



TOWN OF RIVERHEAD PLANNING BOARD

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

Stanley Carey, Chairman
Edward Densieski, Vice-Chair/Secretary

Richard M. O'Dea, Member

Joseph H. Baier, Member
George Nunnaro, Member

AGENDA Thursday, January 7, 2021 (Amended January 6, 2021)

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 by the Planning Board. The Planning Board's agendas may be viewed on the Town's Website, <http://www.townofriverheadny.gov>

PUBLIC NOTICE TOWN OF RIVERHEAD PLANNING BOARD

In response to restrictions and concerns relative to the Coronavirus (COVID-19) emergency: NOTICE is hereby given that the Thursday, January 7, 2021 6:00 PM scheduled Planning Board meeting will be held using a phone-conferencing platform pursuant to Governor Cuomo's Executive Order 202.1 regarding the "Open Meetings Law", authorizing public meetings to be held remotely by conference call or similar service provided that the public has the ability to view or listen to such proceedings. Members of the public may listen to the meeting live by tuning into local channel 22. The meeting agenda and applications will be posted online and anyone with questions or comments may address the board during the meeting by accessing the conferencing link or dial-in information attached to the agenda. (See below.) **Please note that no members of the public may enter the Town Board room; all comments/questions must be addressed via Zoom.** The meeting will be recorded and later transcribed. Minutes will be produced.

****6:00 PM MEETING****

PLEDGE OF ALLEGIANCE

DISCUSSION ITEMS

- 1. Norfolk Developers, Inc.** - Continued discussion of a yield map submitted in connection with a major subdivision application to identify the as-of-right development yield potential of a vacant, wooded, 12.872 acre parcel of land, more particularly identified as SCTM No. 600-84-2-2.1, which is located in the vicinity of Kathy Lane, Midway Drive, Gateway East Drive, and Oakland Drive West, with said parcel being located within the Residence A-40 (RA40) zoning use district. (Greg Bergman)
- 2. Long Island Cauliflower Association Retail Center** – Project update on a site plan application proposing to develop an existing 7.0984 acre parcel located on the northwest corner of the intersection

of Old Country Road and Mill Road with a mixed use development consisting of 42,058 sq. ft. of new retail space distributed across three (3) buildings, with sizes of 17,922 sq. ft., 10,904 sq. ft., and 13,232 sq. ft., as well as a 4,935 sq. ft. fast food restaurant with drive-through window and associated queuing lanes. Landscaping, lighting, and stormwater management systems are proposed throughout the site. The project site, identified as SCTM No. 600-101-1-11, is located on the N/W corner of Old Country Road and Mill Road ,within the Business Center (BC) zoning use district. (Greg Bergman)

3. **244 Old Country Road (Diamond Builders CM Inc)** – Discussion of a site plan application proposing a change in the use of an existing 10,053 sq. ft. single story masonry building from a church to office/medical office use. Modifications are also proposed to the existing parking and handicap striping configurations and site-lighting, as well as the construction of a new dumpster enclosure behind the building. A new sanitary system is also proposed to manage sanitary wastewater. The project site, identified as SCTM No. 600-84-4-31.3, is located at 244 Old Country Road, Riverhead, within the Business Center (BC) zoning use district. (Greg Bergman)
4. **40 Manor Lane, LLC** – Discussion of an application seeking approval to subdivide an existing 0.831 acre parcel of land, located at 40 Manor Lane, Jamesport, NY, more particularly identified as SCTM No. 600-68-2-26, and create two separate parcels. The subject property is presently improved with two single family dwellings and related accessory structures, and the application does not propose any additional residential dwellings. The subject property is located within the Hamlet Residential (HR) zoning use district. (Greg Bergman)
5. **235 Osborn Ave.** – Discussion of an administrative site plan application proposing façade renovations to an existing two-story office building presently in use as an orthodontics office, as well as minor site improvements, including the installation of a stone paver walkway and ramp, the installation of a new 4 ft. tall PVC fence, and minor improvements to existing aprons and curb cuts at a site located at 235 Osborn Ave., located within the DC-3 zoning use district, and more particularly described as SCTM No. 600-128-1-18 (Greg Bergman)
6. **Knightland, Inc.** – Review and discussion about Knightland, Inc, as owner of real property located at 6164 Route 25A, Wading River, known at SCTM No. 600-75-1-3 (the “Property”) notification to the Planning Board that the site plan development for a Garden Center memorialized in a certain Declaration and Covenants dated January 19, 1995 recorded with the Suffolk County Clerk at Liber 11711 page 279 executed by the then owners Louis Verisano and James V. Verisano (the “Covenant”) has not and will not be constructed and therefore has requested that the Covenant be cancelled, annulled and removed of record against and affecting the Property (Richard Ehlers, Esq.)
7. **Cooperage Inn Alterations** – Discussion of a site plan application proposing to construct an approximately 550 sq. ft. addition to a 6,172 sq. ft. single story frame restaurant. Proposed actions also include the removal of existing fencing, the installation of a new 33 ft. by 10 ft. walk in freezer, the installation of a new walkway, and the installation of new PVC fencing. The subject parcel, particularly identified as SCTM No. 600-61-2-1.1 is a 1.8 acre parcel located at the intersection of Twomey Avenue and Sound Avenue within the Residence A-80 (RA80) zoning use district. (Brian Cunningham)
8. **Wagner Residence Chapter 219 Application** – Discussion of a Chapter 219 Costal Erosion Hazard Line Permit application seeking approval to perform improvements relating to the reinforcement of the bluff, as well as to construct a beach-access staircase on a 4.735 acre parcel located at 5792 Sound

