



# 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, March 2, 2017 Updated 2/28/17

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**

**1. Jamesport Farm Brewery** – Discussion of a site plan application to convert an existing 3,200 sq. ft. barn into a brewery and tasting room, construct a 323 sq. ft. addition, add a 200 sq. ft. storage container/refrigerator unit, construct a ± 26,240 sq. ft. gravel parking area, and install lighting, drainage, and on-site septic improvements on two parcels identified as SCTM Nos. 600-9-2-8 and 600-9-2-9, with a combined area of 40.16 acres located within the Agricultural Protection (APZ) zoning use district, 5873 Sound Avenue, Jamesport. (Greg Bergman)

**2. Brixmor – Retail Shops at Riverhead** – Discussion of an amendment to Resolution No. 2016-0128 to construct a ten (10) foot tall, 790 +/- ft long fence along the eastern property line associated with a site plan application 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) Updated 2/28/17

**3. Brixmor – Retail Shops at Riverhead** - Discussion of final 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) Updated 2/28/17

**4. Brixmor – Retail Shops at Riverhead** - Discussion of the condominium map in conjunction with the final site plan application 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) **Updated 2/28/17**

**\*\*7:15 PM REGULAR MEETING\*\***

**PUBLIC HEARINGS**

None

**PUBLIC COMMENTS ON RESOLUTIONS**

**RESOLUTIONS**

**1. Resolution No. 2017-016 – KJJ Construction** – Resolution to approve a preliminary site plan for a 1,211.88 sq. ft. addition for use as a 15-seat restaurant to an existing 3,303 sq. ft. building with 475 sq. ft. of non- medical office use and 2,828 sq. ft. of medical office use on a property of 28,009 sq. ft. zoned Business CR on the northeast corner of Route 25A and Dogwood Dr. in Wading River known as SCTM No. 0600-72-02-05. (Karin Gluth)

**2. Resolution No. 2017-017 – Grapes & Greens** – Resolution to approve an amendment to site plan Resolution No. 2016-0024 and 2017-015 to amend a condition regarding the issuance of a temporary certificate of occupancy prior to the installation of landscaping of an approved facility for the storage, processing and accessory hard cider tasting with retail sales within a portion of an existing 108,178 sq. ft. building located at 2711 Sound Avenue and designated as SCTM No. 600-41-2-3.1 in the hamlet of Baiting Hollow (Jefferson V. Murphree, AICP).

**3. Resolution No. 2017-018 - Boy Scouts of America Boathouse & Cabin** – Resolution to schedule a public hearing on a site plan application to demolish existing boathouse, cabin and lean-tos, and replace with new 662 sq. ft. boathouse and 3,132 sq. ft. Adirondack cabin on an 89.5 acre parcel identified as SCTM #600-39-1-4.1 located within the Residence A-80 (RA80) Zoning Use District, 1774 Sound Avenue, Calverton. (Greg Bergman)

**4. Resolution No. 2017-019 - North Fork Auto Body** – Resolution to schedule a public hearing on a site plan application to construct a 3,000 sq. ft. concrete block building for use as a motor vehicle repair garage/auto repair shop, create new concrete driveways and parking stalls, install lighting improvements, a vegetative buffer, as well as new on-site septic and stormwater management systems on two parcels identified as SCTM Nos. 600-86-1-19 & 600-86-1-21.1 with a combined area of .91 acres located within the Residence A-40 (RA40) zoning use district, 26 Edgar Avenue, Aquebogue. (Greg Bergman)

**5. Resolution No. 2017-020 - Joseph F. Sciotto Addition & Parking** – Resolution to schedule a public hearing on 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, construct an additional 4 gravel parking spaces, and relocate the existing 1,500 gallon on-site septic tank, on a 1 acre parcel identified as SCTM #600-68-1-10.1 located within the Rural Corridor (RLC) zoning use district, 1158 Main Road, Jamesport. (Greg Bergman)

**6. Resolution No. 2017-0021 - Brixmor – Retail Shops at Riverhead -** Approves an amendment to Resolution No. 2016-0128 to construct a ten (10) foot tall, 790 +/- ft long fence along the eastern property line associated with a site plan application 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)

**7. Resolution No. 2017-0022 - Brixmor – Retail Shops at Riverhead -** Final 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)

**8. Resolution No. 2017-0023 - Brixmor – Retail Shops at Riverhead -** Approves the condominium map in conjunction with the final site plan application 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)

## **CHAPTER 219 RESOLUTIONS**

None

## **PUBLIC COMMENTS ON ALL MATTERS**

## **MEETING MINUTES OF THE BOARD**

1. Minutes of the February 16, 2017 Planning Board Meeting

## **EXECUTIVE SESSION**

**NEXT MEETING DATE** – March 16, 2017 at 3:00 PM

## **CORRESPONDENCE**