. ft. masonry building presently being used as an automotive retail sales facility, along with lighting and landscaping improvements. The site is a 1.102 acre parcel located at 1260 Old Country Road, Riverhead, within the Business Center (BC) zoning use district, and is more particularly described as SCTM No. 600-122-1-22.1. (Greg Bergman)

3. Great Rock Clubhouse Expansion – Public hearing on 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) **TO BE ADJOURNED TO DECEMBER 7, 2017.**

4. Riverhead Commons – Public hearing on 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)

PUBLIC COMMENTS ON RESOLUTIONS

RESOLUTIONS

1. 2017-108 – TSA Capital – Resolution granting preliminary site plan approval for a site plan application which seeks to redevelop an abandoned fueling station with a new fueling station consisting of 4 fuel pumps (8 fueling stations), a 2,628 sq. ft. fueling canopy, 165 sq. ft. attendant kiosk with restroom, air station, paving and drainage improvements, lighting, and landscaping improvements on a parcel located at 841 Old Country Rd, Riverhead in the Business Center (BC) zoning use district, with said parcel more particularly described as SCTM #600-104-2-1. (Greg Bergman)

2. 2017-109 – Eagle Auto Mall Warehouse Expansion – Resolution granting preliminary approval for a site plan application to construct a one story, 20,800 sq. ft. warehouse with an attached 1,800 sq. ft. area to be used as office space at the Eagle Auto Mall site, located at 1320 Old Country Road, Riverhead within the Business Center (BC) zoning use district, with said parcel more particularly identified as SCTM #600-108-1-10.1. (Greg Bergman)

3. 2017-110 – Grapes & Greens aka Cider House – Resolution granting final approval for a site plan application for improvements to allow the “Processing, storage, and related sales” to include the accessory retail sale and tasting of hard cider along with a Grab & Go bar area within portions of an existing 108,178 square foot storage building with related external improvements and alterations on a 7.149 acre parcel that is zoned Agriculture Protection Zone (APZ), is located at 2711 Sound Avenue and designated as SCTM#: 600-41-2-3.1 in the hamlet of Baiting Hollow, New York (Jefferson V. Murphree, AICP)

PUBLIC COMMENTS ON ALL MATTERS

MEETING MINUTES OF THE BOARD

1. Minutes of the October 19, 2017 Planning Board Meeting

EXECUTIVE SESSION

NEXT MEETING DATE – November 16, 2017 at 3:00 PM

CORRESPONDENCE