



# 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 18, 2021**  
**\*Amended February 18, 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 18, 2021 3:00 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.

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

### **PLEDGE OF ALLEGIANCE**

### **DISCUSSION ITEMS**

**1. Vistas of Baiting Hollow** – Discussion of an application to amend a previously approved condominium map for the Vistas of Baiting Hollow, which is a twenty-seven unit condominium development located at Fox Hill Drive, Baiting Hollow, NY, on a parcel of real property particularly identified as SCTM No. 600-40-5-6.1. (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 Charter School** – Discussion of an administrative site plan application proposing to construct a 2,926 sq. ft. temporary classroom trailer at the site of the Riverhead Charter School, as well as construct new concrete walkways and ramps, as well as a new on-site sanitary system. The subject parcel, identified as SCTM No. 600-99-2-9.1, is a 5.98 acre parcel located at 3685 Middle Country Road, Calverton, within the Industrial C (Ind C) zoning use district. (Greg Bergman)

**4. Sundvik Residence Chapter 219** – Discussion of a Chapter 219 Coastal Erosion Hazard Line Permit application seeking approval to perform improvements relating to the reinforcement of the bluff at 6 Cliff Way Baiting Hollow, including the installation of a 71 linear foot stone revetment at the toe of the bluff, the installation of vegetative plantings and terracing across the face of the bluff, and the construction of a 30 linear foot vegetative berm at the top of the bluff. The subject parcel, particularly identified as SCTM #600-39-2-27, is a 0.139 acre parcel located within the Residence A-40 (RA40) zoning use district. (Brian Cunningham)

### **PUBLIC HEARINGS**

None

### **PUBLIC COMMENTS ON RESOLUTIONS**

### **RESOLUTIONS**

**1. Resolution No. 2021-014 – Vistas of Baiting Hollow Condominium Map**– Resolution granting approval for an amended condominium map for the Vistas of Baiting Hollow, which is a twenty-seven unit condominium development located at Fox Hill Drive, Baiting Hollow, NY, on a parcel of real property particularly identified as SCTM No. 600-40-5-6.1. (Greg Bergman)

**2. Resolution No. 2021-015 – Norfolk Developers, LLC** – Resolution to approve an eleven (11) lot as-of-right yield map submitted in connection with a major subdivision application seeking to develop a vacant, wooded, 12,872 acre parcel of land, more particularly identified as SCTM No. 600-84-2-2.1, located in the vicinity of Kathy Lane, Midway Drive, Gateway East Drive, and Oakland Drive West, with said parcel being located in the Residence A-40 (RA40) zoning use district. (Greg Bergman)

**3. Resolution No. 2021-016 – PSEG Canopy Project** – Resolution granting administrative site plan approval for 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)

**4. Resolution No. 2021-017 - Sundvik Residence Chapter 219** - Resolution granting a Chapter 219 Coastal Erosion Hazard Line Permit to perform improvements relating to the reinforcement of the bluff at 6 Cliff Way Baiting Hollow, including the installation of a 71 linear foot stone revetment at the toe of the bluff, the installation of vegetative plantings and terracing across the face of the bluff, and the construction of a 30 linear foot vegetative berm at the top of the bluff. The subject parcel, particularly identified as SCTM #600-39-2-27, is a 0.139 acre parcel located within the Residence A-40 (RA40) zoning use district. (Brian Cunningham)

**5. Resolution No. 2021-018 – Calverton Solar Energy Center (Nextera)** – Resolution to schedule a public hearing for March 4, 2021 on a site plan application proposing to construct a 22.9 megawatt commercial solar energy production facility upon two parcels of real property, identified as SCTM Nos. 600-137-1-2.1 and 600-136-1-2, located at 149 Edwards Ave. and 2714 River Rd., Calverton, NY within the Industrial C (Ind C) zoning use district. Construction of the facility also includes underground transmission lines, related ground level equipment, and the installation of an underground electrical transmission line underneath Edwards Ave. in order to connect to existing public utility infrastructure (Greg Bergman)

**6. Resolution No. 2021-019 – Cooperage Inn Alterations** - Resolution granting administrative site plan approval for a site plan application seeking approval to construct a 554 sq. ft. addition to an existing 6,172 sq. ft. single story frame restaurant, also including the installation of a new walk in freezer, the installation of a new walkway, and the installation of new PVC fencing. The subject parcel, particularly identified as SCTM No. 600-62-2-1.1, is a 1.8 acre parcel located at 2218 Sound Avenue, directly north of the intersection of Twomey Avenue and Sound Avenue within the Residence A-80 (RA80) zoning use district. (Brian Cunningham)

**PUBLIC COMMENTS ON ALL MATTERS**

**MEETING MINUTES OF THE BOARD**

February 4, 2021

**OTHER BUSINESS**

**CORRESPONDENCE**

**NEXT MEETING DATE**

Thursday, March 4, 2021 at 7:00 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**

<https://us02web.zoom.us/j/84812362453?pwd=WENFL3ZsdFhOVnhWZ0tJYWpsM2RiZz09>

Meeting ID: 848 1236 2453  
Passcode: 873505

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: 848 1236 2453  
Passcode: 873505

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.