



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 16, 2020 *Amended 1/14/2020*

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>

****3:00 PM MEETING****

PLEDGE OF ALLEGIANCE

DISCUSSION ITEMS

- 1. John J. Ratto 2-Lot Minor Subdivision** – Discussion of a Two-Lot Minor Subdivision Application proposing to subdivide a 4.71 acre (102,396 SF) parcel and create two new individual lots. Proposed Lot 1 will be 2.35 acres (102,396 SF) which includes the presently improved one (1) story dwelling, attached garage, paver patio, and paved driveway; Lot 2 will be 2.36 acres (102,565 SF) for a potential buildable lot. The subject parcel, identified as SCTM No. 600-58-1-10, is located at 730 Sound Avenue, Wading River, NY, and is located within the Residential B-80 (RB-80) zoning use district. (John F. Flood Jr.)
- 2. Riverhead Retail Partners, LLC (Area Real Estate-Riverhead)** – Discussion of samples of materials submitted as part of the final site plan application to demolish the existing vacant building previously used for auto repair and other existing improvements and construct a new 3,075 sq. ft., one-story building with no basement for a retail convenience store and new site improvements upon real property of 38,918 sq. ft. in the Peconic River Community Zoning District on the south side of West Main St. at 243-245 West Main St., Riverhead, known as SCTM Nos: 600-128-3-50 and 600-128-3-51 (Karin Gluth).
- 3. Wellness Center & Medical Billing Office** – Discussion of an administrative amended site plan for removal of an interior staircase and the addition of a 143 sq. ft. exterior, enclosed staircase on the south side of the building for access to the unfinished basement and second floor for a total floor area of 7,054.2 sq. ft., to change the use of the second floor of the building from medical office to office (for medical billing), to add a below grade propane tank of 1,000 gallons and a 6 by 12 ft. concrete generator pad, to provide an irrigation well, to reduce the landscaped area to the south adjacent to a commercial use to 5.4 ft. from 10 ft., to reduce the landscaped transitional yard area adjacent to the residential use from 30.7 ft. to the north and 25.1 ft. to the east to 25 ft., to provide fence along the

property line shared with the adjacent residential use, to provide additional landscaping in the transitional yard, to increase the parking provided to 37 spaces from 35 spaces, and move the curb cut further north several feet, upon real property of 36,680 sq. ft. in the Shopping Center Zoning District at 1224 Ostrander Ave., Riverhead, known as SCTM No. 600-82-3-10. (Karin Gluth)

4. **Merrit's Creek Townhouses** - Discussion of the orientation and elevations of buildings and the latest Architectural Review Board comments dated January 6, 2020 in regard to a site plan application to construct twenty-six (26), three-bedroom townhouses in six buildings of four or five units each and associated improvements, including a gazebo, patios, and parking areas, in place of existing residential uses at 916 E. Main St. in Riverhead, NY on three parcels more particularly described as SCTM Nos. 600-127-6-11, 12, and 13. (Karin Gluth)
5. **7-Eleven Convenience Store Expansion (1733 Old Country Road)** – Discussion of an administrative site plan application proposing to construct a 985 sq. ft. addition to an existing 1,682 sq. ft. masonry building presently occupied by a 7-Eleven convenience store with accessory Shell fueling station, along with site improvements including drainage, lighting, and landscaping improvements, on a 0.69 acre parcel of land located at 1733 Old Country Road, within the Business Center (BC) zoning use district. (Greg Bergman)
6. **Villas at Roanoke** – Continued discussion of a sketch plan submitted in furtherance of a thirteen-lot (13) major subdivision, including a fourteenth (14) lot which was added to comply with the requirements of the Long Island Workforce Housing Act (LIWFHA). The subject parcel is an 11.1334 acre parcel of land located on the south side of Sound Shore Road, Jamesport, with said parcel being split zoned between the Residence A-40 and Residence A-80 zoning use districts, and is more particularly described as SCTM No. 600-8-2-4. (Greg Bergman)

PUBLIC HEARINGS

None

PUBLIC COMMENTS ON RESOLUTIONS

RESOLUTIONS

1. **Resolution No. 2020-003 – Central Square at Wading River** – Resolution to approve a preliminary site plan application to construct a 4,250 sq. ft. bank with a drive-through, a 5,307 sq. ft. (150 seat restaurant), two buildings of 9,786 sq. ft. with retail and professional office uses, and two buildings of 9,989 sq. ft. with retail and professional office uses, and related improvements, including exterior lighting, walkways, landscaping, paved parking, drainage structures, etc. upon real property located on the south side of New York State Route 25A in Wading River, New York, known and designated as Suffolk County Tax Map Number 0600-75-3-4. (Karin Gluth)
2. **Resolution No. 2020-004 – Wellness Center & Medical Billing Office** – Resolution to approve an administrative amended site plan for removal of an interior staircase and the addition of a 143 sq. ft. exterior, enclosed staircase on the south side of the building for access to the unfinished basement and second floor for a total floor area of 7,054.2 sq. ft., to change the use of the second floor of the building from medical office to office (for medical billing), to add a below grade propane tank of 1,000 gallons

