



**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*

December 4, 2014

Jeff Zahn  
Architect  
215 Roanoke Avenue  
Riverhead, NY 11901

Authorizes Planning Board Clerk to Publish and Post Notice of Public Hearing  
**Riverhead Bay Motors**  
Resolution No. 2014-0098

Dear Mr. Zahn;

The following resolution was duly adopted by the Town of Riverhead Planning Board at a meeting held on December 4, 2014:

**WHEREAS**, the Riverhead Planning Board is in receipt of a preliminary site plan petition of Riverhead Bay Motors for façade changes, a 2,833.7 sq. ft. service drive addition between the two existing buildings; additions totaling 2,559 sq. ft. to the westernmost building (Subaru), and associated site changes located in the Business Center (BC) Zoning Use District, upon real property located on Old Country Road, Riverhead, New York, known and designated as Suffolk County Tax Map Number No. 0600-101-2-18.1; 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. Carey 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  
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 15th Day of January 2015 at 3:00 o'clock pm, to consider the preliminary site plan petition of Riverhead Bay Motors, for façade changes, a 2,833.7 sq. ft. service drive addition between the two existing buildings; additions totaling 2,559 sq. ft. to the westernmost building (Subaru), and associated site changes located in the Business Center (BC) Zoning Use District, upon real property located on Old Country Road, Riverhead, New York, known and designated as Suffolk County Tax Map Number No. 0600-101-2-18.1.

Dated: Riverhead, New York  
December 4, 2014

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



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

December 4, 2014

Thomas Wolpert, P.E.  
Young & Young  
400 Ostrander Avenue  
Riverhead, NY 11901

**Chapter 12 permit of James and Schery Sullivan  
Cottage E-16 Oakwood on the Sound  
Resolution No. 2014-0099**

Dear Mr. Wolpert;

**WHEREAS**, the Riverhead Planning Board is in receipt of a petition pursuant to Chapter 12 of the Town Code from Thomas C. Wolpert, PE as authorized agent to James and Schery Sullivan to reconstruct an existing bungalow designated E-16 at a summer residential community; placing a new sanitary system and removing an existing shed on the same Long Island Sound front portion of a 21.5ac. parcel zoned Residence B-80 and known as SCTM 0600-37-1-1; and

**WHEREAS**, the submission meets the requirements of these petitions including an EAF, supporting documentation and original survey plans and represents a Type II Action pursuant to SEQRA; and

**WHEREAS**, the applicant was required to seek relief from strict application of Chapter 12; the intent being considered new development in the Erosion Hazard Area and not allowed under Section 12-14A.(2) and also zoning relief from the Zoning Board of Appeals for reconstruction of a preexisting nonconforming residence; and

**WHEREAS**, the Zoning Board of Appeals in its usual function and also as the Erosion Hazard Board of Review issued its determination by Appeal No. 2014-0063 granting Chapter 12 and zoning relief; now

**THEREFORE, BE IT**

**RESOLVED**, that the Chapter 12 petition of James and Schery Sullivan to reconstruct bungalow E-16, place a new sanitary system and remove an existing shed be approved as shown on Survey for James Sullivan & Schery Sullivan (Building Permit Survey), by Howard W. Young, LS, consisting of three sheets, all dated October 22, 2013 and last revised March 28, 2014; and

**BE IT FURTHER**

**RESOLVED**, that the action be considered Type II pursuant to 6NYCRR Part 617.5(c) 617.5(c) (c)(9) as construction of a single family dwelling including utilities, water and sanitary services on an approved lot, and

**BE IT FURTHER**

**RESOLVED**, That this approval is subject to the following terms and conditions:

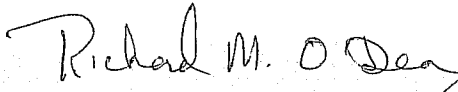
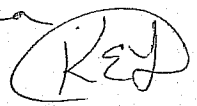
**RESOLVED**, that this approval is subject to the following terms and conditions:

1. A copy of this resolution, which shall represent the Town's authorized approval under Chapter 12, shall together with the plans cited above be available for inspection at the work site when work is in progress;
2. The permitted site or facility, including relevant records, is subject to inspection at reasonable hours and intervals by authorized representatives of the Town of Riverhead to determine whether the permittee is complying with this permission;
3. If the permittee intends to undertake any project design modifications after permit issuance, the permittee must submit the appropriate plan changes to the Riverhead Planning Department for approval prior to undertaking any such changes. The permittee is advised that substantial modification may require submission of a new permit application;
4. This approval is specified for a one year duration from the date of this resolution. To ensure its uninterrupted coverage, any request for renewal should be made at least 30 days prior to expiration;
5. Construction allowed by variance granted by the Coastal Erosion Hazard Board of Review must be completed within one year from the date of approval. Variance expires at the end of that period without further hearing or action by the Coastal Erosion Hazard Board of Appeals;
6. All construction and demolition debris shall be removed completely from the site and disposed of at an approved upland location;
7. The project demolition and reconstruction shall be conducted as described in the Chapter 12 application attachment dated August 12, 2014 including the placement and maintenance of sediment barriers and the applicant shall also vegetatively stabilize all disturbed areas with maritime tolerant vegetation as soon as possible. The barriers shall remain in place until vegetation has taken hold;
8. 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 permit; and

**BE IT FURTHER**

**RESOLVED** that the Clerk for the Planning Board is hereby authorized to forward a copy of this resolution to Thomas Wolpert, as agent, the Riverhead Building Department; the Town Attorney; the Town Clerk; and the Town's Code Enforcement Officer.

Very truly yours,  
PLANNING BOARD

  
Richard M. O'Dea  
Chairman 

RMO:kef

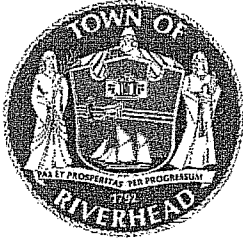
A motion was made by Mr. Wells and seconded by Mr. Baier that the aforementioned resolution be approved:

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

cc: Richard Downs



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*Stanley Carey, Member*

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

December 4, 2014

Melissa Butler  
Jeffrey T. Butler, P.E., P.C.  
206 Lincoln Street  
Riverhead, NY 11901

**Chapter 12 permit of John McCabe  
Cottage 5, Sound Shore Guild Assn.  
Resolution No. 2014-0100**

Dear Mrs. Butler;

**WHEREAS**, the Riverhead Planning Board is in receipt of a petition pursuant to Chapter 12 of the Town Code from Melissa Butler as authorized agent to John McCabe to reconstruct an existing bungalow designated Cottage No. 5 at a summer residential community; and removing an existing deck and patio to allow for a retaining wall construction and replacement on the same Long Island Sound front portion of a 14.5ac. parcel zoned Residence B-80 and known as SCTM 0600-26-3-72, and

**WHEREAS**, the submission meets the requirements of these petitions including an EAF, supporting documentation and original survey plans and represents a Type II Action pursuant to SEQRA; and

**WHEREAS**, the applicant was required to seek relief from strict application of Chapter 12; the intent being considered new development in the Erosion Hazard Area and not allowed under Section 12-14A. (2), and also zoning relief from the Zoning Board of Appeals for reconstruction of a preexisting nonconforming residence; and

**WHEREAS**, the Zoning Board of Appeals in its usual function and also as the Erosion Hazard Board of Review issued its determination by Appeal No. 2014-0066 granting Chapter 12 and zoning relief; now

**THEREFORE, BE IT**

**RESOLVED**, that the Chapter 12 petition of to John McCabe to reconstruct an existing bungalow designated Cottage No. 5 at a summer residential community; and removing an existing

deck and patio to allow for a retaining wall construction and replacement on the same Long Island Sound front portion of a 14.5ac. parcel zoned Residence B-80 and known as SCTM 0600-26-3-72 be approved as shown on Overall Site Plan for Sound Shore Guild Association, by Jeffrey T. Butler, P.E. consisting of three sheets, all dated June 20, 2014 and last revised September 9, 2014; and

**BE IT FURTHER**

**RESOLVED**, that the action be considered Type II pursuant to 6NYCRR Part 617.5(c) 617.5(c) (9) & (10) as construction of a single family dwelling on an approved lot and construction of residential accessory structures; and

**BE IT FURTHER**

**RESOLVED**, that this approval is subject to the following terms and conditions:


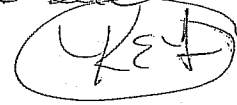
1. A copy of this resolution, which shall represent the Town's authorized approval under Chapter 12, shall together with the plans cited above be available for inspection at the work site when work is in progress;
2. The permitted site or facility, including relevant records, is subject to inspection at reasonable hours and intervals by authorized representatives of the Town of Riverhead to determine whether the permittee is complying with this permission;
3. If the permittee intends to undertake any project design modifications after permit issuance, the permittee must submit the appropriate plan changes to the Riverhead Planning Department for approval prior to undertaking any such changes. The permittee is advised that substantial modification may require submission of a new permit application;
4. This approval is specified for a one year duration from the date of this resolution. To ensure its uninterrupted coverage, any request for renewal should be made at least 30 days prior to expiration;
5. Construction allowed by variance granted by the Coastal Erosion Hazard Board of Review must be completed within one year from the date of approval. Variance expires at the end of that period without further hearing or action by the Coastal Erosion Hazard Board of Appeals;
6. All construction and demolition debris shall be removed completely from the site and disposed of at an approved upland location;
7. The project demolition and reconstruction shall be conducted as described in the Chapter 12 application attachment dated August 12, 2014 including the placement and maintenance of sediment barriers and the applicant shall also vegetatively stabilize all disturbed areas with maritime tolerant vegetation as soon as possible. The barriers shall remain in place until vegetation has taken hold;

