



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, June 15, 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. Riverhead Islamic Center**-Discussion of wetland issues regarding a site plan application to convert a single family residence to a house of worship with an upstairs dwelling unit including a 747 sq. ft. building addition to an existing 1,576 sq. ft. house and 25,531 sq. ft. of total altered area on an 54,165.62 sq. ft. (1.24 ac) site that is zoned Residence A-40 (RA-40) located at 751 Harrison Ave. and identified as SCTM No's. 600-102-3-21 and 600-102-3-22 (Karin Gluth)
- 2. 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)
- 3. Gilmartin Lot Line Modification** – Discussion of a minor subdivision/lot line modification application which seeks to modify the lot line boundary between three properties, identified as SCTM Nos. 600-87-2-24, 600-87-2-45, and 600-93-2-30.2. The properties are located at 631 & 649 Peconic Bay Blvd., and are located within the RB-40 zoning use district. (Greg Bergman)
- 4. Farr Minor Subdivision** – Discussion of a minor subdivision application seeking to reapprove a 4 lot minor subdivision of a 56.3 acre parcel which was originally approved by the Planning Board in 2012, but time frame for the chairman to affix his signature to the final plat has since expired. The properties are located on the south side of Youngs Ave., approximately 1,500 feet east of Twomey Ave, more particularly described as SCTM #600-80-1-3.3, 3.4, 3.5 & 3.6 and located within the Agricultural Protection (APZ) zoning use district. (Greg Bergman)

5. Atlantis Calverton – Discussion of a site plan application to convert an existing gas station with convenience store and automotive repair shop into a gas station with a convenience store and 16 seat Dunkin Donuts restaurant, and perform façade and signage improvements on a .91 acre parcel located at 4670 Middle Country Rd, Calverton within the Industrial B zoning use district, with said parcel more particularly described as SCTM #600-97-1-82. (Greg Bergman)

6. Long Island National Solar Panels – Discussion of 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)

7. Chapter 219 Application for Kenneth and Ellen Globus – Discussion of a Chapter 219 application to construct a wood stair of 272 square feet with landing platforms as a single family residential staircase to the shoreline of the Long Island Sound located at 856 Sound Shore Road, Northville, further described as SCTM No. 600-8-1-11. (Jeffrey Seeman, CGCS/CEP)

8. Preliminary Major Residential Subdivision of Kaufold Farm – Discussion about a proposed preliminary major residential subdivision of 18.3319 acres of land consisting of 15.4 acres of Prime Soils for the purpose of a seven (7) lot clustered residential subdivision with lots 1 through 6 proposed for residential use and lot 7 proposed for agriculture and a farm house. Parcel A, which is located south of the Long Island Railroad tracks, cuts through the site, consists of 9.7593 acres. The subject property is located on Main Road (NYS Route 25) approximately 320 feet west of Laurel Lane in Laurel and south and north of the LIRR track system, in the RB-80 zoning use district, identified as SCTM # 600-48-03-20 and 25 (Jefferson V. Murphree, AICP).

PUBLIC HEARINGS

None.

PUBLIC COMMENTS ON RESOLUTIONS

RESOLUTIONS

1) Resolution No. 2017-052 – Gilmartin Lot Line Modification – Resolution to schedule a public hearing for July 6th, 2017 for a minor subdivision/lot line modification application which seeks to modify the lot line boundary between three properties, identified as SCTM Nos. 600-87-2-24, 600-87-2-45, and 600-93-2-30.2. The properties are located at 631 & 649 Peconic Bay Blvd., and are located within the RB-40 zoning use district. (Greg Bergman)

2) Resolution No. 2017-053 – Long Island National Solar Panels - Resolution to schedule a public hearing for July 6th, 2017 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. 2017-054 - Chapter 219 Application for Kenneth and Ellen Globus – Resolution approving a Chapter 219 application to construct a wood stair of 272 square feet with landing platforms as a single family residential staircase to the shoreline of the Long Island Sound previously destroyed during Storm Sandy located at 856 Sound Shore Road, Northville, further described as SCTM No. 600-8-1-11. (Jeffrey Seeman, CGCS/CEP)

4) Resolution No.2017-055 – Atlantis Calverton - Resolution to schedule a public hearing for July 6th, 2017 for a site plan application to convert an existing gas station with convenience store and automotive repair shop into a gas station with a convenience store and 16 seat Dunkin Donuts restaurant, and perform façade and signage improvements on a .91 acre parcel located at 4670 Middle Country Rd, Calverton within the Industrial B zoning use district, with said parcel more particularly described as SCTM #600-97-1-82. (Greg Bergman)

5) Resolution No. 2017-056 – Van de Wetering – Resolution to approve a minor subdivision/lot line modification and land transference between two properties located at 2509 and 2294 Sound Avenue, Calverton, more particularly described as SCTM Nos. 600-40-1-3.1 and 600-40-1-3.2. Both properties are partially located within the RA40 and RA80 zoning use districts. (Greg Bergman)

6) Resolution No. 2017-057 – Minor Subdivision – Giordano, Doyle and Cassidy – Resolution to extend the time for the Chairman of the Board of affix his or her signature to the final plat of the minor subdivision located at 4 and 18 Dunlookin Lane, South Jamesport, further described as SCTM Nos. 600-92-6-10, 11 and 12. (Jefferson V. Murphree, AICP)

PUBLIC COMMENTS ON ALL MATTERS

MEETING MINUTES OF THE BOARD

1. Minutes of the June 1, 2017 Planning Board Meeting

EXECUTIVE SESSION

NEXT MEETING DATE – July 6, 2017 at 7:00 PM

CORRESPONDENCE