and a 6 by 12 ft. concrete generator pad, to provide an irrigation well, to reduce the landscaped area to the south adjacent to a commercial use to 5.4 ft. from 10 ft., to reduce the landscaped transitional yard area adjacent to the residential use from 30.7 ft. to the north and 25.1 ft. to the east to 25 ft., to provide fence along the property line shared with the adjacent residential use, to provide additional landscaping in the transitional yard, to increase the parking provided to 37 spaces from 35 spaces, and move the curb cut further north several feet, upon real property of 36,680 sq. ft. in the Shopping Center Zoning District at 1224 Ostrander Ave., Riverhead, known as SCTM No. 600-82-3-10. (Karin Gluth)

3. **Resolution No. 2020-005 – Authorizes Planning Board Clerk to Publish and Post Notice of Public Hearing for the Minor Subdivision Application of John J. Ratto** - Resolution to schedule a public hearing for a Two-Lot Minor Subdivision Application proposing to subdivide a 4.71 acre (102,396 SF) parcel and create two new individual lots. Proposed Lot 1 will be 2.35 acres (102,396 SF) which includes the presently improved one (1) story dwelling, attached garage, paver patio, and paved driveway; Lot 2 will be 2.36 acres (102,565 SF) for a potential buildable lot. The subject parcel, identified as SCTM No. 600-58-1-10, is located at 730 Sound Avenue, Wading River, NY, and is located within the Residential B-80 (RB-80) zoning use district. (John F. Flood Jr.)
4. **Resolution No. 2020-006 - John P. Kujawski & Sons Minor Subdivision** – Resolution granting approval for a two-lot minor subdivision application proposing to subdivide an existing 120.08 acre farm parcel and create two new individual lots. The owner’s (John P. Kujawski & Sons, Inc.) intention is to transfer the northern 63.96 acres (identified as Parcel 1 on the subdivision map) as a corporate distribution to his son and his son’s wife, while retaining the southern 56.12 acres (identified as Parcel 2 on the subdivision map) under the John P. Kujawski & Sons, Inc. corporation name for continued farming. The subject parcel, identified as SCTM No. 600-22-2-11.5, is located at 630 Manor Lane, Jamesport, NY, and is located within the Agricultural Protection (APZ) zoning use district. (Greg Bergman)
5. **Resolution No. 2020-007 – 406 Osborn Ave.** – Resolution granting final approval for a site plan application to develop a vacant 0.483 acre parcel with a mixed use building consisting of 4,556 sq. ft. of first floor retail use, and 4,458 sq. ft. of residential apartments on the second floor, with a total of six (6) units ranging in size from 508 sq. ft. through 688 sq. ft., along with parking, landscaping, lighting, storm water and sanitary improvements on a site located at 406 Osborn Avenue, Riverhead, NY, with said site being more particularly described as SCTM No. 600-126-1-6, and located within the Village Center (VC) zoning use district. (Greg Bergman)
6. **Resolution No. 2020-008 – Tarra Development** – Resolution to classify a two-lot minor subdivision as an Unlisted Action pursuant to SEQRA, claim Lead Agency status for SEQRA review, and issue a Negative Declaration pursuant to SEQRA for an application which involves a total of 2.1778 acres of land located on Ellen Street, Riverhead, within the Residence B-40 zoning use district, with said parcels more particularly described as SCTM No. 600-65-1-29.62 & 600-65-1-29.63. (Greg Bergman)
7. **Resolution No. 2020-009 – Villas at Roanoke** – Resolution granting sketch plan approval of a sketch plan submitted in furtherance of a thirteen-lot (13) major subdivision, including a fourteenth (14) lot which was added to comply with the requirements of the Long Island Workforce Housing Act (LIWFHA). The subject parcel is an 11.1334 acre parcel of land located on the south side of Sound Shore Road, Jamesport, with said parcel being split zoned between the Residence A-40 and Residence A-80 zoning use districts, and is more particularly described as SCTM No. 600-8-2-4. (Greg Bergman)

PUBLIC COMMENTS ON ALL MATTERS

MEETING MINUTES OF THE BOARD

December 19, 2019
January 2, 2020

OTHER BUSINESS

EXECUTIVE SESSION

Litigation by Edward Partridge and Calverton Tree Farm, Inc.

NEXT MEETING DATE – Thursday, February 6, 2020 at 7:00 pm