



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, February 4, 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, February 4, 2021 7:00 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.

****7:00 PM MEETING****

PLEDGE OF ALLEGIANCE

DISCUSSION ITEMS

1. PSEG Canopy Project – Discussion of a site plan application proposing to construct three new steel canopies, totaling 25,960 sq. ft., over an existing paved parking area as the PSEG/National Grid facility in order to provide protection to vehicle fleets during inclement weather. The site plan also proposes to relocate existing drainage systems in order to facilitate stormwater management on the site. The subject property, identified as SCTM No. 600-84-3-40.1, is a 21.1 acre parcel of land located at 117 Doctors Path, within the Business Center (BC) zoning use district. (Greg Bergman)

2. Calverton Solar Energy Center (Nextera) – Continued discussion of a site plan application seeking approval to construct a 22.9 MW commercial solar energy production facility, consisting of solar

collection panels, underground transmission lines, a 34.5-138 kV transformer, landscaping, road, grading, and drainage improvements on two parcels of land located within the Industrial C (Ind C) zoning use district, located at 149 Edwards Avenue (SCTM No. 600-137-1-2.1, consisting of 82.48 acres) and a parcel on River Road (SCTM No. 600-136-1-2, consisting of 115.18 acres). The proposal includes installing an underground transmission line in an east-west direction underneath Edwards Avenue in order to connect the site to the existing electrical grid infrastructure. (Greg Bergman)

3. Riverhead Townhomes – Brief project update on a preliminary site plan application proposing to develop a vacant 6,112 sq. ft. (0.14 acre) parcel of land with a two-story, three unit townhouse development with a footprint of 1,029 sq. ft. and a total floor area of 2,058 sq. ft., along with related parking, lighting, landscaping, stormwater management systems, and new sanitary and water connections. The subject parcel, identified as SCTM No. 600-128-5-20, is located at 45 3rd Street, Riverhead, NY, and is located within the Downtown Center-4 (DC-4) zoning use district. (Greg Bergman)

4. 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)

5. S.L. Gateway, LLC – Discussion of a site plan application seeking approval to construct a 1,945 sq. ft. addition to an existing retail store currently occupied by retailer Riverhead Liquor Mart, located at 1866 Old Country Road. The subject parcel, particularly identified as SCTM #600-119-1-1.2, is a 20.72 acre parcel located at 1866 Old Country Rd., Riverhead within the Destination Retail Center (DRC) zoning use district. (Brian Cunningham)

6. LiDL Riverhead – Brief discussion of resolution No. 2021-010, which amends the conditions of approval contained within Planning Board Resolution No. 2021-007, which classified action pursuant to SEQRA and granted administrative site plan approval for a site plan application seeking approval to renovate and repurpose a vacant retail space in an existing 35,167 sq. ft. masonry building previously occupied by retailer Toys”R”Us, including landscaping, lighting, paving, and facade improvements, with the project site, identified as SCTM No. 600-108-4-5.2, being a 3.78 acre parcel of land located on the south side of Old Country Road, Riverhead, with said parcel being located within the Business Center (BC) zoning use district. (Brian Cunningham)

PUBLIC HEARINGS

None

PUBLIC COMMENTS ON RESOLUTIONS

RESOLUTIONS

1. Resolution No. 2021-009 – **S.L. Gateway, LLC** – Resolution to authorize Planning Board Clerk to publish and post notice of public hearing for the site plan application of S.L. Gateway, LLC, seeking approval to construct a 1,945 sq. ft. addition to an existing retail store currently occupied by retailer Riverhead Liquor Mart, located at 1866 Old Country Road. The subject parcel, particularly identified as

SCTM #600-119-1-1.2, is a 20.72 acre parcel located at 1866 Old Country Rd., Riverhead within the Destination Retail Center (DRC) zoning use district. (Brian Cunningham)

2. Resolution No. 2021-010 – LiDL Riverhead – Resolution to amend the conditions of approval contained within Planning Board Resolution No. 2021-007, which classified action pursuant to SEQRA and granted administrative site plan approval for a site plan application seeking approval to renovate and repurpose a vacant retail space in an existing 35,167 sq. ft. masonry building previously occupied by retail Toys”R”Us, including landscaping, lighting, paving, and facade improvements, with the project site, identified as SCTM No. 600-108-4-5.2, being a 3.78 acre parcel of land located on the south side of Old Country Road, Riverhead, with said parcel being located within the Business Center (BC) zoning use district. (Brian Cunningham)

3. Resolution No. 2021-011 – Riverhead Townhomes – Resolution to assume Lead Agency status and issue a Negative Declaration pursuant to SEQRA for a preliminary site plan application proposing to develop a vacant 6,112 sq. ft. (0.14 acre) parcel of land with a two-story, three unit townhouse development with a footprint of 1,029 sq. ft. and a total floor area of 2,058 sq. ft., along with related parking, lighting, landscaping, stormwater management systems, and new sanitary and water connections. The subject parcel, identified as SCTM No. 600-128-5-20, is located at 45 3rd Street, Riverhead, NY, and is located within the Downtown Center-4 (DC-4) zoning use district. (Greg Bergman)

4. Resolution No. 2021-012 – 1792 Middle Road/Breezy Hill Group IV – Resolution to deem a Draft Environmental Impact Statement (DEIS) as inadequate for public review. The DEIS was submitted in connection with a SEQRA Positive Declaration issued on a site plan application for Breezy Hill Group IV, LLC to establish an asphalt and concrete crushing and screening facility at a 6.683 acre parcel located at 1792 Middle Road, Calverton within the Industrial A (Ind A) zoning use district, with said parcel more particularly described as SCTM No. 600-100-2-4.2. (Greg Bergman)

5. Resolution No. 2021-013 - 244 Old Country Road (Diamond Builders CM, Inc.) – Resolution granting administrative site plan approval for a site plan application proposing a change of use of an existing 10,053 sq. st. single story masonry building from a church to a medical office, along with parking, lighting, and sanitary system improvements on a 1.53 acre parcel of land located at 244 Old Country Road, within the Business Center (BC) zoning use district. (Greg Bergman)

PUBLIC COMMENTS ON ALL MATTERS

MEETING MINUTES OF THE BOARD

January 21, 2021

OTHER BUSINESS

CORRESPONDENCE

NEXT MEETING DATE

Thursday, February 18, 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/88193947200?pwd=M3RubSs1dDhGbWpwRUlvSW9ESG5Xdz09>

Meeting ID: 881 9394 7200

Passcode: 812796

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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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.