

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

Ed Densieski, Member
Lyle Wells, Member

July 17, 2014

Paul Elliot
1998 Peconic, LLC
3235 Route 112, Suite 1
Medford, NY 11763

APPROVES AMENDED SITE PLAN OF 1998 PECONIC, LLC RESOLUTION NO. 2014-0055

Dear Mr. Elliot;

The following resolution was duly adopted at a meeting of the Town of Riverhead Planning Board held on July 17, 2014;

WHEREAS, by Resolution No. 2013-0019 of February 21, 2013, the Riverhead Planning Board approved the site plan application of 1998 Peconic LLC to allow the construction of a lumberyard and associated improvements upon real property located at Edwards Avenue, Calverton, New York; such real property more particularly described as Suffolk County Tax Lot Number 0600-117-2-2.8; and

WHEREAS, by Resolution No. 2013-0079, the Riverhead Planning Board did amend the aforementioned on September 5, 2013; and

WHEREAS, the Riverhead Planning Board is in receipt of an amended site plan application for 1998 Peconic, LLC, as prepared by Howard Young, L.S. last dated June 11, 2014 which consists of an amended landscaped plan which subtracts 142 stems of approved shrubs and further proposes a building to house a fully constructed RPZ device (on the neighboring lot to the west, SCTM No. 0600-117-2-2.7) which is currently mounted with earth; and

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

THEREFORE, BE IT

RESOLVED, that in the matter of the amended site plan application for 1998 Peconic, LLC the Riverhead Planning Board hereby declares itself to be the Lead Agency and further determines the Action to be an Unlisted action pursuant to 6NYCRR Part 617 with no significant environmental impact; and

BE IT FURTHER

RESOLVED, that the Riverhead Planning Board hereby approves the amended site plan of 1998 Peconic, LLC, as prepared by Howard Young, L.S. last revised June 11, 2014; and

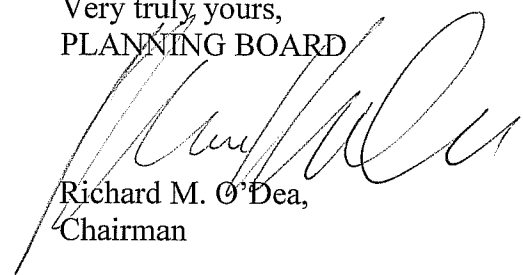
BE IT FURTHER

RESOLVED, that all of the relevant provisions of Resolution No. 2013-0079, dated September 5, 2013, remain in full force and effect; and

BE IT FURTHER

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

Very truly yours,
PLANNING BOARD



Richard M. O'Dea,
Chairman

RMO:kef

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

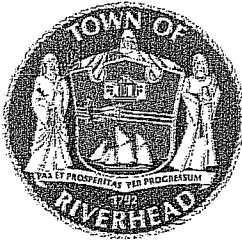
THE VOTE

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
THEREFORE DULY ADOPTED



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Stanley Carey, Member

Ed Densieski, Member
Lyle Wells, Member

July 17, 2014

Michael Bengtson
2549 Splish Splash Drive
Calverton, NY 11933

**Authorizes Planning Board Clerk to Publish and Post Notice of Public Hearing
Preliminary Site Plan of Splish Splash Water Park - Catering Area,
Resolution No. 2014-0056**

Dear Sir;

The following resolution was duly adopted by the Town of Riverhead Planning Board at a meeting held on July 17, 2014:

WHEREAS, the Riverhead Planning Board is in receipt of a preliminary site plan petition of Splish Splash Water Park – Catering Area, to allow for the construction of new catering area including a 60' x 60' pavilion, eight (8) 40' x 60' pavilions, and a 30' x 100' cooking building, with associated site improvements upon real property located at Splish Splash Drive, Calverton, New York, known and designated as Suffolk County Tax Map Number No. 0600-118.-01-4.1; 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
Chairman

RMO:kf

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

**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 7th Day of August 2014 at 7:00 o'clock pm, to consider a preliminary site plan petition of Splish Splash Water Park – Catering Area, to allow for the construction of new catering area including a 60' x 60' pavilion, eight (8) 40' x 60' pavilions, and a 30' x 100' cooking building, with associated site improvements upon real property located at Splish Splash Drive, Calverton, New York, known and designated as Suffolk County Tax Map Number No. 0600-118.-01-4.1.

