

**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
Edward Densieski, Vice-Chair/Secretary

Richard M. O'Dea, Member

Joseph Baier, Member
George Nunnaro, Member

November 16, 2017

Jonathan Brown
Attorney at Law
737 Roanoke Avenue
Riverhead, NY 11901

**Re: Minor Subdivision - Map of Thomas Romanski & Edmund Hodun, Jr.
SCTM No. 600-99-2-13.5 & 13.6
Resolution No. 2017-111**

Dear Mr. Brown;

The following resolution was duly adopted at a meeting of the Town of Riverhead Planning Board held on November 16, 2017:

WHEREAS, by letter dated October 30, 2017, Jonathan Brown, Attorney at Law, on behalf of his clients, Thomas Romanski & Edmund Hodun, Jr. did request an extension of time for the Chairman or Secretary of this Board to affix his or her signature to the final plat of the realty subdivision map prepared for the "Minor Subdivision Map of Thomas Romanski & Edmund Hodun, Jr.;" and

WHEREAS, New York State Town Law, Section 276 allows for additional 90 day periods for submittal of a map for signature; now therefore, be it

RESOLVED, that this Board approves the request of Jonathan Brown; and be it further

RESOLVED, that the time for the Chairman or Secretary of this Board to affix his or her signature to the final plat of the Minor Subdivision Map of Thomas Romanski & Edmund Hodun, Jr, shall expire on January 14, 2018.

Very truly yours,
PLANNING BOARD



Stanley Carey
Chairman

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

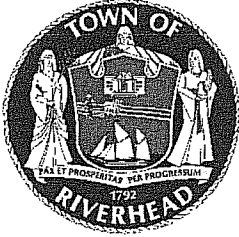
THE VOTE

BAIER YES ___ NO O'DEA YES ___ NO

NUNNARO YES ___ NO DENSIESKI YES ___ NO

CAREY YES ___ NO

**THIS RESOLUTION WAS ___ WAS NOT
THEREFORE DULY ADOPTED**



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Joseph Baier, Member
George Nunnaro, Member

November 16, 2017

Peter S. Danowski, Jr.
616 Roanoke Ave
Riverhead, NY 11901

**Minor Subdivision - Map of Giordano, Doyle and Cassidy
4 and 18 Dunlookin Lane, South Jamesport
Resolution No. 2017-112
(Second Extension)**

Dear Mr. Danowski:

The following resolution was duly adopted at a meeting of the Town of Riverhead Planning Board held on November 16, 2017:

WHEREAS, by letter dated October 25, 2017, Peter S. Danowski, Attorney at Law, on behalf of his client, Jennifer Giordano, did request an extension of time for the Chairman or Secretary of this Board to affix his or her signature to the final plat of the realty subdivision map prepared for the "Minor Subdivision – Map of Giordano, Doyle and Cassidy"; and

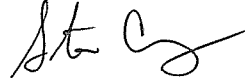
WHEREAS, the subject property is located at 4 and 18 Dunlookin Lane, South Jamesport, identified as SCTM #'s 600-92-6-11 (vacant), 600-92-6-12 and 600-92-6-10; and

WHEREAS, New York State Town Law, Section 276 allows for additional 90 day periods for submittal of a map for signature. Now, therefore, be it

RESOLVED, that this Board approves the request of Peter S. Danowski, Esq.; and be it further

RESOLVED, that the time for the Chairman or Secretary of this Board to affix his or her signature to the final plat of the Minor Subdivision – Map of Giordano, Doyle and Cassidy, shall expire on December 12, 2017.

