

**TOWN OF RIVERHEAD
PLANNING BOARD**

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

Book

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

Stanley Carey, Member

Ed Densieski, Member
Lyle Wells, Member

March 6, 2014

Charles Cuddy
Attorney at Law
P.O. Box 1547
Riverhead, NY 11901

APPROVES SITE PLAN OF PAUL REEVE FARM STAND
RESOLUTION NO. 2014-0015

Dear Mr. Cuddy;

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

WHEREAS, the Riverhead Planning Board is in receipt of a site plan application from Paul Reeve Farm Stand to allow the installation of a prefabricated farm stand upon real property located at Sound Avenue, Jamesport, New York; such real property more particularly described as Suffolk County Tax Lot Numbers 0600-22-1-3.2, 0600-8-3-9.1 & 0600-8-3-9.2; and

WHEREAS, the Planning Department has reviewed the site plan prepared by Howard W. Young, L.S., last dated February 4, 2014 has recommended to the Planning Board of the Town of Riverhead that said site plan application be approved with conditions;

WHEREAS, a public hearing upon the preliminary site plan was held on January 16, 2014; and

WHEREAS, the Planning Board has carefully considered the merits of the site plan application, the SEQRA record to date, the report of the Planning Department the commentary made at the relevant public hearing, the report of the consulting engineer to the Planning Board, as well as all other relevant Planning, Zoning and Environmental information; and

WHEREAS, the site plan review fee, as required by Section 108-131 B(3) of the Code of the Town of Riverhead has been received by the Office of the Financial Administrator of the Town of Riverhead as per receipt nos. N26103 & N28022, and check number 1330 drawn by Charles Cuddy, Esq. upon Account Number 11-009634-4; Suffolk County National Bank; and

WHEREAS, the Planning Board has reviewed the site plan aforementioned.

NOW, THEREFORE, BE IT

RESOLVED, that in the matter of the site plan application of Paul Reeve Farm Stand the Riverhead Planning Board hereby declares itself to be the Lead Agency and further determines the Action to be a Type II Action pursuant to 6NYCRR Part 617 obviating the need for a determination of environmental significance.

BE IT FURTHER

RESOLVED, that the site plan of Paul Reeve Farm Stand, with a revision date of February 4, 2014, prepared by Howard W. Young, L.S., to allow the installation of a prefabricated farm stand, upon real property located at Sound Avenue, Jamesport, New York; such real property more particularly described as Suffolk County Tax Lot Numbers 0600-22-1-3.2, 0600-8-3-9.1 & 0600-8-3-9.2; 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 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. Any sign must conform to Chapter 108, Section 108-56 F (3) of the **Riverhead Town Code** regarding temporary farm market signs;
4. That any outdoor lighting shall be installed pursuant to Article XLV 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 96, entitled, "Trash, Rubbish and Refuse Disposal," and Chapter 98, prohibiting the accumulation of litter, and requiring the enclosure of dumpsters, and agrees to abide by same;
6. That receptacles of a decorative design, approved by the Planning Department prior to their installation at the site, shall be maintained on the premises;
7. That parking, paving and drainage shall be provided pursuant to specifications outlined in the **Riverhead Town Code**;
8. That the parking area shall be maintained pursuant to specifications outlined in the **Riverhead Town Code**;

