



TOWN OF RIVERHEAD PLANNING BOARD

200 HOWELL AVENUE, RIVERHEAD, NEW YORK 11901-2596
(631) 727-3200, EXT. 240, FAX (631) 727-9101

Stanley Carey, Chairman
Ed Densieski, Vice-Chair/Secretary

Richard M. O'Dea, Member

Joseph H. Baier, Member
George Nunnaro, Member

April 18, 2019

Anthony Golfo
Golfo Development
P. O. Box 578
Calverton, NY 11933

**Approves Minor Subdivision of Anthony Golfo, Golfo Development
101 Long View Dr., aka Long View Rd., Wading River, NY 11792
SCTM No. 600-25-3-9
Resolution #2019-029**

Dear Mr. Golfo:

The following resolution was duly adopted by the Town of Riverhead Planning Board at a meeting held on April 18, 2019:

WHEREAS, Anthony Golfo of Golfo Development did submit an application for a two-lot minor subdivision of vacant, wooded real property located at 101 Long View Dr., aka Long View Rd., Wading River, New York, with said property being more particularly described in the Suffolk County Tax Map Album as SCTM No. 600-25-3-9; and

WHEREAS, the proposed parcels are located within the Residence B-80 (RB80) zoning use district, which requires a minimum lot size of 80,000 sq. ft.; and

WHEREAS, the applicant seeks to subdivide the existing 49,114 sq. ft. (1.127 acre) parcel into two lots, one of 24,397 sq. ft. (0.56 acres) and another of 24,717 sq. ft. (0.567 acres); and

WHEREAS, the Town of Riverhead Zoning Board of Appeals (ZBA), in the determination of Appeal no. 2018-057 dated December 20, 2018, granted relief with no conditions from the following regarding the subdivision: From Chapter 301, Section 31, for proposed lots of 24,397 sq. ft. and 24,717 sq. ft., when the minimum required is 80,000 sq. ft., for proposed lot

Anthony Golfo Minor Subdivision – Approval Resolution

widths of 100 ft., when the minimum required is 175 ft., and Section 243 C(3) for proposed lots of 24,397 sq. ft. and 24,717 sq. ft. which is less than one-half of the required lot area as the minimum required is 40,000 sq. ft.; and

WHEREAS, the determination of Appeal no. 2018-057 also granted the necessary setback relief required from Chapter 301, Section 31, for the proposed homes to be built: For proposed front yard setbacks of 50 ft. when the minimum required is 60 ft., for proposed rear yard setbacks of 50 ft. when the minimum required is 75 ft., and proposed side yard setbacks of 20 ft. and 25 ft. when the minimum required is 30 ft., and for combined side yards of 45 ft. when the minimum required is 65 ft.; and

WHEREAS, the title report included the following covenants and restrictions:

- Any structures on the premises shall be for residential purposes only and not more than one dwelling unit shall be constructed per 100 ft. of road frontage on Long View Rd.
- That no dwelling or structure shall extend closer than 20 ft. distance from the nearest line of Long View Rd.
- That every dwelling constructed on the premises shall contain a concrete or concrete block foundation and no such dwelling shall be constructed on a foundation of posts.

WHEREAS, the proposed subdivision map shows the parcels with 100 ft. of road frontage each on Long View Rd. (aka Long View Dr.) and the minimum front yard setback granted by the Zoning Board of Appeals for each proposed dwelling is 50 ft.; and

WHEREAS, the type of structures and foundation shall be verified during the review of the Building Permit application(s) to be submitted for any structures; and

WHEREAS, the Riverhead Planning Board held a public hearing to receive public comments on the proposed minor subdivision on February 7, 2019; and

WHEREAS, the Town Engineer had the following comments based upon review of a Sketch Plan for Minor Subdivision for Tony Golfo last revised February 20, 2019 showing the existing topography, the two proposed homes, driveways, septic systems, water and electrical service, and a proposed clearing limit where the existing wooded area would not be removed totaling 12,000 sq. ft.:

Based upon the plot plan of the above-referenced project as requested and received by this Department, an Erosion and Sediment Control Plan (ESCP) is not required pursuant to NYSDEC General Stormwater Permit. However, the cleared area may at no time equal or exceed one acre as this would trigger an ESCP; and

WHEREAS, the application for minor subdivision is a Type II Action pursuant to 6NYCRR Part 617 (SEQRA), with no further environmental review required; and

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WHEREAS, the Riverhead Planning Board has considered the merits of the proposed minor subdivision with the SEQRA record created to date, public comments received at the public hearing, input from other agencies, the report of the Planning Department, the subdivision regulations of the Riverhead Town Zoning Code as well as relevant planning and zoning information. Now, therefore be it

RESOLVED, that the Riverhead Planning Board hereby approves the minor subdivision plan, entitled “Sketch Plan of Minor Subdivision for Tony Golfo,” prepared and stamped by Nathan Taft Corwin, III, LS, last dated October 1, 2018, including existing topographic contours but no building envelopes, subject to the following conditions:

1. The subdivision map shall be revised so the title reads “Minor Subdivision Plan for Anthony Golfo” and a new revision date shall be listed.
2. That the October 1, 2018 revision listed shall be changed from “October 1, 2018 Add Building Envelopes” to “October 1, 2018 Add Topography.”
3. The subdivision map shall be revised to include the Planning Board Certification box.
4. A mylar copy of the revised map and three paper copies shall be submitted to the Riverhead Planning Department for the Chairman of the Planning Board to affix his signature.
5. That submission and approval of an Erosion and Sediment Control plan by the Town Engineer will be required prior to issuance of a Building Permit if the sum of the total clearing proposed including both parcels equals or exceeds one acre.
6. The new lots shall not be further subdivided;
7. The map shall be filed with the Clerk of Suffolk County;
8. The map shall be filed with the Suffolk County Real Property Tax Services;
9. The applicant records deeds creating the two approved lots in the office of the Clerk of Suffolk County; and be it further