Very truly yours,
PLANNING BOARD



Stanley Carey
Chairman

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

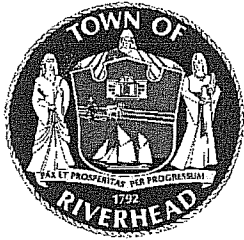
THE VOTE

BAIER YES ___ NO O'DEA YES ___ NO

NUNNARO YES ___ NO DENSIESKI YES ___ NO

CAREY YES ___ NO

THIS RESOLUTION WAS ___ WAS NOT
THEREFORE DULY ADOPTED



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Richard M. O'Dea, Member

Joseph H. Baier, Member
George Nunnaro, Member

November 16, 2017

Brian Stark
1661 Old Country Rd.
Riverhead, NY 11901

**Grants Final Site Plan Approval for Glenwood I, LLC Office Building
N/E Corner of Gatewood & Glynwood, Riverhead, NY
SCTM #600-119-1-22.3 & 600-119-1-10.2
Resolution No. 2017-113**

Dear Mr. Stark:

The following resolution was duly adopted at a meeting of the Town of Riverhead Planning Board held on November 16, 2017:

WHEREAS, the Town of Riverhead Planning Board adopted resolution #2017-095, dated September 21, 2017 by which the Planning Board granted preliminary approval for a site plan application to construct a 1,680 sq. ft. single story frame office building in the Glenwood Village retirement community including a handicap access ramp, new septic system, landscaping and lighting improvements, as well as stormwater management systems. The site is an 80.6681 acre parcel located in the Residence B-40 (RB40) zoning use district, more particularly described as SCTM No. 600-119-1-22.3, and parts of 600-119-1-10.2; and

WHEREAS, the preliminary resolution was approved with the following conditions:

1. That no site work shall begin nor shall Building Permits be issued until a Planning Board resolution granting Final Site Plan Approval is adopted and until all conditions of the Final Site Plan Approval Resolution are fulfilled.
2. That ten (10) sets of revised site plans must be submitted for review for Final Site Plan Approval; and

WHEREAS, the total site plan review fee of \$1,550.00, as required by §301-305G(1), has been received by this department; and

Final Site Plan Resolution – Glenwood I, LLC Office Building

WHEREAS, the applicant has submitted an application for final site plan approval, which included a revised site plan prepared and stamped by Thomas C. Wolpert, PE, and Howard W. Young, LS, last dated October 20, 2017; and

WHEREAS, the Planning Board has reviewed the aforementioned final site plan. Now, therefore be it

RESOLVED, that the final site plan application, including a site plan, prepared and stamped by Thomas C. Wolpert, PE, and Howard W. Young, LS, last dated October 20, 2017 is hereby approved by the Planning Board with the following conditions:

1. That the provisions of the **Riverhead Town Code**, which are not addressed by this resolution, or other official action of the Town shall, at all times, be complied with by the owner of the property covered by this site plan.
2. That a covenant, in a form approved by the Town Attorney, containing all the limitations and provisions of these approvals contained in this resolution shall be recorded with the Suffolk County Clerk and a copy of such recorded covenant shall be filed with the Riverhead Town Clerk. This resolution shall not become effective until such covenant is duly recorded with the Suffolk County Clerk's Office and filed with the Riverhead Town Clerk.
3. That the form, design, location, and color of all signage shall be submitted for the sign permit procedure prior to being installed at the property (the site plan approval does not indicate approval of signage); that all signage so proposed shall be coordinated in appearance and design; and that all provisions of Article XLVIII of the **Riverhead Town Code** shall be complied with, and that all tenants shall be apprised of said requirements as well as any restrictions imposed as a condition of the site plan approval granted herein.
4. That any outdoor lighting shall be installed pursuant to Article XLIX of the **Riverhead Town Code** and no lighting shall be adjusted in such a way as to cause direct glare on neighboring properties or adjoining highways.
5. That the applicant is familiar with the **Riverhead Town Code**, Chapter 251, Article III, entitled, "Rubbish, Refuse, and Rank Vegetation," and Chapter 245, Article I, prohibiting the accumulation of litter, and requiring the enclosure of dumpsters, and agrees to abide by same;
6. That parking, paving, and drainage shall be provided pursuant to specifications outlined in the **Riverhead Town Code**.
7. That the parking area shall be maintained pursuant to specifications outlined in the **Riverhead Town Code**.
8. That any and all landscaped and paved areas shall be regularly maintained in an orderly and professional manner and kept free of weeds and litter; and that any planters, planter boxes, window boxes or other container plantings shall likewise be maintained on a year-round basis.

