



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, June 1, 2017 Updated 6/1/17

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>

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

PLEDGE OF ALLEGIANCE

PLANNING BOARD DISCUSSION ITEMS

None.

PUBLIC HEARINGS

1. Van de Wetering - Public hearing to discuss 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)

2. Eagle Auto Mall Warehouse Addition - Public hearing to discuss 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. FKA 317 Properties - Public hearing to discuss a site plan application to perform site work, including lighting, landscaping, grading, paving, and drainage improvements at an existing auto sales facility located at 1309 Old Country Rd, Riverhead, NY, identified as SCTM #0600-122-2-2.1 located within the Business Center (BC) zoning use district. (Greg Bergman)

4. Twin Fork Beer Co. - Public hearing to discuss a site plan application to construct a new 11,480 sq. ft. brewery with tasting room and related site improvements, including lighting, landscaping, as well as stormwater management systems on a vacant 2.097 acre parcel located on Raynor Avenue within the

Industrial C (Ind C) zoning use district, with said parcel being particularly identified as SCTM #600-108-2-12. (Greg Bergman)

PUBLIC COMMENTS ON RESOLUTIONS

RESOLUTIONS

1. Resolution No. 17-0013 – Gendot Associates, Inc. – Resolution to approve a preliminary site plan application for the conversion of an existing single-family house into a retirement community unit and construction of 15 retirement community units (14 attached units in sets of two and one detached unit) upon real property of approximately 3.67 acres at 450 Middle Rd. located in the Residence RC Zoning District (Retirement Community) on the north side of Middle Road, identified as SCTM No. 600-82-4-221.12 (Karin Gluth)

2. Resolution No. 2017-051 – Map of NF Golf Resorts, Riverhead Reeves Associates, LLC (Highlands at Reeves) – Resolution to draw upon and call all applicable performance securities posted in the matter of the subdivision known as NF Golf Resorts and thereupon retain a licensed engineer to design the required improvements, suitable for public bid, and construct same at the expense of the applicant. (Dick Ehlers, Esq.) **Added 6/1/17**

PUBLIC COMMENTS ON ALL MATTERS

MEETING MINUTES OF THE BOARD

1. Minutes of the May 18, 2017 Planning Board Meeting

EXECUTIVE SESSION

NEXT MEETING DATE – June 15, 2017 at 3:00 PM

CORRESPONDENCE