RESOLVED, that prior to the Chairman of the Planning Board affixing his signature to the mylar copy, the following conditions shall be met:

1. The map shall receive approval from the Suffolk County Department of Health Services.
2. A covenant, in a form approved by Counsel to the Planning Board, containing the conditions and restrictions of this resolution, shall be filed with the Suffolk County Clerk on both newly created lots; and be it further

RESOLVED, that copies of this resolution may be forwarded to Sean M. Walter, P. C., 1938 Wading River Manor Road, P. O. Box 852, Wading River, New York 11792, the Riverhead Building Department; the Town Clerk; the Town Attorney’s Office; the Town Engineer, and the Town Assessor’s Office; and be it further

RESOLVED, that all Town Hall Departments may review and obtain a copy of this resolution from the electronic storage device and if needed, a certified copy of same may be obtained from the Office of the Town Clerk.

Anthony Golfo Minor Subdivision – Approval Resolution

Very truly yours,



Planning Board
Stanley Carey
Chairman

THE VOTE

A motion was made by Mr. Baier and seconded by Mr. Densieski that the aforementioned resolution be approved:

THE VOTE

BAIER X YES ___ NO O'DEA ABSENT
NUNNARO X YES ___ NO DENSIESKI X YES ___ NO
CAREY X YES ___ NO
THIS RESOLUTION X WAS ___ WAS NOT
THEREFORE DULY ADOPTED



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April 18, 2019

Sol Niego, R. A.
600 Hempstead Tpke., LL1
West Hempstead, NY 11552

Authorizes Planning Board Clerk to Publish and Post Notice of Public Hearing
Site Plan Application of Sons Riverhead, LLC
1160 Old Country Rd. and 1150 Old Country Rd., Riverhead, NY
SCTM No. 600-108-3-13.9 and SCTM No. 600-108-3-13.7
Resolution #2019-031

Dear Mr. Niego:

The following resolution was duly adopted by the Town of Riverhead Planning Board at a meeting held on April 18, 2019;

WHEREAS, the Riverhead Planning Board is in receipt of a site plan application to split the former Sports Authority 45,085 sq. ft. building at 1160 Old Country Rd. into three storefronts of 14,800 sq. ft., 20,075 sq. ft., and 10,210 sq. ft., do front façade modifications, and site modifications including a new 40 ft. long loading dock with a retaining wall and a new egress staircase to the east side of the building, a new handicapped curb ramp for access to the easternmost storefront, restriping the parking lot including four additional handicapped parking stalls with shared access aisles, wider access aisles for the existing 8 handicapped parking stalls, four additional landscaped islands, two covered cart corrals, and site lighting modifications. The majority of the modifications are proposed on Suffolk County Tax Map No. 0600-108-3-13.9. The only proposed improvements on Suffolk County Tax Map No. 0600-108-3-13.7, the site of the Target store at 1150 Old Country Rd., is a proposed new pylon sign at the shared entrance driveway off of Old Country Rd. and repainting of the faded markings for the shared driveway; and

WHEREAS, the Riverhead Town Planning board desires to hold a public hearing on June 6, 2019. Now, therefore be it

RESOLVED, that the Clerk to the Planning Board hereby be authorized to publish and post the attached notice of public hearing.

Very truly yours,



Stanley Carey
Planning Board Chairman

A motion was made by Mr. Nunnaro and seconded by Mr. Baier that the aforementioned resolution be approved:

THE VOTE

BAIER YES ___ NO O'DEA YES ___ NO

NUNNARO YES ___ NO DENSIESKI YES ___ NO

CAREY YES ___ NO

THIS RESOLUTION WAS ___ WAS NOT
THEREFORE DULY ADOPTED

**THE PLANNING BOARD OF THE TOWN OF RIVERHEAD
NOTICE OF PUBLIC HEARING**

PLEASE TAKE NOTICE that a public hearing will be held before the Planning Board of the Town of Riverhead at the Riverhead Town Hall, 200 Howell Avenue, Riverhead, New York, on Thursday, the 6th day of June, 2019 at 7:00 o'clock p.m., to consider a site plan application in the Shopping Center (SC) Zoning District to split the former Sports Authority 45,085 sq. ft. building at 1160 Old Country Rd. into three storefronts of 14,800 sq. ft., 20,075 sq. ft., and 10,210 sq. ft., do front façade modifications, and site modifications including a new 40 ft. long loading dock with a retaining wall and a new egress staircase to the east side of the building, a new handicapped curb ramp for access to the easternmost storefront, restriping the parking lot including four additional handicapped parking stalls with shared access aisles, wider access aisles for the existing 8 handicapped parking stalls, four additional landscaped islands, two covered cart corrals, and site lighting modifications. The majority of the modifications are proposed on Suffolk County Tax Map No. 0600-108-3-13.9. The only proposed improvements on Suffolk County Tax Map No. 0600-108-3-13.7, the site of the Target store at 1150 Old Country Rd., is a proposed new pylon sign at the shared driveway off of Old Country Rd. and repainting of the faded markings for the shared driveway.

Dated: April 18, 2019
Riverhead, New York

**BY THE ORDER OF THE PLANNING BOARD
OF THE TOWN OF RIVERHEAD**

cc: Charles Serota and Jeff Serota
324 South Service Rd.
Melville, NY 11747