9. That adequate parking for the handicapped, pursuant to State and Federal law and the Code of the Town of Riverhead, shall be provided and that each handicap stall shall be designated by an individual sign erected on a stanchion stating, “No Parking, Handicap Only,” and the universal symbol affixed thereto. Further, by execution and filing of this document, Brian Stark, Owner, hereby authorizes and consents to the Town of Riverhead to enter the premises at 1661 Old Country Road, Riverhead, New York to enforce said handicapped parking regulations.
10. That all new utilities shall be constructed underground.
11. That the topsoil shall conform to the specifications of the New York State Department of Transportation in regard to pH, organic content, and gradation.
12. That all nursery stock and installation methods thereof shall meet the latest “American Standards for Nursery Stock,” as published by the American Association of Nurserymen.
13. The applicant must satisfy all requirements of the Building and Fire Code of New York State.
14. That the applicant shall be required to request, pay the applicable fees, and obtain all the necessary site inspections (including drainage improvements prior to backfill, grading and site improvements prior to the first lift of paving, and post-construction prior to the issuance of a certificate) as prescribed in §301-305F of the **Code of the Town of Riverhead**.
15. That no importation or exportation of materials will take place until a permit for such is obtained from the Town Board pursuant to §229-3A of the Riverhead Town Code.
16. That no Building Permit shall issue prior to approval by the Suffolk County Department of Health Services Office of Wastewater Management.
17. That no Building Permit or shall be issued until the Chairman of the Planning Board signs a mylar copy of the plans. Prior to the signature of the mylar, the following conditions shall be met:
 - i. The mylar plans shall not exceed the standard D size drawing (24” x 36”).
 - ii. Six (6) sets of paper site plans shall be submitted.
 - iii. Receipt of a digital copy of the 10-page revised final site plan in a common computer-aided design (CAD) file format, among them DGN, DXF, and DWG, and the digital CAD drawing shall be projected in the NAD 1983 State Plane New York Long island FIPS 3104 (feet) coordinate system.
 - iv. Covenants to the satisfaction of the Town Attorney are submitted and filed (as indicated under item #2).
 - v. The applicant receives a Fire Marshal construction permit.

18. That no Certificates of Occupancy shall be issued until:

- i. The applicant requests and passes a final site inspection by Planning Staff.
- ii. The applicant satisfies all inspection requirements of the Building Department and Fire Marshal's Office.
- iii. Applicable Water Key money is paid, as required by the Town of Riverhead Water District.

19. As part of an application for final site inspection, the applicant shall submit six (6) signed and sealed as-built surveys, signed and sealed by a NYS Licensed Land Surveyor to the Planning Department pursuant to §301-303E of the **Code of the Town of Riverhead**.

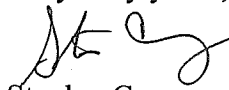
AND BE IT FURTHER

RESOLVED, that pursuant to §301-303F of the Riverhead Town Code, this final approval shall be valid for 36 months from the date of approval with the possibility of one 12-month extension by the Planning Board, upon a request of the applicant in writing made at least 30 days prior to the expiration of the original thirty-six month period; and be it further

RESOLVED, that the Clerk of the Planning Board is hereby authorized to forward a copy of this resolution to Thomas C. Wolpert, PE, c/o Young & Young Engineering, 400 Ostrander Avenue, Riverhead, NY 11901; Kimberly A. Judd, Esq., 737 Roanoke Avenue, Riverhead, NY 11901; the Riverhead Building Department; the Office of the Town Attorney; the Planning Board Attorney; and the Town Clerk; 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.