Dated: Riverhead, New York
July 24, 2014

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



TOWN OF RIVERHEAD PLANNING BOARD

200 HOWELL AVENUE, RIVERHEAD, NEW YORK 11901-2596
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Richard M. O'Dea, Chairman
Joseph H. Baier, Vice-Chair/Secretary

Stanley Carey, Member

Ed Densieski, Member
Lyle Wells, Member

July 17, 2014

Martin F. Sendlewski, AIA
215 Roanoke Ave.
Riverhead, NY 11901

Re: Resolution No. PB.2014.0057: Classifies Action, Claims Lead Agency and Determines SEQR Significance on Site Plan of Indigo Village

Dear Mr. Sendlewski:

The following resolution was duly adopted by the Town of Riverhead Planning Board at a meeting held on July 17, 2014:

WHEREAS, the Riverhead Planning Board is in receipt of a site plan petition from Lou Salvatico, President 226 Seventh St. Assoc., Inc. to construct a catering hall and retail facilities together with related improvements on a 4.13ac. parcel zoned Destination Retail Center (DRC) and more particularly identified as SCTM 0600-118-3-2.2, and

WHEREAS, an optional coordinated review for the Unlisted action was initiated by the New York State DEC with the Riverhead Planning Board and the Board agreed to assume lead agency, and

WHEREAS, the Riverhead Planning Department also identified the intent as an Unlisted action pursuant to 6NYCRR Part 617, reviewed the EAF and other project documentation and prepared a SEQR report identifying potential impacts and the circumstances by which any potentially large and important issues should not be considered significant as SEQR defines the term, in expectation of the exercise of involved agency authority to assess, avoid or mitigate them without employing an Environmental Impact Statement, and

WHEREAS, a negative declaration of significance can be defended in good faith reliance and anticipation of such an exercise and that the circumstances of this action now call for the rendering of that declaration by the lead agency Planning Board to move the process forward, now

THEREFORE, BE IT

RESOLVED, that the Riverhead Planning Board declares itself Lead Agency in the site plan of Indigo Village, 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 other agencies involved with the action: being the NY State Department of Environmental Conservation, the Suffolk County Department of Health Services and the NY State Department of Transportation.

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

THE VOTE

BAIER ABSENT CAREY X YES ___ NO

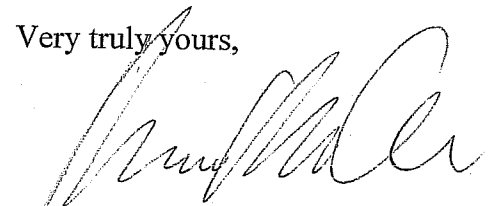
WELLS X YES ___ NO DENSIESKI X YES ___ NO

O'DEA X YES ___ NO

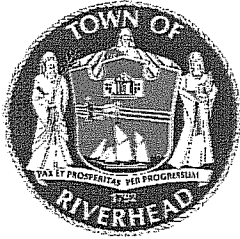
THIS RESOLUTION X WAS ___ WAS NOT

THEREFORE DULY ADOPTED

Very truly yours,



Richard M. O'Dea, Chairman
Riverhead Planning Board



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Stanley Carey, Member

Ed Densieski, Member
Lyle Wells, Member

July 17, 2014

Troy Kollmer
21 Bushwick Street
Melville, NY 11747

RE: Baiting Hollow Condominium Cottages - Cottage No. 7
Resolution No. PB.2014.0058

Dear Sir;

The following resolution was duly adopted at a meeting of the Town of Riverhead Planning Board held on July 17, 2014:

