



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, September 7, 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. Brixmor – Retail Shops at Riverhead – Discussion of an application to amend an approved site plan by shifting a portion of a building (Retail C-2) by eight (8) feet to the west, to add a compactor, reduce a landscaped area by 291.51 sq. ft., add a 2,500 sq. ft. mezzanine to Retail C-2, and other associated site plan modifications for the construction of 120,450 square feet of retail and accessory uses and associated site improvements on a 41.55 acre (1,809,900.46 sq. ft.) site located at 1768 Old Country Road (CR 58), Riverhead, located in the Destination Retail Center (DRC) zoning use district, identified as SCTM No. 600-101.01-1-1, -2, -3, -4, -5, -6, -7 and -8 and SCTM No. 600-101-1-3.4 (Jefferson V. Murphree, AICP)

PUBLIC HEARINGS

1. Kujawski Minor Subdivision – ***As per the applicant, this public hearing will be postponed indefinitely. At such time as the applicant wishes to pursue this application further, the public hearing shall be re-noticed pursuant to applicable laws*** Public hearing for 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 within the Agricultural Protection (APZ) zoning use district. (Greg Bergman)

2. Grapes & Greens (J. Kings/The Cider House) – Public hearing on an amendment to a 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)

3. TSA Capital – Public hearing on 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, as well as landscaping improvements throughout the 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)

4. Riverhead Ford Parking Lot – Public hearing on a site plan application to clear approximately 187,000 sq. ft. of wooded land in order to create a parking area for vehicles being sold by the automotive dealerships on site. The parcels are located at 1419 & 1423 Old Country Road and Pulaski Street, Riverhead, NY, and more particularly described as SCTM Nos. 600-108-2-17.7 & 19.1 and 600-125-1-3.1 (Greg Bergman)

5. Glenwood Village I Office Building – Public hearing for 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. Reeves Minor Subdivision – Public hearing 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. 836 East Main Street – Public hearing 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 eight (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)

PUBLIC COMMENTS ON RESOLUTIONS

RESOLUTIONS

1. Resolution No. 2017-089 – Vistas at Baiting Hollow (Knolls of Fox Hill, Inc.) –Resolution granting preliminary site plan approval to construct a 7,263 sq. ft., one-story building with 5 condominium dwelling units, a 8,716 sq. ft., one-story building with 6 condominium dwelling units, and a 5,959 sq. ft. per floor, 2-story building with a 96 sq. ft. utility closet with 10 condominium dwelling units, plus associated improvements including driveways, walkways, paved parking areas including handicapped accessible parking, a dumpster enclosure, landscaping, revegetation of a portion of the scenic easement to be disturbed, the installation of utilities, lighting, etc. and the conversion of 6 existing rental dwelling units into condominiums in an existing 3-story building with a footprint of 4,839 sq. ft. upon real property of 352,120 sq. ft., with other existing improvements including an approximately 5,422 sq. ft. building used for storage of golf course maintenance equipment and a parking lot, within the Residence A-80 (RA-80)

Zoning District to the east of Oakleigh Ave. and accessed by Fox Hill Dr. in Baiting Hollow, New York and is known and designated as Suffolk County Tax Map Number 0600-40-05-6.1. (Karin Gluth)

2. Resolution No. 2017-091 - Long Island National Golf Course Solar Panels - Resolution granting preliminary site plan approval for a site plan application to install approximately 22,000 sq. ft. of ground mounted solar photovoltaic panels with landscaped screening, approximately 6,000 sq. ft. of roof mounted solar photovoltaic panels, and associated ground mounted equipment at an existing golf course at 1793 Northville Tpke., with said parcel being located in the Agricultural Protection (APZ) zoning use district, and more particularly described as SCTM #600-44-3-1.4. (Greg Bergman)

3. Resolution No. 2017-092 - Mary Ellen Lot Line Modification – Resolution to approve a minor subdivision 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)

4. Resolution No. 2017-093 - Brixmor Retail Shops at Riverhead – Resolution to amend an approved site plan application by shifting a portion of a building (Retail C-2) by eight (8) feet to the west, add a compactor, reduce a landscaped area by 291.51 sq. ft., add a 2,500 sq. ft. mezzanine to Retail C-2, and other associated site plan modifications for the construction of 120,450 square feet of retail and accessory uses and associated site improvements on a 41.55 acre (1,809,900.46 sq. ft.) site located at 1768 Old Country Road (CR 58), Riverhead, located in the Destination Retail Center (DRC) zoning use district, identified as SCTM No. 600-101.01-1-1, -2, - 3, - 4, - 5, - 6, - 7 and – 8 and SCTM No. 600-101-1-3.4 (Jefferson V. Murphree, AICP)

PUBLIC COMMENTS ON ALL MATTERS

MEETING MINUTES OF THE BOARD

1. Minutes of the August 17, 2017 Planning Board Meeting

EXECUTIVE SESSION

NEXT MEETING DATE – September 21, 2017 at 3:00 PM

CORRESPONDENCE