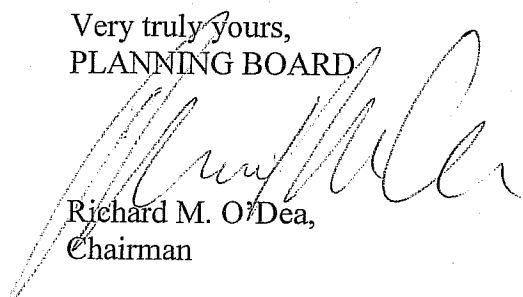
9. That adequate parking for the handicapped, pursuant to State and Federal law and the Code of the Town of Riverhead, shall be provided and that each handicap stall shall be designated by an individual sign erected on a stanchion stating, "No Parking, Handicap Only," and the universal symbol affixed thereto.
10. 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;
11. That all new utilities shall be constructed underground;
12. That the topsoil shall conform to the specifications of the New York State Department of Transportation in regard to pH, organic content, and gradation;
13. 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;
14. The applicant must satisfy all requirements of the New York State Building Code;
15. That pursuant to Section 108-133(I) of the **Code of the Town of Riverhead**, the applicant, upon approval of a final site plan by this resolution and prior to the issuance of a land clearing or building permit, shall post a letter of credit in an amount equaling one hundred percent (100%) of the public improvement costs as estimated by the Planning Board. The Supervisor, upon approval from the Town Attorney as to form, is hereby authorized to accept said letter of credit, which shall be filed with the Town Clerk subsequent to approval of the site plan herein. The land clearing or building permit shall not be issued until the Town Clerk certifies that the letter of credit has been filed in the Office of the Town Clerk of the town of Riverhead. Said security shall be in full force and effect for the term of the clearing or building permit or any renewal thereof;
16. 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 section 108-131E of the **Code of the Town of Riverhead**;
17. That no importation or exportation of materials will take place until a permit for such is obtained from the Town Board pursuant to Chapter 62 of the Riverhead Town Code;
18. That a mylar drawing shall be submitted for signature by the Chairman which depicts the improvements proposed by the preliminary site plan (February 4, 2014) as well as the following:
 - (i) Asphalt access arrows to be constructed from the edge of pavement up to a minimum of 25 linear feet into the property. Construction details shall be provided in conformance with the Town of Riverhead Zoning Ordinance;

- (ii) The location of the existing water service;
 - (iii) Specifications and construction detail for the proposed parking area. A natural stone aggregate shall be depicted as opposed to the RCA shown;
 - (iv) Pavement markings depicted on asphalt aprons (muted); westerly curb cut, entrance only, easterly curb cut, exit only;
 - (v) Signage within the site directing one-way circulation;
19. That no Building Permit shall issue until the Chairman of the Planning Board signs a mylar site plan (including elevation, landscape and lighting plans) which must be submitted and signature shall be conditional upon the following:
- i. The Lighting Plan has been approved by the Consulting Engineer.
 - ii. That the mylar site plan includes a Planning Board certification box, on each page of the plans, in the format approved by the Planning Department;
 - iii. The mylar shall not exceed the standard D size drawing (24" x 36");
 - iv. That six paper site plans matching the mylar are submitted to the Planning Department;
 - v. That covenants to the satisfaction of the Town Attorney are submitted and filed (as indicated under item #2);
 - vi. That certification of clean title to the satisfaction of the Town Attorney is submitted;
 - vii. That the applicant shall submit a properly executed instrument in a form approved by the Town Attorney, specifying that all parking spaces required by the Parking Schedule shall be improved upon subsequent findings by the appropriate Board that such improvement is needed and the approved document shall be filed in the office of the Suffolk County Clerk;
 - viii. The applicant shall submit a digital copy of the 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.
20. That no connections to the Town of Riverhead Water District may be made until the applicant submits proof to the Planning Department and Water District that all required Water District fees and charges are paid;
21. That no site work shall commence prior to a road opening permit is issued by the Highway Superintendant of the Town of Riverhead;

22. That no Certificate of Occupancy shall issue until the applicant submits a signed and sealed "As-Built" survey to the Planning Department in accordance to section 108-129 E;

RESOLVED, that the Clerk for the Planning Board is hereby authorized to forward a certified copy of this resolution to Charles Cuddy, Esq., as agent, the Riverhead Planning Department; the Riverhead Building Department; the Counsel for the Town of Riverhead Planning Board; the Town Attorney; the Town Clerk; the Town Assessor; the Town Engineer; the Chief Fire Marshal; the Water District Superintendent; and the Town's Consulting Engineer.

