



## TOWN OF RIVERHEAD PLANNING BOARD

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

*Richard M. O'Dea, Chairman*  
*Joseph H. Baier, Vice-Chair/Secretary*

*Stanley Carey, Member*

*Edward Densieski, Member*  
*Lyle Wells, Member*

February 6, 2014

Peter Danowski  
Attorney at Law  
616 Roanoke Avenue  
Riverhead, NY 11901

**Re: Minor Subdivision - Map of Edward Meier**  
**SCTM No. 0600-092-1-11**  
**Resolution No. 2014-0006**

Dear Mr. Danowski;

The following resolution was duly adopted at a meeting of the Town of Riverhead Planning Board held on February 6, 2014:

**WHEREAS**, by letter dated January 14, 2014, Peter Danowski, Attorney at Law, on behalf of his client, Edward Meier, 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 "Subdivision Map of Edward Meier;" and

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

**THEREFORE, BE IT**

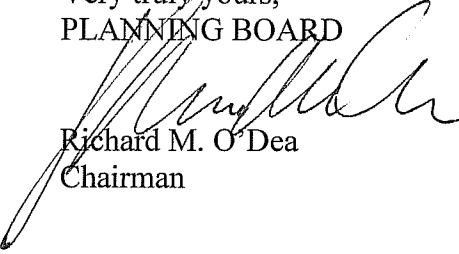
**RESOLVED**, that this Board approves the request of Peter Danowski; and

**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 Subdivision Map of Edward Meier shall expire on September 1, 2014.

Very truly yours,  
PLANNING BOARD

  
Richard M. O'Dea  
Chairman

RMO:kf

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

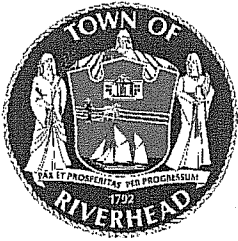
THE VOTE

BAIER  YES \_\_\_ NO CAREY  YES \_\_\_ NO

WELLS  YES \_\_\_ NO DENSIESKI  YES \_\_\_ NO

O'DEA  YES \_\_\_ NO

THIS RESOLUTION  WAS \_\_\_ WAS NOT  
THEREFORE DULY ADOPTED



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*Lyle Wells, Member*

February 6, 2014

Peter Danowski  
Attorney at Law  
616 Roanoke Avenue  
Riverhead, NY 11901

**Re: Subdivision – NF Golf Resorts**  
**Riverhead Reeves Associates**  
SCTM Nos. 0600-43-5-41  
**Resolution # PB.2014.0007**

Dear Mr. Danowski;

The following resolution was duly adopted at a meeting of the Town of Riverhead Planning Board held on February 6, 2014:

**WHEREAS**, by letter dated February 6, 2014, Peter Danowski, Attorney at Law, on behalf of his client, Riverhead Reeves Associates, LLC, did request an extension of the performance bond for the infrastructure work at the above mentioned subdivision, and

**WHEREAS**, Chapter 108, Section 108-97, Paragraph 4 of the Town Code of the Town of Riverhead grants the Planning Board the discretion to extend a performance bond for a period of two years, and

**THEREFORE, BE IT**

**RESOLVED**, that this Board approves the request for an extension of the performance bond for the NF Golf Resorts having commenced on June 4, 2013 and to expire on June 4, 2015, and

**BE IT FURTHER**

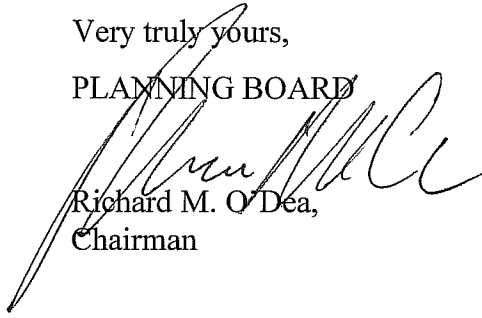
**RESOLVED**, that the Town Board shall not extend such performance security until a fee of \$2,000 is paid pursuant to Chapter 108-97 Paragraph 4, and

**BE IT FURTHER**

**RESOLVED**, that copies of this resolution be forwarded to the applicant or his agent, the Town Board, the Town Attorney and the Town Clerk of the Town of Riverhead.

