



# 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, May 7, 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>

### 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, May 7th, 2020 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 has been posted online and anyone wanting to ask a question or provide a comment should email them to [Collins@townofriverheadny.gov](mailto:Collins@townofriverheadny.gov) prior to 12 pm on the 7th. The Planning Board meeting will be recorded and later transcribed. Minutes will be produced.

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

**MOMENT OF SILENCE**

### **DISCUSSION ITEMS**

1. **Long Island Ice & Fuel** – Discussion of a preliminary site plan application proposing to construct several expansion areas to an existing 16,870 sq. ft. commercial building, with said expansions consisting of a 2,231 sq. ft. office addition with a 2,000 sq. ft. 2<sup>nd</sup> story and full basement for storage, a 340 sq. ft. addition along the northern section of the existing building, removal of a loading dock and add a 533 sq. ft. addition along the southern side of the building, raising the roof height throughout the building to a height not exceeding 30 ft., and demolition a ±1,177 sq. ft. lawfully pre-existing non-conforming single frame structure which is present on-site. The subject property, particularly identified as SCTM No. 600-124-3-17, is located at 656 W. Main Street, Riverhead, NY, and is a 0.894 acre parcel located on the north side of W. Main Street, within the Industrial C (Ind C) zoning use district. (Greg Bergman)

2. **Aqua by American Beech Snack Bar Conversion** – Discussion of an administrative site plan application proposing to convert a lawfully pre-existing ±332 sq. ft. detached shed structure located at the site of an existing motel into a snack bar for use by guests of the motel. The subject property, particularly identified as SCTM No 600-87-1-46, is a 0.916 acre parcel of land located at 15 Bay Ave., Aquebogue, NY, within the Residence B-40 (RB40) zoning use district. (Greg Bergman)

3. **Imperatore Residence Chapter 219** – Discussion of a Chapter 219 Permit Application to construct a 272-linear four (4) foot tall rock revetment wall using 1-4 ton stone at the toe of the bluff, terrace and plant native vegetation on the face of the bluff, import approximately 290-cubic feet of clean beach compatible sand, and install wire bracketed silt curtain and stacked haybales to prevent erosion during the demolition of the existing 2-story cottage and decks. The application proposes temporary disturbance within 50-feet of CEHL and to replace approximately 100 cubic yards to regrade and reseed the area landward located at 2304, 2308, and 2310 Sound Avenue, on the north side of Sound Avenue within the Residence A-40 (RA40) zoning use district. The subject parcels comprise a total of 4.46 acres; 2304 Sound Avenue being 1.40 acres, 2308 Sound Avenue being 1.71 acres, and 2310 Sound Avenue being 1.51 acres more particularly described as SCTM No. 600-39-5, 6.7, & 6.8. (John F. Flood Jr.)

4. **Lowe's Home Improvement Outdoor Display** – Discussion of an administrative site plan application for the proposed location of Outdoor Sales, Storage, and Display areas for the existing Lowe's Home Improvement Center where all materials stored outside will be in bags and/or enclosed containers located on a 17.30 acre parcel at 1461 Old Country Road on the south side of Old Country Road in Riverhead, NY 11901 within the Business Center (BC) zoning use district particularly more described as SCTM No. 600-101-2-15.7. (John F. Flood Jr.)

## **PUBLIC HEARINGS**

None

## **PUBLIC COMMENTS ON RESOLUTIONS**

Public comments on resolutions can be submitted by email to [collins@townofriverheadny.gov](mailto:collins@townofriverheadny.gov) no later than 12:00 pm on Thursday, May 7, 2020.

## **RESOLUTIONS**

1. **Resolution No. 2020-024 – Barclay Ehrler** - Resolution to claim Lead Agency and issue a Negative Declaration pursuant to SEQRA for the amended site plan application of Barclay Ehrler to increase the parking provided for the 14,400 sq. ft. building which is partially constructed, from the previously proposed 58 spaces to 75 spaces, to relocate the handicapped accessible pathway from the public sidewalk, to eliminate all landscaped area within the parking lot and reduce the total amount of landscaped area, make landscaping changes, including reducing the total amount of trees proposed, including street trees, and drainage changes on a 67,359 sq. ft. parcel with a partially constructed building in the Destination Retail Center (DRC) Zoning District at the southwest corner of Kroemer Ave. and Old Country Rd., in Riverhead, NY, known as SCTM No. 600-119-1-36.