Avenue, more particularly identified as SCTM No. 600-2-2-3.6. Proposed improvements include an approximately 250 ft. stone revetment at the toe of the slope, a wooden staircase near the western boundary of the parcel, the installation of terraced plantings across the face of the bluff, and other related improvements. (Brian Cunningham)

PUBLIC HEARINGS

None.

PUBLIC COMMENTS ON RESOLUTIONS

RESOLUTIONS

1. Resolution No. 2021-001 - Knightland Inc. – Resolution to cancel, annul and remove a recorded covenants against and affecting the property located at 6164 Route 25A, Wading River identified as SCTM No. 600-75-1-3 (Richard Ehlers, Esq.)

2. Resolution No. 2021-002 – Mary Ellen Real Estate – Resolution granting final site plan approval, with conditions, for a final site plan application proposing to demolish an existing building used as an office for truck sales as well as other existing improvements, and to construct a new ±31,235 sq. ft., 2-story car dealership building along with site improvements including parking, lighting, landscaping, stormwater management systems and other related improvements on a 170,673 sq. ft. (3.91 acre) parcel of land located at 1716 Old Country Road, within the Business Center (BC) zoning use district, more particularly described as SCTM No. 600-101-1-10.21 (Greg Bergman).

3. Resolution No. 2021-003 – 244 Old Country Road (Diamond Builders CM Inc) – Resolution to classify an action, assume Lead Agency status, and issue a Negative Declaration pursuant to SEQRA for a site plan application proposing a change in the use of an existing 10,053 sq. ft. single story masonry building from a church to office/medical office use. Modifications are also proposed to the existing parking and handicap striping configurations and site-lighting, as well as the construction of a new dumpster enclosure behind the building. A new sanitary system is also proposed to manage sanitary wastewater. The project site, identified as SCTM No. 600-84-4-31.3, is located at 244 Old Country Road, Riverhead, within the Business Center (BC) zoning use district. (Greg Bergman)

4. Resolution No. 2021-004 – Wagner Residence Chapter 219 – Resolution granting a Chapter 219 Coastal Erosion Hazard Line Permit for proposed improvements relating to the reinforcement of the bluff, as well as the construction a beach-access staircase on a 4.735 acre parcel located at 5792 Sound Avenue, more particularly identified as SCTM No. 600-2-2-3.6. Proposed improvements include an approximately 250 ft. stone revetment at the toe of the slope, a wooden staircase near the western boundary of the parcel, the installation of terraced plantings across the face of the bluff, and other related improvements. (Brian Cunningham)

5. Resolution No. 2021-005 – 40 Manor Lane, LLC- Resolution to classify a minor subdivision application seeking approval to subdivide an existing 0.831 acre parcel of land, located at 40 Manor Lane, Jamesport, NY, more particularly identified as SCTM No. 600-68-2-26 within the Hamlet Residential (HR) zoning use district, and create two separate parcels as an Unlisted Action pursuant to SEQRA, assume Lead Agency, without the need for coordinated review, and issue a Negative Declaration pursuant to SEQRA. (Greg Bergman)

PUBLIC COMMENTS ON ALL MATTERS

MEETING MINUTES OF THE BOARD

December 3, 2020

OTHER BUSINESS

CORRESPONDENCE

NEXT MEETING DATE

Thursday, January 21, 2021 at 3:00 pm

TO COMMENT OR ASK QUESTIONS DURING THIS PLANNING BOARD MEETING, PLEASE REFER TO THE INFORMATION BELOW:

To join via the Zoom Video Conferencing Application, click on the link below or copy and paste the link into your internet browser. If you do not already have the Zoom application installed, you will be asked to download and run the program prior to accessing the meeting.

Join via Computer, Tablet, or Mobile Device

Join Zoom Meeting

<https://us02web.zoom.us/j/88509010783?pwd=SUERaGRrQ0tJUW5jYSt1TjBvbFNMZz09>

Meeting ID: 885 0901 0783

Passcode: 408018

To comment via telephone, refer to the appropriate dial-in number below associated with your location. You will be prompted to enter the meeting ID and password.

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Meeting ID: 885 0901 0783

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Please note that as you enter the meeting, you will be placed in a virtual “waiting room” until the host opens the hearing for public comments.