Very truly yours,



Stanley Carey
Planning Board Chairman

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

THE VOTE

BAIER X YES NO O'DEA X YES NO
 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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Joseph H. Baier, Member
George Nunnaro, Member

November 16, 2017

Robert Switala, PE
C/O Bergmann, PC
2665 Corning Road
Horseheads, NY 14845

Authorizes Planning Board Clerk to Publish and Post Notice of Public Hearing
Site Plan Application of Auto Zone Expansion
1260 Old Country Road, Riverhead, NY
SCTM No. 600-600-122-1-22.1
Resolution #2017-114

Dear Mr. Switala:

The following resolution was duly adopted by the Town of Riverhead Planning Board at a meeting held on November 16, 2017;

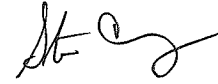
WHEREAS, the Riverhead Planning Board is in receipt of a preliminary site plan application to construct a 1,516 sq. ft. addition onto the eastern side of an existing 5,352 sq. ft. masonry building presently being used as an automotive retail sales facility, along with lighting and landscaping improvements. The site is a 1.102 acre parcel located at 1260 Old Country Road, Riverhead, within the Business Center (BC) zoning use district, and is more particularly described as SCTM No. 600-122-1-22.1; and

WHEREAS, the Riverhead Town Planning board desires to hold a public hearing at this time. 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; and be it further

RESOLVED, that the Clerk to the Planning Board is hereby authorized to send a copy of this resolution to Kevin Murphy, C/O Auto Zone, 123 South Front St., Memphis TN, 38103.

Very truly yours,



Stanley Carey
Planning Board Chairman

A motion was made by Mr. Baier and seconded by Mr. Densieski 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 7th day of December, 2017 at 7:00 o'clock p.m., to consider a preliminary site plan application to construct a 1,516 sq. ft. addition onto the eastern side of an existing 5,352 sq. ft. masonry building presently being used as an automotive retail sales facility, along with lighting and landscaping improvements. The site is a 1.102 acre parcel located at 1260 Old Country Road, Riverhead, within the Business Center (BC) zoning use district, and is more particularly described as SCTM No. 600-122-1-22.1.

Dated: November 16, 2017
Riverhead, New York

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



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Richard M. O'Dea, Member

Joseph H. Baier, Member
George Nunnaro, Member

November 16, 2017

Matthew Zagelbaum
c/o Amato Law Group, PLLC
666 Old Country Road, Suite 901
Garden City, NY 11530

**Classifies Action, Claims Lead Agency, Issues Negative Declaration Pursuant to SEQRA and
Grants Administrative Site Plan Approval for Verizon Wireless at 422 Edwards Avenue
422 Edwards Avenue, Calverton, NY
SCTM #600-117-2-8.2
Resolution No. 2017-115**

Dear Mr. Zagelbaum:

The following resolution was duly adopted by the Town of Riverhead Planning Board at a meeting held on November 16, 2017:

WHEREAS, the Planning Board is in receipt of a site plan application to modify an existing wireless communications tower. The site plan proposes to remove and replace three (3) of twelve (12) existing antennae, add nine (9) Remote Radio Head (RRH) units, add one (1) new Main Distribution Box (MDB), add one (1) new GPS unit, and install associated equipment in an existing equipment shelter at ground level. No new ground level structures are being proposed as part of this application; and

WHEREAS, all modifications and additions will be located within the perimeter of an existing wireless communications compound; and

WHEREAS, the subject property is located on the east side of Edwards Avenue, Calverton, on a 52 acre parcel more particularly identified as SCTM #600-117-2-8.2, which is located in the Industrial A (Ind A) zoning use district; and

WHEREAS, the Planning Department has received and reviewed a site plan, prepared and stamped by Scott M. Chasse, PE, with sheets labeled T-1: Title Sheet & Index, SP-1: Site Plan & Notes, A-1: Plans, Elevations & Antenna Details, A-2: Antenna & Equipment Mounting Details, A-3: Schematic, Detail & Specifications, last dated October 27, 2017; and

WHEREAS, the applicant submitted a structural analysis report for the existing wireless tower and proposed additions, prepared and stamped by Brian K. Kermodé, PE, last dated August 28, 2017; and

