



# TOWN OF RIVERHEAD PLANNING BOARD

201 HOWELL AVENUE, RIVERHEAD, NEW YORK 11901-2596  
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*Stanley Carey, Chairman*  
*Edward Densieski, Vice-Chair/Secretary*

*Richard M. O'Dea, Member*

*Joseph H. Baier, Member*  
*George Nunnaro, Member*

## AGENDA Thursday, February 20, 2020 **Amended 2/20/2020**

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**

#### **SEQRA PUBLIC SCOPING SESSION**

**1. Breezy Hill Group IV, LLC/1792 Middle Road** – SEQRA public scoping session to obtain public input and comments on the Draft Scope submitted by the applicant as it pertains to the 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. Comments received at the public scoping session will be considered and incorporated into a Final Scoping Document which will be used as a guiding document for the preparation of a Draft Environmental Impact Statement (DEIS) which will assess and demonstrate how significant negative environmental impacts will be mitigated by the applicant. (Greg Bergman)

#### **DISCUSSION ITEMS**

**1. Suffolk Foot & Ankle** – Discussion of an administrative site plan application proposing site improvements at the site of an existing professional office, including expanding existing parking areas, installing drainage systems, and performing lighting and landscaping improvements on a 0.22 acre parcel of land located at 976 Roanoke Ave., Riverhead, with said parcel being more particularly described as SCTM No. 600-107-1-56 and located within the Business PB (BUS PB) zoning use district. (Greg Bergman)

**2. John J. Ratto 2-Lot Minor Subdivision** – Continued 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.)

**3. 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.)

## **PUBLIC HEARINGS**

**1. Tarra Development Corp.** – Continuation of a public hearing, adjourned from November 7, 2019, on 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 RESOLUTIONS**

### **RESOLUTIONS**

- 1. Resolution No. 2020-017 John J. Ratto 2-Lot Minor Subdivision** – Resolution to approve 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. Resolution No. 2020-018 - Central Square at Wading River** – Resolution for final site plan approval for construction 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)
- 3. Resolution No. 2020-019 Donnelly Residence Chapter 219** – Resolution to approve 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.) **(TENTATIVE) (AS AMENDED)**
- 4. Resolution No. 2020-020 - Tarra Development Corp.** – Resolution granting approval 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) **(TENTATIVE)**
- 5. Resolution No. 2020-021 – Breezy Hill Group VI, LLC** – Resolution adopting a final scope to guide the preparation of a Draft Environmental Impact Statement (DEIS) pursuant to SEQRA for the site plan

application of Breezy Hill Group VI, LLC, seeking approval to establish and operate a construction and demolition (C&D) processing facility pursuant to NYSDEC Part 360 and 361 on a 6.683 acre parcel of land located at 1792 Middle Road, Calverton, NY, within the Industrial A (Ind A) zoning use district, with said parcel being more particularly described as SCTM No. 600-100-2-4.2. (Greg Bergman)

**PUBLIC COMMENTS ON ALL MATTERS**

**MEETING MINUTES OF THE BOARD** - February 6, 2020

**EXECUTIVE SESSION**

**NEXT MEETING DATE** – Thursday, March 5, 2020 at 7:00 pm