2. **Resolution No. 2020-025 – Lowe's Home Improvement Outdoor Display** – Resolution to approve an administrative site plan application for the proposed location of Outdoor Sales, Storage, and Display areas for the existing Lowe's Home Improvement Center where all materials stored outside will be in

bags and/or enclosed containers located on a 17.30 acre parcel at 1461 Old Country Road on the south side of Old Country Road in Riverhead, NY 11901 within the Business Center (BC) zoning use district particularly more described as SCTM No. 600-101-2-15.7. (John F. Flood Jr.)

**3. Resolution No. 2020-026 - Long Island Ice & Fuel** – Resolution to classify a site plan application as an Unlisted Action pursuant to SEQRA, Assume Lead Agency status for the purposes of SEQRA review, and to issue a Negative Declaration pursuant to SEQRA. The site plan application proposes several expansion areas to an existing 16,870 sq. ft. commercial building, with said expansions consisting of a 2,231 sq. ft. office addition with a 2,000 sq. ft. 2<sup>nd</sup> story loft and full basement for storage, a 340 sq. ft. addition along the northern section of the existing building, removal of a loading dock and add a 533 sq. ft. addition along the southern side of the building, raising the roof height throughout the building to a height not exceeding 30 ft., addition of an 826 sq. ft. 2<sup>nd</sup> story loft area for storage as well as the demolition a ±1,177 sq. ft. lawfully pre-existing non-conforming single frame structure which is present on-site. The subject property, particularly identified as SCTM No. 600-124-3-17, is located at 656 W. Main Street, Riverhead, NY, and is a 0.894 acre parcel located on the north side of W. Main Street, within the Industrial C (Ind C) zoning use district. (Greg Bergman)

**4. Resolution No. 2020-027 - LI Cauliflower Association** – Resolution to assume Lead Agency status for the purposes of SEQRA review for a site plan application proposing to develop a vacant 7.0984 acre parcel of land, located on the northwest corner of the intersection of Mill Road and Old Country Road in Riverhead with a new retail center consisting of 45,487 sq. ft. of assorted development consisting of 40,552 sq. ft. of retail space distributed over three buildings having sizes of 10,402 sq. ft., 12,730 sq. ft., and 17,420 sq. ft., as well as a 4,935 sq. ft. fast food restaurant with 152 seats proposed. The site plan also proposes two new curb cuts with ingress/egress along Mill Road, as well as ingress from Old Country Road for westbound traffic, and an egress onto Old Country Road for westbound traffic, as well as lighting, landscaping, parking, and drainage improvements. The property is more particularly identified as SCTM No. 600-101-1-11 and is located within the Business Center (BC) zoning use district. (Greg Bergman)

**5. Resolution No. 2020-028 - Overlook Homes** – Resolution to classify a major subdivision application as an Unlisted Action pursuant to SEQRA, without the need for coordinated review, assume Lead Agency status for the purposes of SEQRA review, and issue a Negative Declaration pursuant to SEQRA. The major subdivision application seeks approval to subdivide an existing 7.705 acre parcel and create four (4) new building lots, ranging in size from 62,207 sq. ft. through 107,938 sq. ft.. The subject parcel, identified as SCTM No. 600-86-1-33.3, is located on Overlook Drive in Aquebogue, NY, and is within the Residence B-40 (RB40) zoning use district. (Greg Bergman)

**6. Resolution No. 2020-029 – Great Rock Clubhouse Expansion** – Resolution granting final approval for a site plan application to construct a 2-story clubhouse addition to the Great Rock Golf Course located at 15 Fairway Drive, Wading River. The proposed clubhouse would have a first floor with an area of 6,588 sq. ft., and a basement with an area of 6,230 sq. ft. The site plan also proposes landscaping, lighting, parking, and drainage improvements, as well as the relocation of existing trailers on site. The parcel is located within the Residence B-80 (RB80) zoning use district, and is described as SCTM No. 600-57-1-1.32. (Greg Bergman)

**PUBLIC COMMENTS ON ALL MATTERS**

**MEETING MINUTES OF THE BOARD**

April 16, 2020

**OTHER BUSINESS**

**NEXT MEETING DATE**

Thursday, May 21, 2020 at 3:00 pm