



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, July 6, 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 of 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. Fedun Warehouse – Discussion of a final 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. Edwin Fishel Tuccio Transfer of Development Rights – Discussion of the authorization of the transfer of one (1) development right from Edwin Fishel Tuccio, 784 Middle Road, Riverhead SCTM No. 600-82-1-11.3 located in the Agricultural Protection Zone (APZ) Zoning Use District to Peconic Management Group LLC, 1224 Ostrander Avenue, Riverhead SCTM No. 600-82-3-10 located in the Shopping Center (SC) Zoning Use District. (Richard Ehlers, Esq.)

PUBLIC HEARINGS

1. Little Flower Children Minor Subdivision – Public hearing to discuss a 2-lot minor subdivision of a 15.867 acre parcel located at 2463 N. Wading River Road, Wading River, New York, in the Residence B-80 (RB80) Zoning Use District, more particularly described as SCTM #600-36-3-6.1 (Greg Bergman)

2. Gilmartin Lot Line Modification – Public hearing to discuss a minor subdivision/lot line modification application which seeks to modify the lot line boundary between three properties, identified as SCTM Nos. 600-87-2-24, 600-87-2-45, and 600-93-2-30.2. The properties are located at 631 & 649 Peconic Bay Blvd., and are located within the RB-40 zoning use district. (Greg Bergman)

3. Atlantis Calverton – Public hearing to discuss a site plan application to convert an existing gas station with convenience store and automotive repair shop into a gas station with a convenience store and 16 seat Dunkin Donuts restaurant, and perform façade and signage improvements on a .91 acre parcel located at 4670 Middle Country Rd, Calverton within the Industrial B zoning use district, with said parcel more particularly described as SCTM #600-97-1-82. (Greg Bergman)

4. Baiting Hollow Cottage Condominium #23 – Public hearing to discuss a site plan application to demolish an existing 473 sq. ft. cottage and construct a new two-story, 1,223 sq. ft. residence at unit #23 of the Baiting Hollow Cottage Condominiums, located within the RA40 zoning use district in the hamlet of Baiting Hollow. (Greg Bergman)

5. Long Island National Solar Panels – Public hearing to discuss a site plan application to install approximately 22,000 sq. ft. of ground mounted solar photovoltaic panels with landscaped screening, approximately 6,000 sq. ft. of roof mounted solar photovoltaic panels, and associated ground mounted equipment at an existing golf course at 1793 Northville Tpke., with said parcel being located in the Agricultural Protection (APZ) zoning use district, and more particularly described as SCTM #600-44-3-1.4. (Greg Bergman)

6. 452 Main Rd. – Public hearing to discuss a site plan application to renovate a 3,586 sq. ft. two-story, single-family house with a basement into a first-story restaurant, with indoor and outdoor seating totaling 12 seats and a basement walk-in box and finished area for dry storage, and a second-story apartment and to construct related improvements including construction of a concrete access apron, a gravel parking area, a dumpster enclosure, drainage improvements, exterior lighting, landscaping, etc. on a parcel identified as SCTM No. 600-85-3-2 of 11,020 sq. ft. (.253 acres) located in the Hamlet Center (HC) Zoning District at 452 Main Rd., Aquebogue. (Karin Gluth)

7. Preliminary Major Residential Subdivision of Kaufold Farm – Public hearing to discuss a proposed preliminary major residential subdivision of 18.3319 acres of land consisting of 15.4 acres of Prime Soils for the purpose of a seven (7) lot clustered residential subdivision with lots 1 through 6 proposed for residential use and lot 7 proposed for agriculture and a farm house. Parcel A, which is located south of the Long Island Railroad tracks, cuts through the site, consists of 9.7593 acres. The subject property is located at Main Road (NYS Route 25) approximately 320 feet west of Laurel Lane in Laurel and south and north of the LIRR track system, in the RB-80 zoning use district, identified as SCTM # 600-48-03-20 and 25 (Jefferson V. Murphree, AICP) **(PUBLIC HEARING TO BE ADJOURNED UNTIL AUGUST 3, 2017 at 7:00 PM)**

