



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 21, 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 21st, 2020 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 has been posted online and anyone wanting to ask a question or provide a comment should email them to collins@townofriverheadny.gov prior to 12 pm on the 21st. The Planning Board meeting will be recorded and later transcribed. Minutes will be produced.

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

MOMENT OF SILENCE

DISCUSSION ITEMS

1. **Baits & Barrels Portable Container Range** – Discussion of a site plan application seeking approval to locate an 8 ft. by 50 ft. portable self-contained firearm testing range at the site of an existing river related retail use known as Baits & Barrels. The subject site is located at 1315 West Main Street, Riverhead, NY, within the Riverfront Corridor (RFC) zoning use district, and is more particularly described as SCTM No. 600-119-2-38. The property is presently improved with a 2,293 sq. ft. single story frame building with garage underneath, as well as associated parking and landscaping. (Greg Bergman)

2. **HK Ventures** – Discussion of a preliminary site plan application seeking approval to develop a vacant parcel of industrially zoned land with a phased development consisting of a total of 425,464 sq. ft. of

industrial space across a total of eight (8) buildings, with the building ranging in size from 49,000 sq. ft. through 56,672 sq. ft. with divided tenant spaces. The application also proposes landscaping, lighting, parking, stormwater, and on-site sanitary improvements. The subject parcel, identified as SCTM No. 600-116-1-2, is a 30.25 acre parcel located at 4285 Middle Country Road, Calverton, within the Industrial C (Ind C) zoning use district. (Greg Bergman)

PUBLIC HEARINGS

None

PUBLIC COMMENTS ON RESOLUTIONS

Public comments on resolutions can be submitted by email to collins@townofriverheadny.gov no later than 12:00 pm on Thursday, May 21, 2020.

RESOLUTIONS

1. Resolution No. 2020-030 - Imperatore Residence Chapter 219 SEQRA Determination – Resolution to classify a Chapter 219 Application as a Unlisted Action, assume Lead Agency, and issue a negative declaration pursuant to 6NYCRR Part 617 (SEQRA) 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.)

2. Resolution No. 2020-031 – HK Ventures – Resolution to classify a site plan application as a Type 1 Action pursuant to SEQRA and circulate a request to involved agencies to for the Riverhead Planning Board to act as Lead Agency for the purposes of SEQRA review. The site plan application seeks approval to develop a vacant parcel of industrially zoned land with a phased development consisting of a total of 425,464 sq. ft. of industrial space across a total of eight (8) buildings, with the building ranging in size from 49,000 sq. ft. through 56,672 sq. ft. with divided tenant spaces. The application also proposes landscaping, lighting, parking, stormwater, and on-site sanitary improvements. The subject parcel, identified as SCTM No. 600-116-1-2, is a 30.25 acre parcel located at 4285 Middle Country Road, Calverton, within the Industrial C (Ind C) zoning use district. (Greg Bergman)

3. Resolution No. 2020-032 – Aqua by American Beech – Resolution granting administrative site plan approval for 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)

PUBLIC COMMENTS ON ALL MATTERS

MEETING MINUTES OF THE BOARD

May 7, 2020

OTHER BUSINESS

NEXT MEETING DATE

Thursday, June 4, 2020 at 7:00 pm