Very truly yours,

PLANNING BOARD

  
Richard M. O'Dea,  
Chairman

RMO:kf

A motion was made by Mr. Densieski and seconded by Mr. Carey that the aforementioned resolution be duly adopted:

**THE VOTE**

BAIER X YES \_\_\_ NO CAREY X YES \_\_\_ NO

WELLS X YES \_\_\_ NO DENSIESKI X YES \_\_\_ NO

O'DEA X YES \_\_\_ NO

THIS RESOLUTION X WAS \_\_\_ WAS NOT  
THEREFORE DULY ADOPTED



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*Edward Densieski, Member*  
*Lyle Wells, Member*

February 6, 2014

Sprint Spectrum Realty Company, L.P.  
c/o 5550 Merrick Road, Suite 302  
Massapequa, NY 11758

**Classifies Action, Claims Lead Agency & Determines SEQR Significance on  
Site Plan of Network Vision – Sprint  
(644 Old Country Road, Riverhead Water District)  
Resolution No. PB.2014.0008**

Dear Sir;

The following resolution was duly adopted by the Town of Riverhead Planning Board at a meeting held on February 6, 2014:

**WHEREAS**, the Riverhead Planning Board is in receipt of a site plan petition from Sprint Spectrum Realty Company, L.P. to remove six (6) antennas and replace with three (3) antennas and related equipment, remove two (2) existing equipment cabinets and replace with two (2) new equipment cabinets inside existing equipment area, and replace existing GPS units on real property located at (Riverhead Water District) 644 Old Country Road, Riverhead, New York, more particularly identified as SCTM 0600-084-1-8; and

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

**WHEREAS**, the Planning Department has reviewed the full EAF and other project documentation and has prepared a SEQR report which found the few potentially large and important issues likely to result not to be significant impacts as SEQR defines the term, in that the expected exercise of involved agency authority provides the ability to assess, avoid or mitigate them without employing an Environmental Impact Statement; now

**THEREFORE, BE IT**

**RESOLVED**, that the Riverhead Planning Board declares itself Lead Agency in the site plan of Network Vision-Sprint; and

**BE IT FURTHER**

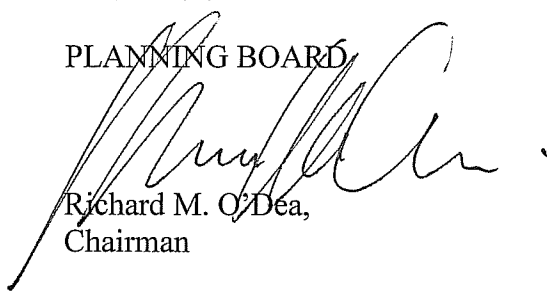
**RESOLVED**, that the project be considered an Unlisted action without the potential for significant impact upon the natural and social environment and that an Environmental Impact Statement need not be prepared; and

**BE IT FURTHER**

**RESOLVED**, that the Riverhead Planning Department be authorized to publish and post any required notice subject to 6 NYCRR Part 617 and that a copy of this resolution be forwarded to the applicant or his agent, and to the Clerk of the Town of Riverhead.

Very truly yours,

PLANNING BOARD



Richard M. O'Dea,  
Chairman

RMO:kef

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

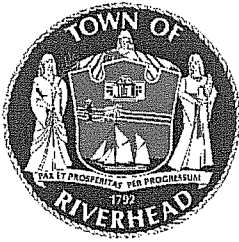
THE VOTE

BAIER X YES \_\_\_ NO CAREY X YES \_\_\_ NO

WELLS X YES \_\_\_ NO DENSIESKI X YES \_\_\_ NO

O'DEA X YES \_\_\_ NO

THIS RESOLUTION X WAS \_\_\_ WAS NOT  
THEREFORE DULY ADOPTED



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*Ed Densieski, Member*  
*Lyle Wells, Member*

February 6, 2014

Peter Danowski  
Attorney at Law  
616 Roanoke Avenue  
Riverhead, NY 11901

## **Re: Minor Subdivision - Map of Kenneth Zilnicki Resolution No. 2014-0009**

Dear Mr. Danowski;

The following resolution was duly adopted as amended at a meeting of the Town of Riverhead Planning Board held on February 6, 2014:

**WHEREAS**, Peter Danowski, Attorney at Law, on behalf of Kenneth Zilnicki, did submit an application for approval of a subdivision of premises located Sound Avenue, Riverhead, New York, more particularly known as SCTM Nos. 0600-041-2-10.5, 0600-41-2-10.6 & 0600-41-2-10.7; and

**WHEREAS**, the subject premises lie within the Agricultural Protection Zoning Use District requiring a minimum lot area of 80,000 square feet, and

**WHEREAS**, the applicant desires to subdivide a 79.7931 acre tract into three (3) lots measuring 1.3650 acres (Lot 1), 70.6398 acres (Lot 2), and 7.7883 acres (Lot 3), respectively; and

**WHEREAS**, the proposed subdivision would legitimize lots parcelized by the County of Suffolk through the preservation of 70.63 acres in accordance with the Agricultural Lands Preservation Program as described in a Deed of Development Rights dated August 6, 1991, and recorded in the office of the Suffolk County Clerk as Liber 11516, page 385; and