WHEREAS, the applicant submitted an Antenna Site FCC RF Compliance Assessment and Report, prepared by Daniel Penesso, Director of RF Engineering for Pinnacle Telecom Group and stamped by Peter M. Longo, PE, dated October 9, 2017, to assess the potential radiofrequency (RF) exposure levels of the existing and proposed equipment modifications of the facilities in this site plan application; and

WHEREAS, the Riverhead Planning Department identified the application as an Unlisted action pursuant to 6NYCRR Part 617 without a requirement for coordinated SEQR review with involved agencies; and

WHEREAS, a public hearing is not required as this is considered an administrative review as per §301-304 B(3)(g) of the Code of the Town of Riverhead; and

WHEREAS, the site plan review fee, as required by §301-305 G(2) of the Code of the Town of Riverhead has been received as per the Office of the Financial Administrator of the Town of Riverhead; and

WHEREAS, the Planning Board has carefully considered the merits of the site plan application, the SEQRA record to date, the reports of the Planning Department, as well as all other agencies having jurisdiction and relevant Planning, Zoning and Environmental information. Now, therefore be it

RESOLVED, that the Riverhead Planning Board declares itself Lead Agency without the need for coordinated review in the site plan of Verizon Wireless at 422 Edwards Avenue, Calverton, and issues a negative declaration pursuant to 6NYCRR Part 617 (SEQRA); and be it further

RESOLVED, the application including a site plan, prepared and stamped by Scott M. Chasse, PE, with sheets labeled T-1: Title Sheet & Index, SP-1: Site Plan & Notes, A-1: Plans, Elevations & Antenna Details, A-2: Antenna & Equipment Mounting Details, A-3: Schematic, Detail & Specifications, last dated October 27, 2017, is hereby approved by the Planning Board of the Town of Riverhead subject to the following conditions:

1. The site plan shall be revised to include the Planning Board Certification Box on each sheet of the site plan.
2. The applicant shall submit six (6) revised paper copies and one (1) revised mylar copy of the site plan for the Chairman of the Planning Board to affix his signature to; and be it further

RESOLVED, that prior to the issuance of a certificate of compliance, a post construction analysis of the mounting strut and installations shall be submitted by a NYS Licensed Engineer certifying that the completed work conform to the approved plans, design and any structural improvements; and be it further

RESOLVED, that the Clerk of the Planning Board is hereby authorized to forward a copy of this resolution to the Riverhead Building Department; the Office of the Town Attorney; the Planning Board Attorney; and the Town Clerk; 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.

Very truly yours,



Stanley Carey
Planning Board Chairman

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

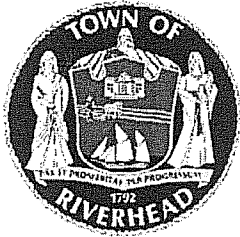
THE VOTE

BAIER YES ___ NO O'DEA YES ___ NO

NUNNARO YES ___ NO DENSIESKI YES ___ NO

CAREY YES ___ NO

THIS RESOLUTION WAS ___ WAS NOT
THEREFORE DULY ADOPTED



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Ed Densieski, Member
George Nunnaro, Member

November 16, 2017

Raymond Ankrum, Executive Director
Riverhead Charter School
3685 Middle Country Rd.
Calverton, NY 11933

APPROVES AN ADMINISTRATIVE SITE PLAN AMENDMENT FOR
RIVERHEAD CHARTER SCHOOL, 3685 MIDDLE COUNTRY RD. RIVERHEAD

RESOLUTION # 2017-116

Dear Sir:

The following resolution was duly adopted at a meeting of the Town of Riverhead Planning Board held on November 16, 2017;

WHEREAS, a site plan application was approved by Planning Board resolution #2013-0021 dated February 21, 2013 for construction of a two-story school building with a first floor of 30,128 sq. ft. and a second floor of 18,602 sq. ft. and related improvements, including additional paved parking area, 6 landbanked parking spaces exceeding the parking required, landscaping, walkways, exterior lighting, a new sanitary system, drainage structures, etc. upon real property located in the Industrial A Zoning District on Middle Country Rd. in Calverton, New York, known and designated as Suffolk County Tax Map Number 0600-99-02-9.1; and