WHEREAS, Heather Sanderson, as agent, has made an application to the Riverhead Planning Board, on behalf of Elena Pociu, for an addition to Cottage No. 7 upon real property owned by the Baiting Hollow Condominium Association, and located at Oakleigh Avenue, Baiting Hollow, New York, known and designated as Suffolk County Tax Map Number 0600-40.1-1-7, and

WHEREAS, the subject application is within the jurisdiction of the Riverhead Planning Board pursuant to Section 108-39 of the Riverhead Town Zoning Ordinance, and

WHEREAS, the Riverhead Planning Board has reviewed the petition and hereby makes the following findings:

First: That the Baiting Hollow Cottage Condominium was established by the filing of a condominium map with the Suffolk County Clerk on August 8, 1977, Condominium File No. 54;

Second: That from time to time certain amendments to the subject condominium map have been made and may be necessary in the future for the enjoyment of real property by the residents of such condominium associations;

Third: That the Baiting Hollow Cottage Condominium is considered to be a clustered development under Section 278 of the Town Law and Section 108-89 of the Riverhead Zoning Ordinance;

Fourth: That pursuant to Section 108-89 the Planning Board is authorized to approve site plans for clustered developments or amendments thereto;

Fifth: That the proposed action is considered to be a Type II Action pursuant to 6NYCRR, Part 617.5(c)(9); and

WHEREAS, the Riverhead Planning Board is in receipt of a letter dated April 8, 2014 by the Baiting Hollow Cottage Condominium Association, granting their approval, and

WHEREAS, on July 3, 2014, this Planning Board did hold a public hearing on the amended condominium map for the purpose of hearing objections, criticisms and protest against the proposed application; now

THEREFORE, BE IT

RESOLVED, that the matter of Baiting Hollow Condominium Cottage, Number 7, the Riverhead Planning Board hereby declares itself to be the Lead Agency pursuant to 6NYCRR, Part 617 and further determines the Action to be Type II, and

BE IT FURTHER

RESOLVED, that the Riverhead Planning Board hereby approves the subject condominium map entitled "Survey for Elena Pociu, Building Permit Plot Plan" as prepared by Howard W. Young, L.S., dated May 9, 2014 subject to the following:

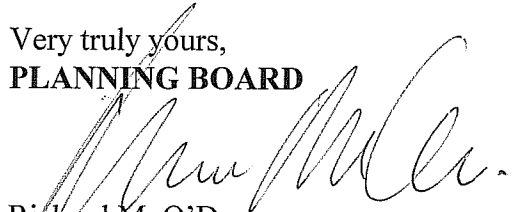
- (a) The Suffolk County Tax Map Number printed upon the Building Permit Plot Plan dated May 9, 2014 shall be corrected to SCTM No. 0600-40.1-1-7;
- (b) The preparation of a covenant acceptable to Counsel of the Town of Riverhead Planning Board which gives notice that changes to the condominium map (Survey for Elena Pociu, Building Permit Plot Plan" as prepared by Howard W. Young, L.S., dated May 9, 2014) of the Baiting Hollow Cottage Condominium has been made by the Riverhead Planning Board to Cottage No. 7;
- (c) The covenants shall be filed in the Office of the County Clerk and recorded copy filed in the office of the Riverhead Building Department prior to issuance of a building permit; and

BE IT FURTHER

RESOLVED, that prior to the issuance of either a certificate of occupancy or certificate of compliance by the Building Department, an as-built survey shall be submitted to the Town of Riverhead Planning Board for the aforementioned cottage, and

BE IT FURTHER

RESOLVED, that copies of this resolution be forwarded to Troy Kollmer and Heather Sanderson, as agents, the Baiting Hollow Cottage Condominium Association or their agent, and the Riverhead Building Department and the Assessors 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 approved:

