



**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

May 1, 2014

Allen M. Smith
Attorney at Law
737 Roanoke Avenue
Riverhead, NY 11901

**Subdivision Map of Dakota R. Smith, Craig Lehmann & Susan Lehmann
Resolution No. 2014-0035**

Dear Mr. Smith;

The following resolution was duly adopted by the Town of Riverhead Planning Board at a meeting held on May 1, 2014:

WHEREAS, Allen M. Smith, Attorney at Law, did submit an application for a land conveyance of properties located at Jacob's Place, Aquebogue, New York, involving lots known as SCTM Nos. 0600-113-3-3, 0600-113-3-5 and 0600-113-3-6; and

WHEREAS, the parcels are located in Residential B-40 Zoning Use District; and

WHEREAS, the parcel identified as SCTM No. 0600-113-3-3 is currently improved with a frame building, parcel identified as SCTM No. 0600-113-3-5 is currently improved with a two story frame house and frame garage, both of which shall be removed; and parcel identified as SCTM No. 0600-113-3-6 is currently improved with a single family residence; and

WHEREAS, the applicant is proposing to eliminate one of the parcels, (SCTM No. 0600-113-3-5) by conveying one-half (1/2) of overall lot area to the two (2) adjacent parcels; and

WHEREAS, the Planning Board did, by a duly adopted motion, closed the scheduled public hearing which was held on April 3, 2014; and

WHEREAS, the Riverhead Town Planning Board has considered the merits of the proposed lot line modification with the SEQRA record created to date, the subdivision regulations of the Riverhead Town Zoning Ordinance as well as all relevant planning and zoning information; now

THEREFORE, BE IT

RESOLVED, that based upon review of the environmental assessment form the SEQR report, and its own analysis, this Board declares itself Lead Agency and determines the application for a land conveyance is a Type II Action pursuant to 6NYCRR Part 617; and

BE IT FURTHER

RESOLVED, that this Board hereby approves the land conveyance map, entitled “Subdivision Map of Dakota R. Smith, Craig Lehmann & Susan Lehmann”, as prepared by Howard W. Young, Land Surveyor, last dated April 25, 2014 upon lands located on Jacob’s Place, Aquebogue, New York, also known as Suffolk County Tax Nos. SCTM Nos. 0600-113-3-3, 0600-113-3-5 and 0600-113-3-6; and subject to the condition that the filing of new deeds are acceptable to Counsel to the Town of Riverhead Planning Board for the reconfigured parcels; and

BE IT FURTHER

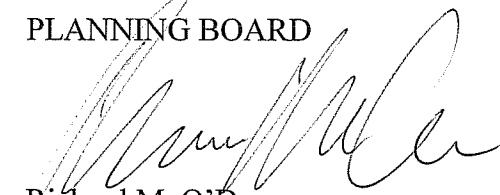
RESOLVED, that the new deeds shall be recorded in the Office of the Clerk of the County of Suffolk and copies of same filed in the office of the Town of Riverhead Planning Board; and

BE IT FURTHER

RESOLVED, that copies of this resolution be forwarded to the Allen Smith, Attorney at Law, Town Assessor’s Office, the Town Attorney, the Building Department 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 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



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

May 1, 2014

Mr. Richard Israel, Member
Riverhead Commons, LLC
185 Old Country Road, Suite #5
Riverhead, NY 11901

Re: Resolution No. PB.2014.0037
Classifies Action, Claims Lead Agency and Determines SEQR Significance
on Site Plan of Riverhead Commons

Dear Mr. Israel:

The following resolution was duly adopted by the Town of Riverhead Planning Board at a meeting held on May 1, 2014:

WHEREAS, the Riverhead Planning Board is in receipt of a site plan petition from Riverhead Commons, LLC to construct a commercial facility and related improvements on a 6.19ac. parcel zoned Shopping Center (SC) and more particularly identified as SCTM 0600-82-3-17, and

WHEREAS, the Riverhead Planning Department identified the intent as an Unlisted action pursuant to 6NYCRR Part 617 and that the optional coordinated SEQR review with involved agencies was unwarranted, and

WHEREAS, the Planning Department reviewed the EAF and other project documentation and prepared a SEQR report finding no indication of significant impact upon the natural and social environment, now

THEREFORE, BE IT

RESOLVED, that the Riverhead Planning Board declares itself Lead Agency in the site plan of Riverhead Commons, 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 is hereby authorized to forward a copy of this resolution to the applicant or his agent.

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

THE VOTE

BAIER X YES ___ NO CAREY X YES ___ NO

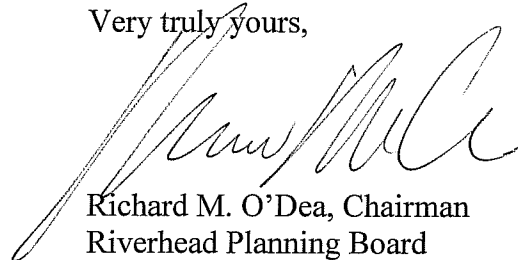
WELLS X YES ___ NO DENSIESKI X YES ___ NO

O'DEA X YES ___ NO

THIS RESOLUTION X WAS ___ WAS NOT

THEREFORE DULY ADOPTED

Very truly yours,



Richard M. O'Dea, Chairman
Riverhead Planning Board