PUBLIC COMMENTS ON RESOLUTIONS

RESOLUTIONS

1. Resolution No. 2017-58 – Chapter 219 Application for Dana Cavallaro Dignam – Resolution approving a Chapter 219 application to construct wooden stairs of 220 square feet with landing platforms for access to the shoreline of the Long Island Sound from a single-family residential property within the Residential A-40 zoning use district located at 782 Sound Shore Road, Northville further described as SCTM No. 600-7-3-38. (Jeffrey L. Seeman, CGCS/CEP)

2. Resolution No. 2017-59 – Final Site Plan Approval of Fedun Warehouse – Resolution granting final site plan approval 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. Resolution No. 2017-060 – Preliminary Site Plan Resolution for J. Petrocelli Parking - Resolution to approve a preliminary site plan application to construct a 27 stall parking lot with 5 asphalt parking stalls, including the handicapped parking, and 22 gravel parking stalls, and associated drainage, a timber guard rail, landscaping, lighting, etc. upon real property of 40,972 sq. ft. in the DC-3 Zoning District on the south side of E. Main St. (NYS Route 25) in Riverhead, New York, designated as Suffolk County Tax Map Number 0600-129-05-3.3 (Karin Gluth)

4. Resolution No. 2017-061 – Preliminary Site Plan Approval for Twin Fork Beer Co. – Resolution to approve a preliminary 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. Resolution No. 2017-062 – Preliminary Site Plan Approval for FKA 317 Properties - Resolution to approve a preliminary 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)

6. Resolution No. 2017-063 – Administrative Site Plan Approval for Bank of America ADA Improvements – Administrative approval 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 and restriping parking spots, resurfacing the asphalt parking lot, replacing concrete ramps and walkways in front of the building, and making improvements to on-site lighting. (Greg Bergman)

7. Resolution No. 2017-064 - Extension of Subdivision Approval for Farr Minor Subdivision – Resolution granting an extension of time for the chairman of the Planning Board to affix his signature to the final plat of a 4 lot minor subdivision of a 56.3 acre parcel which was originally approved by the Planning Board in 2012. The properties are located on the south side of Youngs Ave., approximately 1,500 feet east of Twomey Ave, more particularly described as SCTM #600-80-1-3.3, 3.4, 3.5 & 3.6 and located within the Agricultural Protection (APZ) zoning use district.

8. Resolution No. 2017-065 – Declaration of Adequacy and Acceptance of DEIS for sPower – Resolution declaring the Draft Environmental Impact Statement (DEIS) of the subdivision of land, site plan and special permit for sPower Calverton Solar Facility adequate for public review and commence a written comment period. The property is located is 4153 Middle Country Road, Calverton and is further described as SCTM Nos. 600-116-1-7.2 & 600-98-1-21.1. (Greg Bergman and Jeffrey L. Seeman CGCS/CEP)

9. Resolution No. 2017-066 – Edwin Fishel Tuccio Transfer of Development Rights – Resolution authorizing the transfer of one (1) development right from Edwin Fishel Tuccio, 784 Middle Road, Riverhead SCTM No. 600-82-1-11.3 located in the Agricultural Protection Zone (APZ) Zoning Use District to Peconic Management Group LLC, 1224 Ostrander Avenue, Riverhead SCTM No. 600-82-3-10 located in the Shopping Center (SC) Zoning Use District. (Richard Ehlers, Esq.)

PUBLIC COMMENTS ON ALL MATTERS

MEETING MINUTES OF THE BOARD

1. Minutes of the June 15, 2017 Planning Board Meeting

EXECUTIVE SESSION

NEXT MEETING DATE – July 20, 2017 at 3:00 PM

CORRESPONDENCE