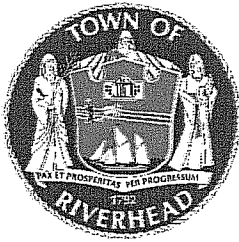
THE VOTE

BAIER ABSENT YES ___ NO BOSCHETTI X YES ___ NO ___ ABSENT

WELLS X YES ___ NO DENSIESKI X YES ___ NO

O'DEA X YES ___ NO ___ ABSENT

THIS RESOLUTION X WAS ___ WAS NOT
THEREFORE DULY ADOPTED



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Stanley Carey, Member

Ed Densieski, Member
Lyle Wells, Member

July 17, 2014

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

**APPROVES AND AUTHORIZES THE CHAIRMAN TO SIGN THE AFFIDAVIT OF
CORRECTION OF NATHAN TAFT CORWIN DATED MARCH 18, 2014 CORRECTING
THE METES AND BOUNDS DESCRIPTION OF THE SUBDIVISION KNOWN AS MINOR
SUBDIVISION OF LOUIS CARACCILOLO SHADE TREE NURSERY**

RESOLUTION # 2014-0061

Dear Sir:

The following resolution was duly adopted at a meeting of the Town of Riverhead Planning Board held on July 17, 2014:

WHEREAS, on December 2, 2010 the Planning Board in Resolution No. 2010-0066 approved the minor subdivision application of Louis Caracciolo shade Tree Nursery; and

WHEREAS, a final subdivision map as approved by the Planning Department has been filed with the Suffolk County Clerk, said map being identified as follows: Minor Subdivision prepared for Louis and Ottavia Caracciolo, situate at Jamesport, Town of Riverhead, Suffolk County, New York, File # 11818, ABS# 16601, filed with the Suffolk County Clerk on May 13, 2011; and

WHEREAS, prior to the filing of the subdivision map Suffolk County purchased the development rights to an area known as lot 5 of the subdivision; and

WHEREAS, the common line dividing lots 1, 2, 3 and 5 of the subdivision vary slightly from the described common line in the deed of development rights; and

WHEREAS, the Suffolk County Real Property Tax Agency and the Riverhead Town Assessor have requested that the description of the common line be changed to coincide with the deed of development rights; and

WHEREAS, the recognition of the common line in the deed of development rights will result in a net loss of 150 square feet to the subdivision with a corresponding gain of 150 square feet to the development rights purchased lot (Lot 5) and all lots shall still conform to current zoning.

NOW, THEREFORE, BE IT

RESOLVED, that in the matter of the Correction Affidavit of Nathan Craft Corwin for the Minor Subdivision of Louis Caracciolo Shade Tree Nursery the Riverhead Planning Board hereby declares itself to be the Lead Agency and further determines the Action to be an Unlisted action pursuant to 6NYCRR Part 617 with no significant environmental impact; and

BE IT FURTHER

RESOLVED, that the Correction Affidavit of Nathan Craft Corwin dated March 18, 2014 is hereby approved by the Planning Board and the Chiarman is authorized to affix his signature thereto with the following conditions:

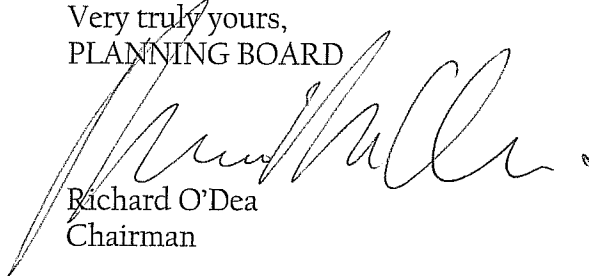
That Correction Affidavit shall state that the subdivision line between common line between lots 1, 2, 3, and 5 shall thereafter be described as:

North 77 degrees 05 minutes 30 seconds East 289.00 feet to a point; North 76 degrees 49 minutes 09 seconds East 391.22 feet; North 68 degrees 35 minutes 35 seconds East 334.22 feet; North 65 degrees 09 minutes 03 seconds East 359 feet.

BE IT FURTHER

RESOLVED, that the Clerk for the Planning Board is hereby authorized to forward a certified copy of this resolution to Charles Cuddy, Esq. P.O. Box 1547, Riverhead NY 11901; the Town Attorney; the Town Clerk; and the Town Assessor.