8. 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 permit; and

**BE IT FURTHER**

**RESOLVED** that the Clerk for the Planning Board is hereby authorized to forward a copy of this resolution to Melissa Butler, as agent, the Riverhead Building Department; the Town Attorney; the Town Clerk; and the Town's Code Enforcement Officer.

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  YES \_\_\_ NO    CAREY  YES \_\_\_ NO  
WELLS  YES \_\_\_ NO    DENSIESKI  YES \_\_\_ NO  
O'DEA  YES \_\_\_ NO

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

cc: Richard Downs





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*Book*

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*Stanley Carey, Member*

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

December 4, 2014

New York SMSA Limited Partnership  
c/o Amato Law Group, PLLC  
666 Old Country Road  
Garden City, NY 11530

**Classifies Action, Claims Lead Agency & Determines SEQR Significance on  
Site Plan of New York SMSA Ltd. Partnership, d/b/a Verizon Wireless  
(422 Edwards Avenue, Calverton)  
Resolution No. PB.2014.0101**

Dear Sir;

The following resolution was duly adopted by the Town of Riverhead Planning Board at a meeting held on December 4, 2014:

**WHEREAS**, the Riverhead Planning Board is in receipt of a site plan petition from New York SMSA Limited Partnership d/b/a Verizon Wireless. to applicant proposes the maintenance and modification of an existing communication facility consisting of the replacement of twelve (12) replacement antennas, six (6) remote radio heads (two per sector) one (1) main distribution box, one (1) hybrid cable to be routed within the monopole between the replacement antennas and an existing ground based equipment shelter, and one (1) new GPS Unit with minor equipment modifications within the equipment shelter on real property located at 422 Edwards Avenue, Calverton, New York, more particularly identified as SCTM 0600-117-2-8.2; 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 New York SMSA Limited Partnership, d/b/a Verizon Wireless; and

**BE IT FURTHER**

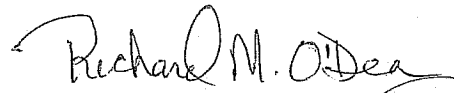
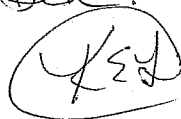
**RESOLVED**, that the project be considered an Unlisted action without the potential for significant impact upon the natural and social environment and that an Environmental Impact Statement need not be prepared; and

**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. Wells and seconded by Mr. Carey that the aforementioned resolution be approved:

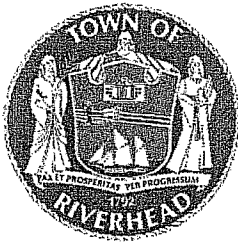
THE VOTE

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*

December 4, 2014

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

Authorizes Planning Board Clerk to Publish and Post Notice of Public Hearing  
**Amended Preliminary Site Plan of Knightland Village**  
Resolution No. 2014-0102

Dear Mr. Danowski;

The following resolution was duly adopted by the Town of Riverhead Planning Board at a meeting held on December 4, 2014:

**WHEREAS**, the Riverhead Planning Board is in receipt of a preliminary amended site plan petition of Knightland Village, a multi building retail facility, to remove an existing building and construct a 5,202 sq. ft. restaurant and an 897 sq. ft. dining patio (no roof) located in the Business CR Zoning Use District, upon real property on Sound Avenue, Wading River, New York, known and designated as Suffolk County Tax Map Number No. 0600-075-2-13.3; 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:kef

A motion was made by Mr. Carey 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  
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 15th Day of January 2015 at 3:00 o'clock pm, to preliminary amended site plan petition of Knightland Village, a multi building retail facility, to remove an existing building and construct a 5,202 sq. ft. restaurant and an 897 sq. ft. dining patio (no roof) located in the Business CR Zoning Use District, upon real property on Sound Avenue, Wading River, New York, known and designated as Suffolk County Tax Map Number No. 0600-075-2-13.3.

Dated: Riverhead, New York  
December 4, 2014

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