



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

Stan Carey, Member

Ed Densieski, Member
Lyle Wells, Member

November 20, 2014

Timothy J. Murphy
P. O. Box 2073
Riverhead, NY 11901

AMENDS THE PRELIMINARY SITE PLAN RESOLUTION FOR 206 RAYNOR AVENUE RESOLUTION # 2014-0093

Dear Sir:

The following resolution was duly adopted at a meeting of the Town of Riverhead Planning Board held on November 20, 2014:

WHEREAS, a preliminary site plan application was submitted to construct a new one-story wood framed commercial building with 1,056 sq. ft. footprint including a 353 sq. ft. garage, a lower level of 629 sq. ft., and covered basement and front entries and to do related improvements, including grading, parking, concrete aprons, landscaping, subsurface drainage structures, public water and sewer service, a dumpster enclosure, exterior lighting, etc. upon vacant real property located in the Industrial C (IC) Zoning District on the east side of Raynor Ave. in Riverhead, New York, known and designated as Suffolk County Tax Map Number 0600-124-02-9; and

WHEREAS, the Planning Department has reviewed the preliminary site plan last revised August 25, 2014 (page SP-1) and proposed building plans and elevations last revised February 1, 2013 (page A-2), prepared by Robert Stromski, R. A., and has recommended to the Planning Board of the Town of Riverhead that said preliminary site plan application be approved with conditions; and

WHEREAS, the Architectural Review Board issued a resolution (#2013-04) dated March 27, 2013 recommending approval of proposed building plans and elevations prepared by Stromski Architecture dated September 5, 2012 and last revised December 5, 2012; and

WHEREAS, the elevations subsequently submitted last revised February 1, 2013 do not differ from the elevations approved by the Architectural Review Board;

WHEREAS, the Planning Board has carefully considered the merits of the preliminary site plan application, the SEQRA record to date, the report of the Planning Department, as well as all other relevant Planning, Zoning and Environmental information; and

WHEREAS, a public hearing was held on April 4, 2014;

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 as per receipt nos. M34512 and O5102 of the Office of the Financial Administrator of the Town of Riverhead; and

WHEREAS, as per the determination (appeal no. 12-07) of the Zoning Board of Appeals dated March 8, 2012 the following area variances were granted without conditions: From Chapter 108, Section 108-279, for permission to construct a one-story, wood framed commercial building having a rear yard depth of 10 ft. instead of the required 50 ft., having side yard widths of 6.0833 ft. and 10 ft. respectively, instead of the required 30 ft. each side, having a combined side yard width of 16.0833 ft. instead of the required 60 ft., from Section 108-280 for permission to provide for prohibited parking located within the front yard and within 20 ft. from side yard property lines, from Section 108-64.1B for relief from the requirement of planting street trees, and Section 108-56 for permission to erect a free standing sign 3 ft. from the front yard property line instead of the permitted 15 ft.; and

WHEREAS, one year extensions were granted by the Zoning Board of Appeals until March 8, 2014 and March 8, 2015, respectively; and

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

NOW, THEREFORE, BE IT

RESOLVED, that in the matter of the site plan application for 206 Raynor Avenue 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 with no significance determination required; and

BE IT FURTHER

RESOLVED, that the preliminary site plan, prepared by Robert Stromski, R. A., to construct a new one-story wood framed commercial building with 1,056 sq. ft. footprint including a 353 sq. ft. garage, a lower level of 629 sq. ft., and covered basement and front entries and to do related improvements, including grading, parking, concrete aprons, landscaping, subsurface drainage structures, public water and sewer service, a dumpster enclosure, exterior lighting, etc. is hereby approved by the Planning Board with the following conditions:

1. That the use(s) must comply with one of the three scenarios listed as scenarios 1, 2, and 3 in the parking calculations;
2. That no site work shall begin nor Building Permits shall be issued until a Planning Board resolution for Final Site Plan Approval is approved and any conditions of the Final Site Plan Approval resolution are fulfilled;
3. That an application for final site plan approval and six (6) sets of revised site plans including the site plan (page SP-1) and the proposed building plans and elevations (page A-1) must be submitted for review for Final Site Plan Approval and shall include the following:
 - i. The Planning Board Certification box on each page of the plans, the pages of which cannot exceed not exceed the standard D size drawing (24" x 36");