Very truly yours,
PLANNING BOARD



Richard O'Dea
Chairman

RMO:kg

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

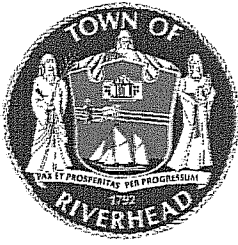
THE VOTE

BAIER ABSENT YES ___ NO ___ BOSCHETTI X YES ___ NO ___ ABSENT

WELLS X YES ___ NO ___ DENSIESKI X YES ___ NO ___

O'DEA X YES ___ NO ___ ABSENT

THIS RESOLUTION X WAS ___ WAS NOT
THEREFORE DULY ADOPTED



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Stanley Carey, Member

Ed Densieski, Member
Lyle Wells, Member

July 17, 2014

Vincent Messina, Esq.
Sinnereich, Kosakoff & Messina
267 Carleton Ave
Suite 301
Central Islip, NY 11722

RECOMMENDATION TO THE TOWN BOARD TO REDUCE THE PERFORMANCE
SECURITY FOR THE SUBDIVISION MAP OF CALVERTON CAMELOT II – CALVERTON
(02-01) M-GBC, LLC TO \$1,000,000.00.

RESOLUTION # 2014-0062

Dear Mr. Messina:

The following resolution was duly adopted at a meeting of the Town of Riverhead Planning Board held on July 17, 2014:

WHEREAS, the attorney for M-GBC, LLC has requested a reduction in the performance security for the above-referenced subdivision; and

WHEREAS, the performance security currently in place a performance bond for \$3,000,000.00; and

WHEREAS, the Planning Board consulting engineer has inspected and reviewed the status of the public improvements; and

WHEREAS, based on the completed roadwork items including the NYSDOT right-of-way signal improvements, the Planning Board consulting engineer estimates the cost for the remaining roadwork items to be approximately \$150,000.00; and

WHEREAS, pursuant to Section 108-97 A. (6) of the Town Code, the maximum performance security reduction allowed is thirty three and one-third percent (33 1/3%) of the original performance security amount; and

WHEREAS, based on the original amount of \$3,000,000.00, the lowest performance security amount to be posted for this subdivision is \$1,000,000.00.

NOW, THEREFORE, BE IT

RESOLVED, that in the matter of the recommending a reduction in the performance security for subdivision map of Calverton Camelot II hereby declares itself to be the Lead Agency and further determines the Action to be an Unlisted action pursuant to 6NYCRR Part 617 with no significant environmental impact; and

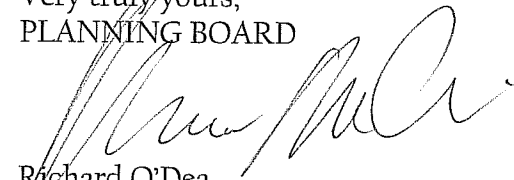
BE IT FURTHER

RESOLVED, that the Planning Board hereby recommends that the performance security for the above referenced subdivision be reduced to \$1,000,000.00; and

BE IT FURTHER

RESOLVED, that the Clerk for the Planning Board is hereby authorized to forward a certified copy of this resolution to Vincent Messina, Esq, Sinnereich, Kosakoff & Messina, 267 Carleton Ave, Suite 301, Central Islip, NY 11722; the Supervisor's Office, the Town Board, the Town Attorney; and the Town Clerk.

Very truly yours,
PLANNING BOARD


Richard O'Dea
Chairman

RMO

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

THE VOTE

BAIER ABSENT YES ___ NO ___ BOSCHETTI X YES ___ NO ___ ABSENT

WELLS X YES ___ NO ___ DENSIESKI X YES ___ NO ___

O'DEA X YES ___ NO ___ ABSENT

THIS RESOLUTION X WAS ___ WAS NOT
THEREFORE DULY ADOPTED