



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, September 21, 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. Glenwood Village I Office Building – Continued discussion of a preliminary site plan application to construct a 1,680 sq. ft. single story frame office building in the Glenwood Village I retirement community with handicap access ramp, along with new septic system, lighting, landscaping, and stormwater management improvements on a parcel located in the Residence B-40 (RB40) zoning use district, with said parcel being more particularly described as SCTM No. 600-119-1-22.3 and parts of SCTM No. 600-119-1-10.2. (Greg Bergman)

2. Long Island Sports Park – Discussion of a preliminary site plan application to expand the use of the existing Calverton Links Golf Course, located at 149 Edwards Avenue, and more particularly described as SCTM No. 600-137-1-2.1. The site plan application lists a number of proposed uses for the property, including traditional golf, Frisbee golf, soccer golf, mini golf, paintball, marathon type runs, and festivals. The subject parcel is located within the Industrial C zoning use district. (Greg Bergman)

3. Riverhead Ford – Continued discussion of a preliminary 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 are more particularly described as SCTM Nos. 600-108-2-17.7 & 19.1 and 600-125-1-3.1. (Greg Bergman)

4. AT&T at 5792 Sound Avenue – Discussion of a site plan application to modify an existing telecommunications facility, consisting of replacing three (3) existing antennas with new hexport antennas, replacing three (3) existing RRH units with new RRH units, installing three (3) new RRH units on the tower, and installing three (3) new RRH's in the equipment area along with associated cables and

related equipment on an 11.396 acre parcel located at 5792 Sound Avenue, within the Residence A-80 zoning use district, more particularly described as SCTM No. 600-3-1-2.5. (Greg Bergman)

5. Schwing Electric – Discussion of a SEQRA Coordinated Review referral to the Planning Board regarding a Special Permit application to the Town Board for the expansion of a pre-existing non-conforming electrical supply warehouse use, which includes the construction of an 8,970 sq. ft. pre-engineered metal building for warehouse use adjacent to the existing 7,800 sq. ft. building and removal of an existing 2,474 sq. ft. building used for storage of material on a 2.336 acre parcel located at 1328 E. Main St., within the Business Center (BC) zoning district, more particularly described as SCTM No. 600-105-1-18.1. (Jeffrey Seeman and Karin Gluth)

PUBLIC HEARINGS

PUBLIC COMMENTS ON RESOLUTIONS

RESOLUTIONS

1. Resolution No. 2017-094 – AT&T at 5792 Sound Avenue – Resolution granting administrative site plan approval for a site plan application to modify an existing telecommunications facility, consisting of replacing three (3) existing antennas with new hexport antennas, replacing three (3) existing RRH units with new RRH units, installing three (3) new RRH units on the tower, and installing three (3) new RRH's in the equipment area along with associated cables and related equipment on an 11.396 acre parcel located at 5792 Sound Avenue, within the Residence A-80 zoning use district, more particularly described as SCTM No. 600-3-1-2.5. (Greg Bergman)

2. Resolution No. 2017-095 – Glenwood Village I Office Building – Resolution granting preliminary site plan approval to construct a 1,680 sq. ft. single story frame office building in the Glenwood Village I retirement community with handicap access ramp, along with new septic system, lighting, landscaping, and stormwater management improvements on a parcel located in the Residence B-40 (RB40) zoning use district, with said parcel being more particularly described as SCTM No. 600-119-1-22.3 and parts of SCTM No. 600-119-1-10.2. (Greg Bergman)

3. Resolution No. 2017-096 – sPower – Resolution accepting the Final Environmental Impact Statement as adequate for circulation to involved agencies, prepared for a site plan, minor subdivision, and special permit application to construct a 20 megawatt commercial solar energy production facility in the Hamlet of Calverton. (Greg Bergman)

PUBLIC COMMENTS ON ALL MATTERS

MEETING MINUTES OF THE BOARD

1. Minutes of the September 7, 2017 Planning Board Meeting

EXECUTIVE SESSION

NEXT MEETING DATE – October 5, 2017 at 7:00 PM

CORRESPONDENCE