**WHEREAS**, Lot No. 1 would meet the minimum lot area through the use of lot averaging; and

**WHEREAS**, the Planning Board did, by a duly adopted motion, closed the scheduled public hearing held on January 16, 2014; and

**WHEREAS**, the Riverhead Planning Board has considered the merits of the proposed minor subdivision, the SEQRA record created to date, the subdivision regulations of the Riverhead Town

Zoning Ordinance, the report of the Planning Department, the record of the relevant public hearing, as well as all pertinent planning, and zoning and environmental information; now

**THEREFORE, BE IT**

**RESOLVED**, that based upon review of the environmental assessment form, the SEQR report and its own analysis, this Board hereby declares itself to be Lead Agency and further determines that the application to be an Unlisted Action pursuant to 6NYCRR, Part 617 without significant adverse impacts upon either the natural or social environment and that a Draft Environmental Impact Statement need not be prepared; and

**BE IT FURTHER**

**RESOLVED**, that this Board hereby approves the “Subdivision Map of Kenneth J. Zilnicki” as prepared by Howard M. Young, last dated October 7, 2013; and

**BE IT FURTHER**

**RESOLVED**, that this Board authorizes the Chairman or Secretary of this Board to affix his or her signature to the endorsement prescribed by this Board upon the final plat when;

- (i) The applicant submits an amended final plat depicting the appurtenances of the Public Water District servicing all lots;
- (ii) The applicant has received the approval of the Suffolk County Department of Health Services;
- (iii) The applicant deposits a cash payment with the Town Board of the Town of Riverhead in accordance with Chapter 108, section 108-96 subsection D (5) in the amount of \$6,000;
- (iv) The owner files a covenant to the satisfaction of the Counsel for the Planning Board prohibiting the further subdivision of Lots 1 & 3; and

**BE IT FURTHER**

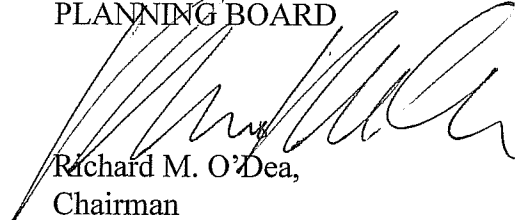
**RESOLVED**, that the time for the Chairman or Secretary of this Board to affix his or her signature to the final plat shall expire on August 6, 2014, and

**BE IT FURTHER**



**RESOLVED**, that copies of this resolution be forwarded to Peter Danowski, Attorney at Law, as agent, Town Assessor, Town Attorney, the Highway Department, the Building Department and to the Town Clerk of the Town of Riverhead.

Very truly yours,  
PLANNING BOARD



Richard M. O'Dea,  
Chairman

RMO:kf

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

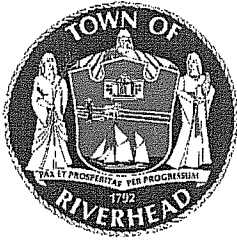
THE VOTE

BAIER  YES \_\_\_ NO CAREY  YES \_\_\_ NO

WELLS  YES \_\_\_ NO DENSIESKI  YES \_\_\_ NO

O'DEA  YES \_\_\_ NO

THIS RESOLUTION  WAS \_\_\_ WAS NOT  
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February 6, 2014

Sprint Spectrum Realty Company, L.P.  
c/o 5550 Merrick Road, Suite 302  
Massapequa, NY 11758

**Classifies Action, Claims Lead Agency & Determines SEQR Significance on  
Site Plan of Network Vision – Sprint  
(1035 Pulaski Street, Riverhead Water District)  
Resolution No. PB.2014.0010**

Dear Sir;

The following resolution was duly adopted by the Town of Riverhead Planning Board at a meeting held on February 6, 2014:

**WHEREAS**, the Riverhead Planning Board is in receipt of a site plan petition from Sprint Spectrum Realty Company, L.P. to remove and replace three existing wireless communications antennas and related components at the 142 ft. 6 in. level of an existing 167 ft. municipal water tower and to replace ground level equipment within a fenced and leased compound on real property located at (Riverhead Water District) 1035 Pulaski Street, Riverhead, New York, more particularly identified as SCTM 0600-124-1-27; and

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

**WHEREAS**, the Planning Department has reviewed the full EAF and other project documentation and has prepared a SEQR report which found the few potentially large and important issues likely to result not to be significant impacts as SEQR defines the term, in that the expected exercise of involved agency authority provides the ability to assess, avoid or mitigate them without employing an Environmental Impact Statement; now