Very truly yours,
PLANNING BOARD



Richard M. O'Dea,
Chairman

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

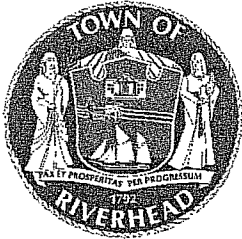
THE VOTE

BAIER ABSENT 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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Stanley Carey, Member

Ed Densieski, Member
Lyle Wells, Member

March 6, 2014

Anthony Kaywood
Aspen Creek Estates LTD.
6 Arielle Court
Dix Hills, NY 11746.

**Approving Amended Final Plat of Major Subdivision
of Kristi Rose Court
Renamed A.J.'s Estate
Resolution No. 2014-0019**

Dear Mr. Kaywood;

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

WHEREAS, October 4, 2012, the Town of Riverhead Planning Board did approve the final plat from Walter Giglio of Riverhead Builder's Corp. to divide a tract consisting of 9.793 acres into nine (9) residential lots containing areas ranging in size from 40,100 square feet to 52,343 square feet, as prepared by Jeffrey T. Butler, P.E., P.C., last dated February 10, 2012; such real property located at Doctor's Path, Riverhead and more particularly described as Suffolk County Tax Map No. 0600-65.-1-4; and

WHEREAS, on June 20, 2013, Resolution No. 2012-0056, the Planning Board amended Resolution No. 2012-0066 to correct a scrivener's error to Subsection "5" of the "Resolved" paragraph to state that Riverhead Builders Corporation, or their agent record a covenant to the satisfaction of Counsel to the Planning Board stating that all drainage structures located on the newly created lots shall be maintained by the owner of said lots; and

WHEREAS, the applicant submitted a revised Final Plat, renaming the major subdivision, the "Final Plat of A. J.'s Estates" as prepared by Jeffrey T. Butler, P.E., P.C., last dated February 5, 2014; and

WHEREAS, the consulting engineer for the Planning Board has reviewed the aforementioned final plat and found that the map was consistent with the map that was previously approved by the Planning Board and signed by the Chairman; now

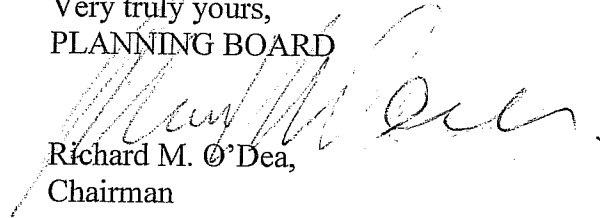
THEREFORE

BE IT RESOLVED, that this Board hereby approves the final plat entitled "A. J.'s Estates" and directs the secretary or chairman of this Board to affix his or her signature to the endorsement prescribed by this Board upon the final plat; and

BE IT FURTHER

RESOLVED, that copies of this resolution be forwarded to Anthony Kaywood or his agent, Town Assessor, Town Attorney, the Building Department, Town of Riverhead Superintendent of Highways, and to the Town Clerk of the Town of Riverhead.

Very truly yours,
PLANNING BOARD



Richard M. O'Dea,
Chairman

RMO:kef

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

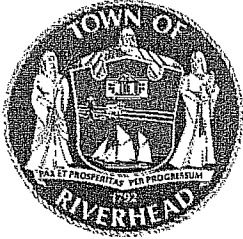
THE VOTE

BAIER ABSENT 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

March 6, 2014

Golf Riverhead, LLC
101 West 55th Street
New York, NY 10019

APPROVES SITE PLAN OF GOLF RIVERHEAD, LLC
(LONG ISLAND NATIONAL GOLF CLUB) CLUB HOUSE EXPANSION
RESOLUTION NO. 2014-0020

Dear Sir;

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

WHEREAS, the Riverhead Planning Board is in receipt of a site plan application from Golf Riverhead, LLC (Long Island National Golf Club) to allow the construction of a 845 sq. ft. expansion of an existing clubhouse to accommodate increase locker room facilities, upon real property located at County Road 43 (Northville Turnpike) and Sound Avenue, Northville, New York; such real property more particularly described as Suffolk County Tax Lot Number 0600-044-3-1.4; and

