



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 16, 2017 (REVISED 3/15/17)

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

SEQRA SCOPING SESSION

1. sPower – Public discussion to review draft EIS scoping documentation for a site plan application to construct a 20 megawatt solar photovoltaic facility on an existing sod farm on parcels identified as SCTM Nos. 600-116-1-7.2 and 600-98-1-21.1 located within the Industrial C zoning use district, and construction of an underground electrical tie-in line in a 15 ft. easement on properties identified as SCTM Nos. 600-116-2-7.4 and 600-117-1-6 located in the Industrial C zoning use district, and on properties identified as SCTM Nos. 600-117-2-7.2, 600-117-2-8.2 and 600-137-1-32.1 located in the Industrial A zoning use district, and construction of an electrical voltage step-up facility at an existing solar photovoltaic facility located on a parcel identified as SCTM No. 600-137-1-32.1 located in the Industrial A zoning use district. (Greg Bergman and Jeffrey Seeman, CGCS/CEP)

PLANNING BOARD DISCUSSION ITEMS

1. Fedun Warehouse – Discussion of 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)

2. STAT Health – Discussion of 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 .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)

3. The Vistas at Baiting Hollow (Knolls of Fox Hill, Inc.) – Discussion of a preliminary site plan application to construct two one-story townhouse buildings with a of 11 units and one two-story 10 unit building for a total of 21 units upon real property of 8.08 acres located in the RA-80 Zoning District at 2300 Fox Hill Dr. in Baiting Hollow, New York, known and designated as SCTM No. 0600-040.00-05.00-006.001. (Karin Gluth).

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

PUBLIC HEARINGS

1. None

PUBLIC COMMENTS ON RESOLUTIONS

RESOLUTIONS

1. 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)

2. 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)

3. Resolution No. 2017-0024 – Jamesport Farm Brewery – Resolution to schedule a public hearing for April 6, 2017, on 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 within the Agricultural Protection (APZ) Zoning Use District. (Greg Bergman)

CHAPTER 219 RESOLUTIONS

1. Resolution No. 2017-025 – Bluffs at Baiting Hollow Condo I Bluffs Management – Resolution to extend Chapter 219 - Resolution No. 2014-071 and 2012-0042 for a bluff maintenance plan for the twice annual trimming of vegetation located at Fox Hill Drive, Baiting Hollow, further described as SCTM No. 600-11-4-2. (Jeffrey Seeman, CGCS/CEP)

PUBLIC COMMENTS ON ALL MATTERS

MEETING MINUTES OF THE BOARD

1. Minutes of the March 2, 2017 Planning Board Meeting

EXECUTIVE SESSION – Riverhead Sound Associates, LLC aka Aquebogue Golf Resorts (Robert Kozakiewicz, Town Attorney)

NEXT MEETING DATE – April 6, 2017 at 7:00 PM

CORRESPONDENCE