



# 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, June 18, 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, June 18th, 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](mailto:collins@townofriverheadny.gov) prior to 12 pm on the 18th. The Planning Board meeting will be recorded and later transcribed. Minutes will be produced.

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

### **PLEDGE OF ALLEGIANCE**

### **DISCUSSION ITEMS**

**1. 1535 Route 58, LLC** – Discussion of a preliminary site plan application from 1535 Route 58, LLC seeking to demolish a single-family residence and barn in order to construct a 3,809 sq. ft. automated car wash with a 240 sq. ft. control office with a bathroom facility and other associated improvements located at the southeast corner of the intersection of Pulaski Street and Old Country Road (CR 58) located at 1418 Pulaski Street, Riverhead, NY and identified as SCTM #0600-101-2-12.6 on a 62,622 sq. ft. (1.437 acre) parcel in the Business Center (BC) Zoning District. The car wash has obtained Special Permit approval by the Town of Riverhead Town Board (Jefferson V. Murphree, AICP)

**2. 817 Pulaski Street Self Storage Warehouse** - Discussion of a preliminary site plan application proposing to construct a two-story self-storage warehouse with a footprint of 25,025 sq. ft. and a gross

floor area of 50,050 sq. ft., install related site improvements including drainage, lighting, parking, and new sewer and water connections. The site of the proposed work is a 3.5 acre parcel of land located at 817 Pulaski Street, Riverhead, NY, on the southwest corner of the intersection of Pulaski Street and Marcy Avenue. The site is located within the Industrial C (Ind C) zoning use district, and is more particularly described as SCTM No. 600-124-2-24. (John F. Flood, Jr.)

**3. Bank of America Drive-Up ATM Upgrades** – Discussion of an administrative site plan application to demolish existing asphalt, concrete, and curbing in the drive-up ATM area and repave new drive-up, remove and replace lighting, and install a new ATM service machine of an existing bank located on a 1.19 acre parcel of land at 499 Old Country Road on the corner of Old Country Road and Northville Turnpike. The site is located within the Shopping Center (SC) zoning use district, and is more particularly described as SCTM No. 600-109-1-19.4. (John F. Flood Jr.)

**4. Purple Beech Realty, LLC** – Discussion of a yield map and sketch plan submitted in furtherance of a major subdivision application proposing to subdivide a vacant 5 acre parcel of land located on the west side of Doctor’s Path, approximately 1,800 feet north of the intersection of Northville Turnpike and Doctor’s Path. The subject parcel, particularly identified as SCTM No. 600-65-1-28, has approximately 246 feet of frontage on Doctor’s Path, is located within the Residence A-40 zoning use district, is located within Riverhead Water District, and is located within Suffolk County Groundwater Management Zone 4. (Greg Bergman)

**5. K&J Adventures, LLC Farm Stand** – Discussion of a farm stand application proposing to convert a lawfully pre-existing potato barn into a farm stand on a 1.352 acre parcel of land located at 1146 Main Road, Jamesport. The farm stand would support farm operations on a neighboring parcel of land which is presently in agricultural production, and which has had its development rights sold to Suffolk County. The farm stand parcel is particularly identified as SCTM No. 600-68-1-9, while the agricultural parcel is identified as SCTM No. 600-68-1-12.2. (Greg Bergman)

## **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, June 18, 2020.

## **RESOLUTIONS**

**1. Resolution No. 2020-034 – 817 Pulaski Street Realty Co., LLC** - Resolution to classify an preliminary site plan application as an Unlisted Action pursuant to SEQRA, claim lead agency status for SEQRA review, and issue a Negative Declaration pursuant to SEQRA for an application which involves construction of a two-story self-storage warehouse with a footprint of 25,025 sq. ft. and a gross floor area of 50,050 sq. ft., install related site improvements including drainage, lighting, parking, and new sewer and water connections. The site of the proposed work is a 3.5 acre parcel of land located at 817 Pulaski Street, Riverhead, NY, on the southwest corner of the intersection of Pulaski Street and Marcy Avenue. The site is located within the Industrial C (Ind C) zoning use district, and is more particularly described as SCTM No. 600-124-2-24. (John F. Flood Jr.) **TABLED 6/4/2020**

**2. Resolution No. 2020-037 – Holly Estates** – Resolution granting an extension of time for the chairman to sign an approved subdivision map, pursuant to New York State Town Law Section 276(7)(c). The subdivision, originally approved by Planning Board Resolution No. 2019-112, dated November 21, 2019, granted approval for a three-lot minor subdivision of a 6.00 acre parcel of land located at 5314 Rt. 25A, Wading River, NY, with said parcel being more particularly described as SCTM No. 600-76-2-3. (Greg Bergman)

**3. Resolution No. 2020-038 - 1535 Route 58, LLC** – Resolution to schedule a public hearing for a preliminary site plan application from 1535 Route 58, LLC seeking to demolish a single-family residence and barn in order to construct a 3,809 sq. ft. automated car wash with a 240 sq. ft. control office with a bathroom facility and other associated improvements located at the southeast corner of the intersection of Pulaski Street and Old Country Road (CR 58) located at 1418 Pulaski Street, Riverhead, NY and identified as SCTM #0600-101-2-12.6 on a 62,622 sq. ft. (1.437 acre) parcel in the Business Center (BC) Zoning District. The car wash has obtained Special Permit approval by the Town of Riverhead Town Board (Jefferson V. Murphree, AICP)

**4. Resolution No. 2020-039 - Bank of America Drive-Up ATM Upgrades** – Resolution to approve an administrative site plan application to demolish existing asphalt, concrete, and curbing in the drive-up ATM area and repave new drive-up, remove and replace lighting, and install a new ATM service machine of an existing bank located on a 1.19 acre parcel of land at 499 Old Country Road on the corner of Old Country Road and Northville Turnpike. The site is located within the Shopping Center (SC) zoning use district, and is more particularly described as SCTM No. 600-109-1-19.4. (John F. Flood Jr.)

**5. Resolution No. 2020-040 – RGR Ventures, LLC** – Resolution granting an extension of time for the chairman to sign an approved subdivision map, pursuant to New York State Town Law Section 276(7)(c). The subdivision, known as RGR Ventures, LLC, originally approved by Planning Board Resolution No. 2019-041, dated May 16, 2019, is a four-lot minor subdivision of an existing 8.786 acre parcel of land located on the northeast corner of the intersection of Middle Country Road and Manor Road, Calverton, NY, with said parcel being more particularly described as SCTM No. 600-99-2-21.2. (Greg Bergman)

**PUBLIC COMMENTS ON ALL MATTERS**

**MEETING MINUTES OF THE BOARD**

June 4, 2020

**OTHER BUSINESS**

**NEXT MEETING DATE**

Thursday, July 2, 2020 at 7:00 pm