WHEREAS, the Planning Department has reviewed the site plan prepared by Martin Sendlewski, last dated October 24, 2013, and has recommended to the Planning Board of the Town of Riverhead that said site plan application be approved with conditions; and

WHEREAS, the subject site plan application meets the requirements of Section 108-130 B (4) (g) of the Riverhead Zoning Ordinance (Informal Site Plan Review of Buildings of 4,000 sq. ft. or less) obviating the need for the holding of a public hearing; and

WHEREAS, the building elevations accompanying the subject site plan application have been recommended for approval by the Town of Riverhead Architectural Review Board by Resolution No. 2013-21 dated September 25, 2013; and

WHEREAS, the Planning Board has carefully considered the merits of the site plan application, the SEQRA record to date, the report of the Planning Department, the report of the consulting engineer to the Planning Board, as well as all other relevant planning, zoning and environmental information; and

WHEREAS, site plan review fee, as required by Section 108-131 B(3) of the Code of the Town of Riverhead has been received by the Office of the Financial Administrator of the Town of Riverhead as per receipt nos. O-01619 and O-01620; and

NOW, THEREFORE, BE IT

RESOLVED, that in the matter of the site plan application of Golf Riverhead, LLC, the Riverhead Planning Board hereby declares itself to be the Lead Agency and further determines the Action to be a Type II Action pursuant to 6NYCRR Part 617 obviating the need for a determination of environmental significance; and

BE IT FURTHER

RESOLVED, that the site plan application of Golf Riverhead, LLC, as prepared by Martin Sendlewski, dated October 24, 2013, to allow the construction of a 484 sq. ft. expansion of an existing clubhouse to accommodate increase locker room facilities, upon real property located at County Road 43 (Northville Turnpike) and Sound Avenue, Northville, New York; such real property more particularly described as Suffolk County Tax Lot Number 0600-044-3-1.4 is hereby approved conditioned upon the following:

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 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 Section 108-56 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 XLV 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 96, entitled, "Trash, Rubbish and Refuse Disposal," and Chapter 98, prohibiting the accumulation of litter, and requiring the enclosure of dumpsters, and agrees to abide by same;
6. That receptacles of a decorative design, approved by the Planning Department prior to their installation at the site, shall be maintained on the premises;
7. That parking, paving and drainage shall be provided pursuant to specifications outlined in the **Riverhead Town Code**;
8. That the parking area shall be maintained pursuant to specifications outlined in the **Riverhead Town Code**;

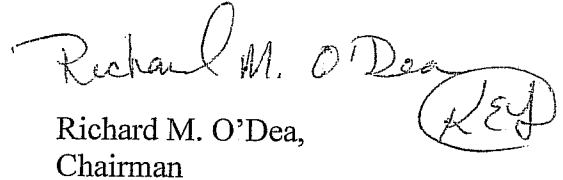
9. That adequate parking for the handicapped, pursuant to State and Federal law and the Code of the Town of Riverhead, shall be provided and that each handicap stall shall be designated by an individual sign erected on a stanchion stating, "No Parking, Handicap Only," and the universal symbol affixed thereto.
10. 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;
11. That all new utilities shall be constructed underground;
12. That the topsoil shall conform to the specifications of the New York State Department of Transportation in regard to pH, organic content, and gradation;
13. 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;
14. The applicant must satisfy all requirements of the New York State Building Code;
15. That pursuant to Section 108-133(I) of the **Code of the Town of Riverhead**, the applicant, upon approval of a final site plan by this resolution and prior to the issuance of a land clearing or building permit, shall post a letter of credit in an amount equaling one hundred percent (100%) of the public improvement costs as estimated by the Planning Board. The Supervisor, upon approval from the Town Attorney as to form, is hereby authorized to accept said letter of credit, which shall be filed with the Town Clerk subsequent to approval of the site plan herein. The land clearing or building permit shall not be issued until the Town Clerk certifies that the letter of credit has been filed in the Office of the Town Clerk of the town of Riverhead. Said security shall be in full force and effect for the term of the clearing or building permit or any renewal thereof;
16. That no importation or exportation of materials shall take place until a permit for such is obtained from the Town Board pursuant to Chapter 62 of the Riverhead Town Code;
17. That no Building Permit shall issue until the Chairman of the Planning Board signs a mylar site plan (including elevation, landscape and lighting plans) which must be submitted and signature shall be conditional upon the following:
 - i. The Lighting Plan has been approved by the Consulting Engineer;
 - ii. That the mylar site plan includes a Planning Board certification box, on each page of the plans, in the format approved by the Planning Department;
 - iii. The mylar shall not exceed the standard D size drawing (24" x 36");
 - iv. That six paper site plans matching the mylar are submitted to the Planning Department;
 - v. That covenants to the satisfaction of the Town Attorney are submitted and filed (as indicated under item #2);
 - vi. That certification of clean title to the satisfaction of the Town Attorney is submitted;

