



# 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, April 20, 2017 Updated 4/19/17

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. Stoneleigh Woods, Section IV** -Discussion of the status of the landscaping and the ponding area being surfaced with stone instead of the plantings shown on the approved plans at the condominium complex in the Retirement Center Zoning District on Middle Road in Riverhead identified as SCTM No. 0600-64-2-11. (Karin Gluth)

**2. Van de Wetering Lot Line Modification** – Discussion of a minor subdivision/lot line modification and land transference between two properties located at 2509 & 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)

**3. Bank of America ADA Compliance** - Discussion of a site plan application to construct ADA accessibility improvements at the Bank of America site at the 499 Old Country Road, Riverhead, with said parcel being more particularly described as SCTM #109-1-19.4 located within the Shopping Center (SC) zoning use district. The improvements consist of adding a 5 ft. wide accessible concrete walkway from the sidewalk from CR 58, relocating two handicap parking spots, resurfacing a portion of the asphalt parking lot, and replacing concrete ramps and walkways in front of the building. (Greg Bergman)

**4. Twin Forks Beer** – Discussion of 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)

**5. Eagle Auto Mall Warehouse Addition** – Discussion of 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)

**6. Calverton Distribution PODS** – Continued discussion of a site plan application to construct a 45,212 sq. ft. single story warehouse with related site improvements on a 32.16 acre parcel located within the Industrial A (Ind A) zoning use district at 3651 Middle Country Road (SR 25), Calverton, further described as SCTM No. 600-117-2-9.2. (Greg Bergman)

*Discussion specifically to address Town Consulting Engineer comments regarding fence around recharge basin.*

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

**PUBLIC HEARINGS**

None

**PUBLIC COMMENTS ON RESOLUTIONS**

**RESOLUTIONS**

**1. Resolution No. 2017-033 – Minor Subdivision of Henry Silverman** - Resolution to approve a 90 day 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” where the subject property is located at the north side of Sound Avenue and east side of Penny’s Lane, Riverhead, identified as SCTM #'s 600-19-01-16 and 600-19-01-17 (Jefferson V. Murphree, AICP)

**2. Resolution No. 2017-034 – Jamesport Farm Brewery** – Resolution granting preliminary approval for a site plan application to convert a 3,200 sq. ft. barn into a brewery and tasting room and construct parking, lighting, and landscaping improvements on two parcels, particularly identified as SCTM No. 600-9-2-8 and 600-9-2-9, located at 5873 Sound Avenue within the Agricultural Protection (APZ) Zoning Use District. (Greg Bergman) **Updated 4/19/17**

**CHAPTER 219 RESOLUTIONS**

None

**PUBLIC COMMENTS ON ALL MATTERS**

**MEETING MINUTES OF THE BOARD**

1. Minutes of the April 6, 2017 Planning Board Meeting

**EXECUTIVE SESSION**

**NEXT MEETING DATE** – May 4, 2017 at 7:00 PM

**CORRESPONDENCE**