



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 6, 2020

Amended 2/5/2020

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>

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

PLEDGE OF ALLEGIANCE

DISCUSSION ITEMS

1. **1792 Middle Road/Breezy Hill Group IV, LLC** – Discussion of the SEQRA review process a preliminary site plan application to establish a construction and demolition processing facility (C&D) pursuant to New York State Department of Environmental Conservation Regulations Part 360 Solid Waste and specifically Part 361, on a 6.683 acre parcel located at 1792 Middle Road within the Industrial A (Ind A) zoning use district, with said parcel being more particularly described as SCTM No. 600-100-2-4.2. (Jeffrey Seeman)
2. **Donnelly Residence Chapter 219** – Continued discussion of a Chapter 219 Coastal Erosion Hazard Line Permit application to demolition of an existing 981 sq. ft. single family dwelling and construction of a new 2,010 sq. ft. single family dwelling, install and attach new retaining wall to the landward side of the existing retaining wall and reconstruct a stairway down the face of the bluff located on a 0.32 acre parcel on a private right-of-way known as Well's Way on the north side of Sound Shore Road within the RA-40 zoning use district, located at 668 Sound Shore Road, Riverhead, NY being more particularly described as SCTM No. 600-7-3-3. (John F. Flood Jr.)
3. **Babkes Residence Chapter 219** – Discussion of a Chapter 219 Coastal Erosion Hazard Line Permit application to construct a 130 linear foot upper retaining wall/bulkhead structure including stormwater containment improvements, situated on a 0.69 acre parcel located at 32 Cliff Road East, on the northern side of Cliff Road East, with said parcel being more particularly described as SCTM No. 600-27-3-5 and located within the Residential B-80 (RB-80) zoning use district. (John F. Flood Jr.)
4. **East End Country Kitchens** – Discussion of a site plan application seeking approval to construct a 5,760 sq. ft. single story warehouse building as well as perform parking, lighting, sanitary, stormwater management, and landscaping improvements on a 1.684 acre parcel of land located at 121 Edwards

Avenue, Calverton, NY, located within the Industrial C (Ind. C) zoning use district, with said parcel being more particularly described as SCTM No. 600-137-1-11. (Greg Bergman)

5. **Riverhead Raceway Site Improvements** – Discussion of an administrative site plan application seeking approval to perform minor site improvements at the site of the Riverhead Raceway site, 1785-1797 Old Country Road, with said parcel being more particularly described as SCTM No. 600-119-1-24. The application proposes to remove all of the existing vegetation along the property frontage on Old Country, remove the chain link fence which encloses the front portion of the property, place approximately sixty-six (66) boulders along the front portion of the property, and install two (2) new gates to access the parking lot area on the subject parcel. (Greg Bergman)
6. **836 East Main Street** – Continued discussion of a site plan application to develop a vacant parcel with a mixed use building consisting of 6,558 sq. ft. of ground level retail, and 6,780 sq. ft. of second floor residential apartments consisting of eight (8) dwelling units, ranging in size from 532 sq. ft. up to 980 sq. ft., along with parking, landscaping, lighting, storm water and sanitary improvements on a site located at 836 Main St., Riverhead. The site is within the Hamlet Center (HC) zoning use district, with said parcel being more particularly described as SCTM No. 600-127-6-7.1 (Greg Bergman)
7. **Riverhead Retail Partners, LLC (Area Real Estate-Riverhead)** – Discussion 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).
8. **Relocation of Refuse Area on the Property of the Knolls of Fox Hill, Inc.** – Discussion of the relocation of the dumpster enclosure as per the Easement Agreement for Refuse Area provided which indicates the agreement was made on November 26, 2019, by and between Knolls of Fox Hill, Inc. (Grantor), the Knolls of Fox Hill Homeowners Association Inc. (Grantee) and Bating Hollow Owner LLC (Developer and Sponsor of the Reserves) which allows for the relocation of the existing Refuse Area to a “New Refuse Area” as identified on a map attached to the Settlement Agreement as “Exhibit D” on property more particularly identified as SCTM No. 600-40-5-6.1 (Karin Gluth).

PUBLIC HEARINGS

1. **John J. Ratto 2-Lot Minor Subdivision** – Public Hearing to consider 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.)