- ii. A site plan revision showing the addition of a six foot, stockade fence along the entire eastern property line shared with the residential use;
- iii. A note that an inspection by the Town's consulting engineer of the on-site grading shall take place prior to the construction of the 6 in. thick concrete access apron and prior to the fine grading of the parking area; and

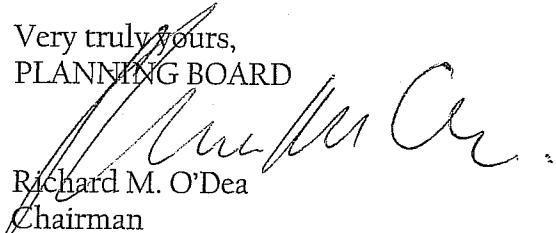
BE IT FURTHER

RESOLVED, that pursuant to section 108-131 (B)(6)(b) of the Riverhead Town Code, this preliminary approval shall be valid for one year from the date of approval;

BE IT FURTHER

RESOLVED that the Clerk for the Planning Board is hereby authorized to forward a certified copy of this resolution to Timothy J. Murphy, P. O. Box 2073, Riverhead, NY 11901; Robert Stromski, R. A., Stromski Architecture, P. C., Jamesport, NY 11947; the Riverhead Planning Department; the Riverhead Building Department; the Town Attorney; the Town Clerk; the Town Assessor; the Town Engineer; the Fire Marshall; the Water District Superintendent, the Sewer District Superintendent, the Highway Superintendent and the Town's Consulting Engineer.

Very truly yours,
PLANNING BOARD


Richard M. O'Dea
Chairman

RMO:kg

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

THE VOTE

BAIER YES ___ NO ABSENT CAREY YES ___ NO ___
WELLS YES ___ NO DENSIESKI YES ___ NO ___ ABSENT
O'DEA YES ___ NO ___ ABSENT
THIS RESOLUTION WAS ___ WAS NOT
THEREFORE DULY ADOPTED



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PLANNING BOARD**

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Book

Richard M. O'Dea, Chairman
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Lyle Wells, Member

November 20, 2014

Kimberly Judd, Esq.
737 Roanoke Avenue
Riverhead, NY 11901

Authorizes Planning Board Clerk to Publish and Post Notice of Public Hearing
Preliminary Site Plan of Peconic Bay Medical Center – Remote Site
Resolution No. 2014-0095

Dear Ms. Judd;

The following resolution was duly adopted by the Town of Riverhead Planning Board at a meeting held on November 20, 2014:

WHEREAS, the Riverhead Planning Board is in receipt of a preliminary site plan petition of Peconic Bay Medical Center – Remote Site, for construction of a proposed 3,500 sq. ft. building with a future expansion of 1,945 sq. ft. for hospital use in the southeast portion of the parking lot of the existing Gateway Plaza shopping center in the Destination Retail Center (DRC) Zoning District, upon real property located on Old Country Road, Riverhead, New York, known and designated as Suffolk County Tax Map Number No. 0600-119-1-1.2; 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. 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
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 18th Day of December 2014 at 3:00 o'clock pm, to consider the preliminary site plan petition of Peconic Bay Medical Center – Remote Site, for construction of a proposed 3,500 sq. ft. building with a future expansion of 1,945 sq. ft. for hospital use in the southeast portion of the parking lot of the existing Gateway Plaza shopping center in the Destination Retail Center (DRC) Zoning District, upon real property located on Old Country Road, Riverhead, New York, known and designated as Suffolk County Tax Map Number No. 0600-119-1-1.2.

Dated: Riverhead, New York
November 20, 2014

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



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Richard M. O'Dea, Chairman
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Lyle Wells, Member

November 20, 2014

Dan Hall
Land Use Ecological Services, Inc.
570 Expressway Drive South, Suite 2F
Medford, NY 11763

Resolution No. PB.2014.0096: Chapter 12 Permit of JNS Contracting for Crescent on the Sound

Dear Mr. Hall;

The following resolution was duly adopted by the Town of Riverhead Planning Board at a meeting held on November 20, 2014:

