



# TOWN OF RIVERHEAD PLANNING BOARD

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

*Stan Carey, Chairman*  
*Edward Densieski, Vice-Chair/Secretary*

*Richard M. O'Dea, Member*

*Joseph H. Baier, Member*  
*George Nunnaro, Member*

## AGENDA Thursday, July 20, 2017

The Planning Board may add or remove applications from the agenda upon its discretion, without further notice. The order in which applications appear on the agenda may be changed at the discretion for the Planning Board. The Planning Board's agendas may be viewed on the Town's Website, <http://www.townofriverheadny.gov>

### **\*\*3:00 PM MEETING\*\***

### **PLEDGE OF ALLEGIANCE**

### **DISCUSSION ITEMS**

**1. 374 Main Road, Farrell Office Building** – Preliminary discussion to gain Planning Board input on the design layout of a proposed 15,000 sq. ft. office building/campus on a 3.45 acre parcel located at 374 Main Rd, Aguebogue, with said parcel being more particularly described as SCTM #600-85-3-1.5. (Greg Bergman)

**2. TSA Capital** – Discussion of a site plan application which seeks to redevelop an abandoned fueling station with a new fueling station consisting of 4 fuel pumps (8 fueling stations), a 2,628 sq. ft. fueling canopy, 165 sq. ft. attendant kiosk with restroom, air station, paving and drainage improvements, as well as landscaping improvements throughout the parcel located at 841 Old Country Rd, Riverhead in the Business Center (BC) zoning use district, with said parcel more particularly described as SCTM #600-104-2-1. (Greg Bergman)

**3. Foxwoods/Maryellen Real Estate Lot Line Modification** – Discussion of a minor subdivision application seeking to lot line modification/land conveyance between two properties located at 1716 Old Country Road, Riverhead (Mary Ellen Real Estate/Riverhead Truck Center) and 1407 Middle Road, Calverton (Foxwood Corp), with said parcels being more particularly described as SCTM Nos. 600-101-1-10.2 and 600-101-1-6.3. (Greg Bergman)

**4. Kujawski Minor Subdivision** – Discussion of a 2-lot minor subdivision application which seeks to subdivide an existing 4.849 acre parcel into two lots, one being 1.922 acres, the other being 2.926 acres, located within the Agricultural Protection (APZ) zoning use district. (Greg Bergman)

**6. Riverhead Ford Parking Lot** – Discussion of a site plan application to clear approximately 187,000 sq. ft. of wooded land in order to create a parking area for vehicles being sold by the automotive

dealerships on site. The parcels are located at 1419 & 1423 Old Country Road and Pulaski Street, Riverhead, NY, and more particularly described as SCTM Nos. 600-108-2-17.7 & 19.1 and 600-125-1-3.1. (Greg Bergman)

**6. 84 Lumber** – Discussion of a Special Permit application regarding outdoor storage for 84 Lumber located at 1751 West Main Street, Riverhead further described as SCTM No. 600-118-4-10. (Brad Hammond)

**7. Grapes & Greens (J. Kings/The Cider House)** – Discussion of an amendment to a site plan for changes to the size of the “Grab & Go Snack Bar” and the addition of two pizza ovens, the addition of a 3,186 square foot outdoor patio area and adjacent masonry block wall, to allow outdoor music by two wall-mounted speakers, addition of 56 parking spaces and changes to the approved landscaping on a 7.149 acre parcel located at 2711 Sound Avenue, Calverton, NY within the Agricultural Protection Zone (APZ) zoning use district, with said parcel more particularly described as SCTM #600-41-2-3.1. (Jefferson V. Murphree, AICP)

## **PUBLIC HEARINGS**

None

## **PUBLIC COMMENTS ON RESOLUTIONS**

### **RESOLUTIONS**

**1. Resolution No. 2017-67 – Kujawski Minor Subdivision** – Resolution to schedule a public hearing on September 17, 2017 on a 2-lot minor subdivision application which seeks to subdivide an existing 4.849 acre parcel into two lots, one being 1.922 acres, the other being 2.926 acres, located within the Agricultural Protection (APZ) zoning use district. (Greg Bergman)

