



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
Ed Densieski, Vice-Chair/Secretary

Richard M. O'Dea, Member

Joseph H. Baier, Member
George Nunnaro, Member

AGENDA Thursday, January 19, 2017 Updated 1/19/17

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. The Vistas at Baiting Hollow (Knolls of Fox Hill, Inc.)** - Discussion of a preliminary site plan application to construct two one-story townhouse buildings with a of 11 units and one two-story 10 unit building for a total of 21 units upon real property of 8.08 acres located in the RA-80 Zoning District at 2300 Fox Hill Dr. in Baiting Hollow, New York, known and designated as SCTM No. 0600-040.00-05.00-006.001. (Karin Gluth)
- 2. J. Petrocelli Development Associates** – Discussion of a preliminary site plan application to construct a parking lot with associated drainage, landscaping, and lighting on the 40,972 sq. ft. vacant parcel in the DC-3 Zoning District. The plans submitted show a stone blend parking area with concrete wheel stops which can accommodate 30 vehicles. The parcel is located at 543 East Main Street and is further described as SCTM No. 600-129-5-3.3. (Karin Gluth)
- 3. S Power** – Continued discussion of a site plan application to construct a 20 megawatt solar photovoltaic facility at an existing sod farm, and construction of an electrical tie-in line on properties identified as SCTM Nos. 600-116-1-7.2 and 600-98-1-21.1, zoned Industrial C (IC) (Greg Bergman)
- 4. Little Flower Children** – Discussion of a 2-lot minor subdivision of a 15.867 acre parcel located at 2463 N. Wading River Road, Wading River, New York, in the Residence B-80 (RB80) Zoning Use District, more particularly described as SCTM #600-36-3-6.1 (Greg Bergman)
- 5. Popeye's Riverhead** – Discussion of a site plan application to construct a 2,265 sq. ft. fast food restaurant with related site improvements on a 1.056 acre parcel located at 212 Old Country Road,

Riverhead, New York, in the Business Center (BC) zoning use district, with said parcel being more particularly described as SCTM #600-84-4-32.1 (Greg Bergman)

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

PUBLIC HEARINGS

None

PUBLIC COMMENTS ON RESOLUTIONS

RESOLUTIONS

1. **Resolution No. 2017-004 Brixmor** – Amendment to the Findings Statement pursuant to SEQRA for preliminary site plan approval 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)
2. **Resolution No. 2017-005 Brixmor** – Preliminary site plan approval 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)
3. **Resolution No. 2017-006 – Minor Subdivision of Henry Silverman** - Resolution to approve an extension of time for the Chairman or Secretary of this Board to affix his or her signature to the final plat of the realty subdivision map prepared for the “Lot Modification Map Prepared for Henry Silverman” for 90 days (Jefferson V. Murphree, AICP)
4. **Resolution No. 2017-007 – J. Petrocelli Development Associates** – Resolution to schedule a public hearing for a preliminary site plan application to construct a parking lot with associated drainage, landscaping, and lighting on the 40,972 sq. ft. vacant parcel in the DC-3 Zoning District. The plans submitted show a stone blend parking area with concrete wheel stops which can accommodate 30 vehicles. The parcel is located at 543 East Main Street and is further described as SCTM No. 600-129-5-3.3. (Karin Gluth)

CHAPTER 219 RESOLUTIONS

None

PUBLIC COMMENTS ON ALL MATTERS

MEETING MINUTES OF THE BOARD

1. Minutes of the January 5, 2017 Planning Board Meeting

EXECUTIVE SESSION

1. Cedar Cove Litigation Updated 1/19/17

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

CORRESPONDENCE