WHEREAS, the Riverhead Planning Board is in receipt of a petition pursuant to Chapter 12 of the Town Code from Land Use Ecological Services as authorized agents to Nicholas Zoumas, member JNS Contracting, LLC to construct a 4ft.X204ft. beach access staircase consisting of a 4ft.X15ft. platform at the bluff crest, five flights of stairs and four 4ft.X4ft. platforms leading to a 4ft.X6ft. horizontal landing halfway down the bluff, five flights of stairs and four 4ft.X6ft. landings from there down to a 4ft.X19ft. landing near the bluff toe with a 4ft.X12ft. final flight of hinged and removable stairs to beach level which will be removed seasonally and for extreme weather events on a 1.92ac. parcel zoned Residence B-80 and known as SCTM 0600-26-3-74.3, and

WHEREAS, the submission meets the minimal requirements for these petitions including an EAF and plans appropriate to the activity, and

WHEREAS, the Riverhead Planning Department has reviewed the submittal and has recommended the project be considered a Type II action for compliance with State Environmental Quality Review as well as its conformance with Chapter 12's intent and its standards of issuance, now

THEREFORE, BE IT

RESOLVED, that the Chapter 12 petition of JNS Contracting, LLC for beach access stairs be considered a Type II action pursuant to 6 NYCRR Part 617.5(c)(10) and be approved as shown and described on plans entitled JNS Contracting, LLC, by Land Use Ecological Services, consisting of Site plan (1of2), dated 10/24/14 and Section View (2of2), dated 10/16/14, and

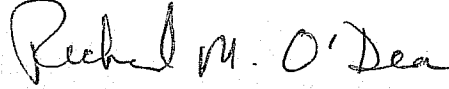
BE IT FURTHER

RESOLVED, that this approval is subject to the following terms and conditions as well as any imposed by the New York State Department of Environmental Conservation:

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. 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. Such representative may order the work suspended pursuant to Section 12-31 of the Town Code. The permittee shall require that any contractor, project engineer or other person responsible for the overall supervision of this project reads, understands and complies with this permit and all of its conditions. Any failure to comply precisely with the terms and conditions of this permit, unless authorized in writing, shall be treated as a violation of the Town Code. If any of the permit conditions are unclear, the permittee must contact the Riverhead Planning Department at the letterhead address or by telephone at (631) 727-3200, ext. 207;
2. If the permittee intends to undertake any project design modifications after this 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. This approval is specified for a five year lifetime from date of issuance. To insure its uninterrupted coverage, any request for renewal should be made at least 30 days prior to expiration;
3. The permittee has expressly accepted, by the execution of the application, the full legal responsibility for all damages, direct or indirect, of whatever nature and by whomever suffered, arising out of the project described herein and has agreed to indemnify and save harmless the Town of Riverhead from suit, actions, damages and costs of every name and description resulting from said project. This permit shall not be construed as conveying to the applicant any right to trespass upon the lands or interfere with the riparian rights of others in order to perform the permitted work or as authorizing the impairment of any rights, title or interest in real or personal property held or vested in a person not a party to the permit. The permittee bears the responsibility for obtaining any other permits, approvals, lands, easements and rights of way which may be required for this project including a permit from the Riverhead Building Department and the NYSDEC;
4. The permittee is expressly granted beach access for the purposes of this approval under Chapter 48 of the Town Code subject to the conditions of that code and of Section 12-16 of Chapter 12. Any use of Town of Riverhead property to stage or store materials or equipment shall require the written permission of the Town. The permittee shall contact the Highway and Engineering Departments prior to beginning to access the worksite over the Town held Hulse Landing Road beach ramp;
5. Any debris resulting from the project shall be removed completely from the site and disposed of at an approved upland location. Debris disposal in tidal wetlands, waters adjacent area or bluff area is prohibited. Contamination of tidal wetlands and waters by sediments or any other environmentally deleterious materials associated with the conduct of the project is prohibited;
6. Clearing for the staircase is limited to a six foot width and all areas disturbed by the construction shall be vegetatively stabilized with appropriate species. Cape American Beach

Grass may be supplemented with or replaced by warm season grasses such as Switch Grass, Big Bluestem, Coastal Little Bluestem or Atlantic Coast Panic Grass when the season precludes planting beachgrass. Maritime shrubs such as Beach Plum and Bayberry may also be planted but Rugosa rose should be avoided in favor of Virginia rose. All planting material shall be of a commercial source and not obtained from native stands.

Very truly yours,



Richard O'Dea, Chairman
Riverhead Planning Board



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

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: Rich Downs, code enforcement officer