PUBLIC COMMENTS ON RESOLUTIONS

RESOLUTIONS

1. **Resolution No. 2020-002 – Babkes Residence Chapter 219** – Resolution to approve a Chapter 219 Coastal Erosion Hazard Line Permit application to construct a 130 linear foot upper retaining wall/bulkhead structure including stormwater containment improvements, situated on a 0.69 acre parcel located at 32 Cliff Road East, on the northern side of Cliff Road East, with said parcel being more particularly described as SCTM No. 600-27-3-5 and located within the Residential B-80 (RB-80) zoning use district. (John F. Flood Jr.)
2. **Resolution No. 2020-010 – East End Country Kitchens** – Resolution to schedule a public hearing on a site plan application seeking approval to construct a 5,760 sq. ft. single story warehouse building as well as perform parking, lighting, sanitary, stormwater management, and landscaping improvements on a 1.684 acre parcel of land located at 121 Edwards Avenue, Calverton, NY, located within the Industrial C (Ind. C) zoning use district, with said parcel being more particularly described as SCTM No. 600-137-1-11. (Greg Bergman)
3. **Resolution No. 2020-011 – 836 East Main Street** – Resolution granting preliminary approval for a site plan application to develop a vacant parcel with a mixed use building consisting of 6,558 sq. ft. of ground level retail, and 6,780 sq. ft. of second floor residential apartments consisting of eight (8) dwelling units, ranging in size from 532 sq. ft. up to 980 sq. ft., along with parking, landscaping, lighting, storm water and sanitary improvements on a site located at 836 Main St., Riverhead. The site is within the Hamlet Center (HC) zoning use district, with said parcel being more particularly described as SCTM No. 600-127-6-7.1 (Greg Bergman)
4. **Resolution No. 2020-012 – Calverton Tree Farm** – Resolution classifying an action as a Type 1 Action pursuant to SEQRA and circulating a request for Lead Agency status for the purposes of SEQRA review for a site plan application to perform grading and drainage improvements as well as new curb cut for the purposes of creating a ±2,000 ft. long haul road from Middle Country Rd (State Rt. 25) at the site of an existing C&D processing facility located at 3968 and 4070 Middle Country Road, more particularly identified as SCTM No. 600-98-1-16.3 and 16.5, and for a reverse subdivision application to merge two existing parcels, identified as SCTM No. 600-98-1-16.3 (56.75 acres) and 600-98-1-16.5 (96.67 acres), with said parcels being located within the Agricultural Protection (APZ) zoning use district (Greg Bergman)
5. **Resolution No. 2020-013 – Bluewater Development** – Resolution for final site plan approval for a demolition of an existing single-family residence and construction of a 6,875 sq. ft., one-story warehouse building and associated improvements including a paved parking area, drainage, sidewalks, landscaping, lighting, and a dumpster enclosure on a 40,000 sq. ft. (200 ft. by 200 ft.) parcel on the west side of Edwards Ave., approximately 3,872 ft. south of Middle Country Rd. in the Industrial C (IC) Zoning District and the Central Pine Barrens Compatible Growth Area located at 313 Edwards Ave., more particularly identified as SCTM No. 600-117-1-8.2 (Karin Gluth).
6. **Resolution No. 2020-014 - Riverhead Retail Partners, LLC (Area Real Estate-Riverhead)** – Resolution for final site plan approval 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).

7. **Resolution No. 2020-015 – Approves Relocation of Refuse Area on the Property of the Knolls of Fox Hill, Inc.** – Conditionally approves the relocation of the dumpster enclosure as per the Easement Agreement for Refuse Area provided which indicates the agreement was made on November 26, 2019, by and between Knolls of Fox Hill, Inc. (Grantor) and Knolls of Fox Hill Homeowners Association Inc. (Grantee) and Bating Hollow Owner LLC (Developer and Sponsor of the Reserves) and allows for the relocation of the existing Refuse Area to a “New Refuse Area” as identified on a map attached to the Settlement Agreement as “Exhibit D” on property more particularly identified as SCTM No. 600-40-5-6.1 (Karin Gluth).

8. **Resolution No. 2020-016 – Tarra Development Corp** – Resolution to re-post notice of an adjourned public hearing from November 7, 2019 for a two-lot minor subdivision of land involving 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)

PUBLIC COMMENTS ON ALL MATTERS

MEETING MINUTES OF THE BOARD

January 16, 2020

OTHER BUSINESS

EXECUTIVE SESSION

NEXT MEETING DATE – Thursday, February 20, 2020 at 3:00 pm