WHEREAS, subsequently an amended site plan application was submitted to change the portion of the Contiguous Open Space originally proposed to be native tall grass habitat to mown turf grass and to show the location of play areas behind the building; and

WHEREAS, the Planning Board has carefully considered the merits of the amended site plan application, the SEQRA record to date, the changes to the approved plan, as well as all other relevant Planning, Zoning and Environmental information; and

WHEREAS, the amended site plan review fee, as required by Section 301-305G(2) of the Code of the Town of Riverhead was received as per check number 7552 from Riverhead Charter School dated October 25, 2017; and

NOW, THEREFORE, BE IT RESOLVED, that in the matter of the amended site plan application of Riverhead Charter School the action is Type II action pursuant to 6NYCRR Part 617 and no further environmental review is required; and

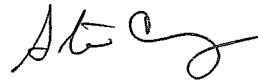
BE IT FURTHER RESOLVED, that the one-page site plan (drawing C-500) dated October 19, 2017, prepared by Gerry D. Rosen, P. E., is hereby approved by the Planning Board with the following conditions:

1. That the provisions of Planning Board resolution #2013-0021 dated February 21, 2013 remain in effect.
2. That no Certificate of Occupancy shall issue until the following are completed:
 - a. That a mylar copy of the one-page amended site plan dated October 19, 2017 prepared by Gerry D. Rosen, P. E., is submitted and signed by the Chairman of the Planning Board, which is contingent upon the following:
 - i That mylar plan shall not exceed the standard D size drawing (24" x 36").
 - ii That there shall be a Planning Board Certification Box the mylar plan.
 - b. That the applicant shall be required to request, pay the applicable fees, and obtain a satisfactory drainage inspection and final site inspection as prescribed in section 301-305F(1)(c) of the Code of the Town of Riverhead.
 - c. That the drainage issue noted in the inspection memo of the Town's consulting engineer dated July 22, 2015 is addressed by the applicant arranging for a drainage inspection by the project contractor and Town Engineer proving that the stormwater runoff from roof areas is directly piped to the leaching catch basins (drainage structures) as depicted on the approved plans.
 - d. That the landscaping issues noted in the Planning Department inspection memo dated November 20, 2015, except as changed by this amendment, must be addressed and confirmed by a final site plan inspection.
 - e. That the remaining conditions for issuance of a Certificate of Occupancy as listed under condition number 19 of Planning Board resolution #2013-0021 dated February 21, 2013 have been met:

- i. That sign permits are obtained for the existing freestanding signs;
- ii. That the New York State Department of Transportation (NYSDOT) is contacted by the Town of Riverhead Building Department and it is confirmed that the that Riverhead Charter School has committed the 19 ft. property dedication along Middle Country Rd. (NY 25) to NYSDOT; and

BE IT FURTHER RESOLVED that the Clerk for the Planning Board is hereby authorized to forward a certified copy of this resolution to PWGC, P. W. Grosser Consulting Engineer and Hydrogeologist, P. C., 630 Johnson Ave., Suite 7, Bohemia, NY 11716-2618; the Riverhead Planning Department; the Riverhead Building Department; the Town Attorney; the Town Clerk; the Town Assessor; the Town Engineer; the Fire Marshall; the Water District Superintendent, the Sewer District Superintendent, and the Town's Consulting Engineer.

Very truly yours,
PLANNING BOARD



Stanley Carey
Chairman

SC:kg

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

THE VOTE

BAIER X YES ___ NO ___ O'DEA X YES ___ NO ___

NUNNARO X YES ___ NO ___ DENSIESKI X YES ___ NO ___

CAREY X YES ___ NO

THIS RESOLUTION X WAS ___ WAS NOT

THEREFORE DULY ADOPTED