**2. Resolution No. 2017-68 – TSA Capital** – Resolution to schedule a public hearing on September 7, 2017 on a site plan application which seeks to redevelop an abandoned fueling station with a new fueling station consisting of 4 fuel pumps (8 fueling stations), a 2,628 sq. ft. fueling canopy, 165 sq. ft. attendant kiosk with restroom, air station, paving and drainage improvements, as well as landscaping improvements throughout the parcel located at 841 Old Country Rd, Riverhead in the Business Center (BC) zoning use district, with said parcel more particularly described as SCTM #600-104-2-1. (Greg Bergman)

**3. Resolution No. 2017-69 – Mary Ellen Lot Line Modification** – Resolution to schedule a public hearing on September 7, 2017 on a minor subdivision application seeking to lot line modification/land conveyance between two properties located at 1716 Old Country Road, Riverhead (Mary Ellen Real Estate/Riverhead Truck Center) and 1407 Middle Road, Calverton (Foxwood Corp), with said parcels being more particularly described as SCTM Nos. 600-101-1-10.2 and 600-101-1-6.3. (Greg Bergman)

**4. Resolution No. 2017-70 – Riverhead Ford Parking Lot** – Resolution to schedule a public hearing on September 7, 2017 on a site plan application to clear approximately 187,000 sq. ft. of wooded land in order to create a parking area for vehicles being sold by the automotive dealerships on site. The parcels are located at 1419 & 1423 Old Country Road and Pulaski Street, Riverhead, NY, and more particularly described as SCTM Nos. 600-108-2-17.7 & 19.1 and 600-125-1-3.1. (Greg Bergman)

**5. Resolution No. 2017-71 – Long Island National Golf Solar Panels** – Resolution granting preliminary site plan approval for a site plan application to install approximately 22,000 sq. ft. of ground mounted solar photovoltaic panels with landscaped screening, approximately 6,000 sq. ft. of roof mounted solar photovoltaic panels, and associated ground mounted equipment at an existing golf course at 1793 Northville Tpke., with said parcel being located in the Agricultural Protection (APZ) zoning use district, and more particularly described as SCTM #600-44-3-1.4. (Greg Bergman)

**6. Resolution No. 2017-72 – Little Flower Children Minor Subdivision** – Resolution approving a 2-lot minor subdivision of a 15.867 acre parcel located at 2463 N. Wading River Road, Wading River, New York, in the Residence B-80 (RB80) Zoning Use District, more particularly described as SCTM #600-36-3-6.1 (Greg Bergman)

**7. Resolution No. 2017-73 – Baiting Hollow Cottage #23** – Resolution granting administrative site plan approval for a site plan application to demolish an existing 473 sq. ft. cottage and construct a new two-story, 1,223 sq. ft. residence at unit #23 of the Baiting Hollow Cottage Condominiums, located within the RA40 zoning use district in the hamlet of Baiting Hollow. (Greg Bergman)

**8. Resolution No. 2017-74 – Gilmartin Lot Line Modification** – Resolution to approve a minor subdivision/lot line modification application which seeks to modify the lot line boundary between three properties, identified as SCTM Nos. 600-87-2-24, 600-87-2-45, and 600-93-2-30.2. The properties are located at 631 & 649 Peconic Bay Blvd., and are located within the RB-40 zoning use district. (Greg Bergman)

**9. Resolution No. 2017-75 – Grapes & Greens** – Resolution to schedule a public hearing for September 7, 2017 for an amendment to a site plan for changes to the size of the “Grab & Go Snack Bar” and the addition of two pizza ovens, the addition of a 3,186 square foot outdoor patio area and adjacent masonry block wall, to allow outdoor music by two wall-mounted speakers, addition of 56 parking spaces and changes to the approved landscaping on a 7.149 acre parcel located at 2711 Sound Avenue, Calverton, NY within the Agricultural Protection Zone (APZ) zoning use district, with said parcel more particularly described as SCTM #600-41-2-3.1. (Jefferson V. Murphree, AICP)

**PUBLIC COMMENTS ON ALL MATTERS**

**MEETING MINUTES OF THE BOARD**

1. Minutes of the July 6, 2017 Planning Board Meeting

**EXECUTIVE SESSION**

**NEXT MEETING DATE** – August 3, 2017 at 7:00 PM

**CORRESPONDENCE**