**THEREFORE, BE IT**

**RESOLVED**, that the Riverhead Planning Board declares itself Lead Agency in the site plan of Network Vision-Sprint; and

**BE IT FURTHER**

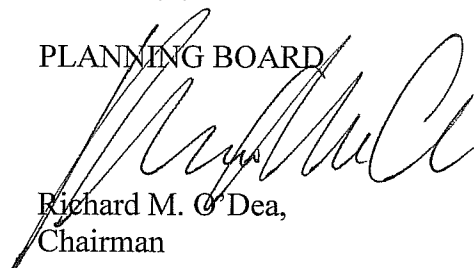
**RESOLVED**, that the project be considered an Unlisted action without the potential for significant impact upon the natural and social environment and that an Environmental Impact Statement need not be prepared; and

**BE IT FURTHER**

**RESOLVED**, that the Riverhead Planning Department be authorized to publish and post any required notice subject to 6 NYCRR Part 617 and that a copy of this resolution be forwarded to the applicant or his agent, and the Clerk of Town of Riverhead.

Very truly yours,

PLANNING BOARD



Richard M. O'Dea,  
Chairman

RMO:kef

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

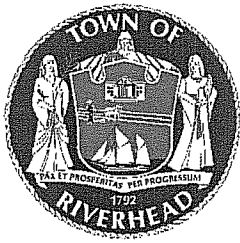
THE VOTE

BAIER X YES \_\_\_ NO CAREY X YES \_\_\_ NO

WELLS X YES \_\_\_ NO DENSIESKI X YES \_\_\_ NO

O'DEA X YES \_\_\_ NO

THIS RESOLUTION X WAS \_\_\_ WAS NOT  
THEREFORE DULY ADOPTED



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*Edward Densieski, Member*  
*Lyle Wells, Member*

February 6, 2014

Sprint  
c/o Alcatel Lucent  
87 N. Industry Court, Suite J  
Deer Park, NY 11729

**Classifies Action, Claims Lead Agency & Determines SEQR Significance on  
Site Plan of Sprint  
(219 Great Rock Drive, Wading River, Riverhead Water District)  
Resolution No. PB.2014.0011**

Dear Sir;

The following resolution was duly adopted by the Town of Riverhead Planning Board at a meeting held on February 6, 2014:

**WHEREAS**, the Riverhead Planning Board is in receipt of a site plan petition from Sprint, c/o Alcatel-Lucent. to replace four existing wireless communications antennas with three new antennas and to replace related equipment 73 ft. 2 in. level of an existing 80 ft. municipal water tank and also to replace ground level equipment within a fenced and leased compound on real property located at (Riverhead Water District) 219 Great Rock Drive, Wading River, New York, more particularly identified as SCTM 0600-057-1-1.5; and

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

**WHEREAS**, the Planning Department has reviewed the full EAF and other project documentation and has prepared a SEQR report which found the few potentially large and important issues likely to result not to be significant impacts as SEQR defines the term, in that the expected exercise of involved agency authority provides the ability to assess, avoid or mitigate them without employing an Environmental Impact Statement; now

**THEREFORE, BE IT**

**RESOLVED**, that the Riverhead Planning Board declares itself Lead Agency in the site plan of Sprint, c/o Alcatel-Lucent; and

**BE IT FURTHER**

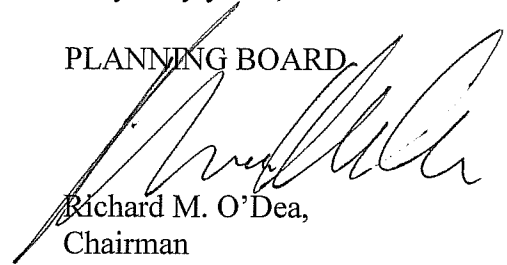
**RESOLVED**, that the project be considered an Unlisted action without the potential for significant impact upon the natural and social environment and that an Environmental Impact Statement need not be prepared; and

**BE IT FURTHER**

**RESOLVED**, that the Riverhead Planning Department be authorized to publish and post any required notice subject to 6 NYCRR Part 617 and that a copy of this resolution be forwarded to the applicant or his agent, and the Clerk of Town of Riverhead.

Very truly yours,

PLANNING BOARD



Richard M. O'Dea,  
Chairman

RMO:kf

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

THE VOTE

BAIER  X  YES \_\_\_ NO    CAREY  X  YES \_\_\_ NO  
WELLS  X  YES \_\_\_ NO    DENSIESKI  X  YES \_\_\_ NO  
O'DEA  X  YES \_\_\_ NO  
THIS RESOLUTION  X  WAS \_\_\_ WAS NOT  
THEREFORE DULY ADOPTED