



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, May 4, 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

PLANNING BOARD DISCUSSION ITEMS

PUBLIC HEARINGS

1. STAT Health – Public hearing on a site plan application to change the use of a property from an existing Pizza Hut restaurant to a Stat Health walk in medical clinic, construct a new 56 sq. ft. entry vestibule and concrete walkway with access ramp, install new site lighting and landscaping throughout the property, and update the building façade on a 0.704 acre parcel within the Business Center (BC) zoning use district, located at 999 Old Country Road, more particularly described as SCTM #600-108-4-11.10. (Greg Bergman)

2. Fedun Warehouse – Public hearing on a site plan application to construct a 5,000 sq. ft. warehouse/storage building with related site improvements, including landscaping, lighting, and drainage structures on a .53 acre parcel located within the Village Center (VC) zoning use district. The parcel is located at 427 Lincoln Street, Riverhead, more particularly described as SCTM #600-128-1-13.1. (Greg Bergman)

3. Popeye's Restaurant – Public hearing on a site plan application to construct a 2,265 sq. ft. fast food restaurant with related site improvements on a 1.056 acre parcel located at 212 Old Country Road, Riverhead, New York, in the Business Center (BC) zoning use district, with said parcel being more particularly described as SCTM #600-84-4-32.1. (Greg Bergman)

PUBLIC COMMENTS ON RESOLUTIONS

RESOLUTIONS

1. Resolution No. 2017-035 – Twin Fork Beer Co. – Resolution to schedule a 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)

2. Resolution No. 2017-036 – Eagle Auto Mall Warehouse – Resolution to schedule a 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. Resolution No. 2017-037 – Van de Wetering – Resolution to schedule a public hearing to discuss 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)

4. Resolution No. 2017-038 – Calverton Distribution PODS – Resolution granting final site plan approval for 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)

5. Resolution No. 2017-039 – Guddha, LLC, 365 Harrison Avenue – Resolution to classify a site plan application to construct one-story, approximately 1,000 square foot, takeout/self-service food establishment with a basement and sanitary, parking, site and drainage improvements upon real property located at the northwest corner of Old Country Rd. and Harrison Ave. (365 Harrison Ave.) Riverhead, further described at SCTM No. 600-102-03-004.01 as a Type II Action under SEQRA. (Jeffrey Seeman, CGCS/CEP)

6. Resolution No. 2017-040 – FKA 317 Properties – Resolution to schedule a 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)

7. Resolution No. 2017-041 – Boy Scouts of America Boathouse & Cabin Replacement – Resolution granting administrative site plan approval of a site plan application to demolish an 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 at 1774 Sound Avenue within the Residence A-80 (RA80) Zoning Use District in the Hamlet of Calverton. (Greg Bergman)

CHAPTER 219 RESOLUTIONS

PUBLIC COMMENTS ON ALL MATTERS

MEETING MINUTES OF THE BOARD

1. Minutes of the April 20, 2017 Planning Board Meeting

EXECUTIVE SESSION

NEXT MEETING DATE – May 18, 2017 at 3:00 PM

CORRESPONDENCE