



# 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, October 5, 2017 **Amended 10/5/2017**

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. Rottkamp Minor Subdivision** – Discussion of a 2 lot minor subdivision application which seeks to legalize a subdivision previously done by deed from an existing 33.8936 acre tract of land. The proposed subdivision would create a 0.9999 acre buildable lot, and leave 32.8937 acres as agricultural land. The two subject parcels, identified as SCTM Nos. 600-80-1-14 & 600-100-2-25.7 are located on Deep Hole Road, Calverton, and are located within the Agricultural Protection (APZ) zoning use district. (Greg Bergman)

**2. Auto Zone Expansion** – Discussion of a preliminary site plan application to construct a 1,516 sq. ft. addition onto the eastern side of an existing 5,352 sq. ft. masonry building presently being used as an automotive retail sales facility, along with lighting and landscaping improvements. The site is a 1.102 acre parcel located at 1260 Old Country Road, Riverhead, within the Business Center (BC) zoning use district, and is more particularly described as SCTM No. 600-122-1-22.1. (Greg Bergman)

### **PUBLIC HEARINGS**

None

### **PUBLIC COMMENTS ON RESOLUTIONS**

### **RESOLUTIONS**

**1. Resolution No. 2017-082 – Joseph F. Sciotto Office Addition** – Resolution granting administrative approval for a site plan application to construct a 536 sq. ft. addition onto an existing 2,040 sq. ft. single

story frame building presently used as a dental office, remove approximately 840 sq. ft. of grass to locate four additional gravel parking spaces, and relocate the existing septic system on a 1 acre parcel located at 1158 Main Road, Jamesport, within the Rural Corridor (RLC) zoning use district, and with said parcel being more particularly described as SCTM No. 68-1-10.1. (Greg Bergman)

**2. Resolution No. 2017-097 – Riverhead Ford Parking Lot** – Resolution granting preliminary approval for a site plan application to clear approximately 187,000 sq. ft. of wooded land in order to create an accessory parking area to be utilized as automobile storage for automobile dealerships, erect approximately 1,500 linear feet of chain link fence, install approximately 15,790 sq. ft. of impervious asphalt driveway, and install related stormwater management systems on three parcels, particularly identified as SCTM Nos. 600-108-2-17.1, 600-108-2-19.1, and 600-125-1-3.1, located at 1419 & 1423 Old Country Road, and Pulaski Street, within the Business Center (BC) zoning use district in the Hamlet of Riverhead. (Greg Bergman)

**3. Resolution No. 2017-098 – Reeve Minor Subdivision** – Resolution to reschedule a public hearing for **December 7, 2017** on 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 0.942 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 and 600-86-4-16.9. (Greg Bergman) **UPDATED 10/5/17**

**4. Resolution No. 2017-099 – Rottkamp Minor Subdivision** – Resolution to schedule a public hearing on November 2, 2017 for a 2 lot minor subdivision application which seeks to legalize a subdivision previously done by deed from an existing 33.8936 acre tract of land. The proposed subdivision would create a 0.9999 acre buildable lot, and leave 32.8937 acres as agricultural land. The two subject parcels, identified as SCTM Nos. 600-80-1-14 & 600-100-2-25.7 are located on Deep Hole Road, Calverton, and are located within the Agricultural Protection (APZ) zoning use district. (Greg Bergman)

**5. Resolution No. 2017-100 – Auto Zone Expansion** – Resolution to schedule a public hearing for November 2, 2017 on a preliminary site plan application to construct a 1,516 sq. ft. addition onto the eastern side of an existing 5,352 sq. ft. masonry building presently being used as an automotive retail sales facility, along with lighting and landscaping improvements. The site is a 1.102 acre parcel located at 1260 Old Country Road, Riverhead, within the Business Center (BC) zoning use district, and is more particularly described as SCTM No. 600-122-1-22.1. (Greg Bergman)

**6. Resolution No. 2017-101 – 1264 W Main Street** – Resolution to accept an amended site plan application that reflect changes to landscaping on an approved final site plan to construct a 6,900 square foot building with 200 square foot roofed-over entry to be used as storage and warehousing facility with accessory office space with associated site improvements on a 47,542 square foot parcel located in the Riverfront Corridor (RFC) zoning district at 1264 West Main Street, Riverhead, further described as SCTM # 600-120-02-002. (Greg Bergman) **ADDED 10/5/2017**

**7. Resolution No. 2017-102 – Riverhead Commons** – Resolution to schedule a public hearing on November 2, 2017 for a site plan application to construct a medical professional office complex with four buildings including a single-story building with gross floor area of 20,704 sq. ft., a two-story building with a gross floor area of 15,640 sq. ft. with first and second floors of 7,820 sq. ft., a single-story building with a gross floor area of 9,000 sq. ft., and a single-story building with a gross floor area of 2,500 sq. ft. to be connected to the Riverhead Sewer District and related improvements including grading, paving,

drainage, lighting, landscaping, etc. on a vacant parcel of 6.148 acres identified as SCTM No. 0600-82-3-17 located in the Shopping Center (SC) zoning use district at 780 Old Country Road, Riverhead. (Karin Gluth)

**PUBLIC COMMENTS ON ALL MATTERS**

**MEETING MINUTES OF THE BOARD**

1. Minutes of the September 21, 2017 Planning Board Meeting

**EXECUTIVE SESSION**

**NEXT MEETING DATE** – October 19, 2017 at 3:00 PM

**CORRESPONDENCE**