



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, March 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, March 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. 54 West Main Street - Discussion of a preliminary site plan application seeking approval to perform facade renovations to an existing two story commercial building located at 54 West Main Street. The subject parcel, particularly identified as SCTM No. 600-128-6-19.1 is a 0.09 acre parcel located within the DC-1 zoning use district. (Brian Cunningham)

2. 40 Manor Lane, LLC - Brief project update on a minor subdivision application seeking approval to subdivide an existing 0.831 acre parcel of land, located at 40 Manor Lane, Jamesport, NY, more particularly identified as SCTM No. 600-68-2-26, and create two separate parcels. The subject property is presently improved with two single family dwellings and related accessory structures, and the

application does not propose any additional residential dwellings. The subject property is located within the Hamlet Residential (HR) zoning use district. (Greg Bergman)

3. Peconic Ironworks- Brief project update on a preliminary site plan application seeking approval to construct a new 1,410 sq. ft. modular office building, as well as perform lighting, landscaping, parking, and drainage improvements at the site of an existing industrial use located on a 2.2335 acre parcel located 168 Kroemer Ave., Riverhead, NY, within the Industrial A (Ind A) zoning use district, with said parcel being more particularly described as SCTM No. 600-119-1-28.2. (Greg Bergman)

PUBLIC HEARINGS

1. **S.L. Gateway, LLC** – Public hearing to consider 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)

2. **Calverton Solar Energy (Nextera)** – Public hearing to consider 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)

PUBLIC COMMENTS ON RESOLUTIONS

RESOLUTIONS

1. Resolution No. 2021-020 - 54 West Main Street - Resolution to classify a preliminary site plan application as a Type 1 action and initiate coordinated SEQRA review among involved agencies. The site plan application seeks approval to perform facade renovations to an existing two story commercial building located at 54 West Main Street. The subject parcel, particularly identified as SCTM No. 600-128-6-19.1 is a 0.09 acre parcel located within the DC-1 zoning use district. (Brian Cunningham)

2. Resolution No. 2021-021 – 40 Manor Lane, LLC – Resolution to schedule a public hearing on a minor subdivision application seeking approval to subdivide an existing 0.831 acre parcel of land, located at 40 Manor Lane, Jamesport, NY, more particularly identified as SCTM No. 600-68-2-26, and create two separate parcels. The subject property is presently improved with two single family dwellings and related accessory structures, and the application does not propose any additional residential dwellings. The subject property is located within the Hamlet Residential (HR) zoning use district. (Greg Bergman)

3. Resolution No. 2021-022 – Peconic Ironworks – Resolution to schedule a public hearing on a preliminary site plan application seeking approval to construct a new 1,410 sq. ft. modular office building, as well as perform lighting, landscaping, parking, and drainage improvements at the site of an existing industrial use located on a 2.2335 acre parcel located 168 Kroemer Ave., Riverhead, NY, within the

Industrial A (Ind A) zoning use district, with said parcel being more particularly described as SCTM No. 600-119-1-28.2. (Greg Bergman)

PUBLIC COMMENTS ON ALL MATTERS

MEETING MINUTES OF THE BOARD

February 18, 2021

EXECUTIVE SESSION

OTHER BUSINESS

CORRESPONDENCE

NEXT MEETING DATE

Thursday, March 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

<https://us02web.zoom.us/j/82436910949?pwd=RytjVmc4cmltK0k0UmlMbzZFQIV1UT09>

Meeting ID: 824 3691 0949

Passcode: 678471

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.

One Tap Mobile

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+1 301 715 8592 US (Germantown)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

Meeting ID: 824 3691 0949

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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.