- vii. The applicant shall submit a digital copy of the 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;
- 18. That no applicable connections to the Town of Riverhead Water District may be made until the applicant submits proof to the Planning Department and Water District that all required Water District fees and charges are paid;
- 19. That no Certificate of Occupancy shall issue until the applicant submits a signed and sealed "As-Built" survey to the Planning Department in accordance to section 108-129 E;

RESOLVED, that the Clerk for the Planning Board is hereby authorized to forward a certified copy of this resolution to Martin Sendlewski, as agent, the Riverhead Planning Department; the Riverhead Building Department; the Counsel for the Town of Riverhead Planning Board; the Town Attorney; the Town Clerk; the Town Assessor; the Town Engineer; the Chief Fire Marshal; and the Town's Consulting Engineer.

Very truly yours,
PLANNING BOARD

Richard M. O'Dea
Richard M. O'Dea,
Chairman



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

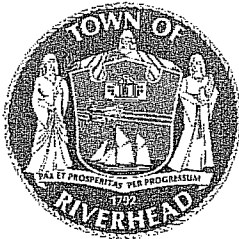
THE VOTE

BAIER ABSENT 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
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Ed Densieski, Member
Lyle Wells, Member

March 6, 2014

Keith Patrick Brown, Esq.
510 Broadhollow Road, Suite 110
Melville, NY 11747

Authorizes Planning Board Clerk to Publish and Post Notice of Public Hearing
**Preliminary Site Plan of 626 West Main Street Realty, LLC,
Main Street Atlantis Mart
Resolution No. 2014-0021**

Dear Mr. Brown;

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

WHEREAS, the Riverhead Planning Board is in receipt of a preliminary site plan petition of 626 West Main Street Realty, LLC, Main Street Atlantis Mart to allow the construction of an 1,800 sq. ft. convenience store, 4 fueling pumps, a new fueling canopy, a new parking layout, and other site improvements upon real property located at 626 West Main Street, Riverhead, New York, known and designated as Suffolk County Tax Map Number No. 0600-124.-3-21.1; 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.

Very truly yours,
PLANNING BOARD

Richard M. O'Dea
Richard M. O'Dea
Chairman

RMO:kf

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

THE VOTE

BAIER ABSENT 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

**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 the 3rd Day of April, 2014 at 7:00 o'clock pm, to consider a preliminary site plan petition of 626 West Main Street Realty, LLC, Main Street Atlantis Mart to allow the construction of an 1,800 sq. ft. convenience store, 4 fueling pumps, a new fueling canopy, a new parking layout, and other site improvements upon real property located at 626 West Main Street, Riverhead, New York, known and designated as Suffolk County Tax Map Number No. 0600-124.-3-21.1.

Dated: Riverhead, New York
March 20, 2014

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