



# 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, August 6, 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, August 6, 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 August 6, 2020. The Planning Board meeting will be recorded and later transcribed. Minutes will be produced.

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

### **PLEDGE OF ALLEGIANCE**

### **DISCUSSION ITEMS**

**1. 1846 Edwards Ave, LLC Chapter 219** – Discussion of a Chapter 219 Coastal Erosion Hazard Line Permit Application to remove existing bulkhead, wood walks, decks and steps, install new bulkhead, excavate an area west of the dwelling to create additional parking, install new steps, walks, and steps and construct a 300 sq. ft. addition to an existing two (2) story single family dwelling for an elevator along with 767 sq. ft. of proposed decks and walkways to make the premises handicap accessible located on a 0.22 acre parcel of land, particularly identified as SCTM No. 600-39-2-17, located on the northern side of Edwards Avenue, Calverton, NY, within the Residence A-40 (RA40) zoning use district. (John F. Flood Jr.)

**2. Verizon Wireless @ Wading River 4** – Discussion of an administrative site plan application to modify an existing wireless communications facility and upgrade existing equipment. The proposed modifications will be made to an existing telecommunications facility on a 2.20 acre parcel of land located at 6232 Route 25, Wading River, within the Residence B-80 (RB80) zoning use district, with said parcel being more particularly described as SCTM No. 600-134-1-2.2. (John F. Flood Jr.)

**3. Verizon Wireless @ Old Steeple Church** – Discussion of an administrative site plan to collocate additional wireless communications equipment within the steeple of an existing church. The subject site is located at 656 Main Rd., Aquebogue, NY, and is a 1.2 acre parcel located within the Village Center (VC) zoning use district. (John F. Flood Jr.)

**4. Glass Residence Chapter 219 Amendment** – Continued discussion a Chapter 219 Coastal Erosion Hazard Line Permit Site Plan Amendments for the construction a new two story single family residence with a basement, deck/screen porch, carport, pool house accessory structure, an in-ground pool, along with a new driveway, septic system, drywells, and utility connections located on a 2.34 acre parcel at 120 Louise Court Riverhead, NY identified as SCTM No 600-17-1-8.3. (John F. Flood Jr.)

**5. Hotel Indigo** – Discussion of a site plan application to abandon the existing septic system, to construct a sanitary pump station and to connect the existing hotel into the Riverhead Sewer District. The subject property is 11.75 acres in size, is zoned Destination Retail Center (DRC), is located at 1830 West Main street and is identified as SCTM No. 600-118-3-2.3(Jefferson V. Murphree, AICP)

**6. Riverhead Townhomes** – Discussion of a preliminary site plan application proposing to develop a vacant 6,112 sq. ft. (0.14 acre) parcel of land with a two-story, three unit townhouse development with a footprint of 1,029 sq. ft. and a total floor area of 2,058 sq. ft., along with related parking, lighting, landscaping, stormwater management systems, and new sanitary and water connections. The subject parcel, identified as SCTM No. 600-128-5-20, is located at 45 3<sup>rd</sup> Street, Riverhead, NY, and is located within the Downtown Center-4 (DC-4) zoning use district. (Greg Bergman)

**7. 836 East Main Street** – Brief update on the status of a site plan application which received preliminary site plan approval by Planning Board Resolution No. 2020-011, dated February 6, 2020. The site plan application proposes to develop a vacant 33,684 sq. ft. (0.77 acre) parcel with a mixed use building consisting of 6,558 sq. ft. of ground level retail, and 6,780 sq. ft. of second floor residential apartments consisting of 8 dwelling units, ranging in size from 532 sq. ft. up to 980 sq. ft., along with parking, landscaping, lighting, storm water and sanitary improvements on a site located at 836 Main St., Riverhead. The site is within the Hamlet Center (HC) zoning use district, with said parcel being more particularly described as SCTM No. 600-127-6-7.1. (Greg Bergman)

## **PUBLIC HEARINGS**

**1. Baits and Barrels** – Public hearing to consider 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. 1535 Route 58, LLC** – Public hearing to consider 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)

**3. Villas at Roanoke** – Public hearing to consider a preliminary plat submitted in furtherance of a major subdivision application proposing to subdivide an existing vacant parcel of wooded land to create fourteen (14) new building lots, ranging in size from 14,172 sq. ft. through 21,951 sq. ft., as well as a 3.32 acre open space preservation area, new roadway terminating in a cul-de-sac, and a stormwater management recharge area. Approval of the application will require the applicant to acquire and redeem seven (7) Transfer of Development Rights (TDR's) in order to obtain the proposed development density. The subject parcel, particularly identified as SCTM No. 600-8-2-4, is a 11.1334 acre parcel located on the south side of Sound Shore Road, Jamesport, NY, and is located within the Residence A-40 (RA40) and Residence A-80 (RA80) zoning use districts. (Greg Bergman)

## **PUBLIC COMMENTS ON RESOLUTIONS**

### **RESOLUTIONS**

**1. Resolution No. 2002-044 – 836 East Main Street** – Resolution granting final site plan approval for a site plan application proposing to develop a vacant 33,684 sq. ft. (0.77 acre) parcel with a mixed use building consisting of 6,558 sq. ft. of ground level retail, and 6,780 sq. ft. of second floor residential apartments consisting of 8 dwelling units, ranging in size from 532 sq. ft. up to 980 sq. ft., along with parking, landscaping, lighting, storm water and sanitary improvements on a site located at 836 Main St., Riverhead. The site is within the Hamlet Center (HC) zoning use district, with said parcel being more particularly described as SCTM No. 600-127-6-7.1. (Greg Bergman)

**2. Resolution No. 2020-045 - 1846 Edwards Ave Chapter 219** – Resolution to approve a Chapter 219 Coastal Erosion Hazard Line Permit Application to remove existing bulkhead, wood walks, decks and steps, install new bulkhead, excavate an area west of the dwelling to create additional parking, install new steps, walks, and steps and construct a 300 sq. ft. addition to an existing two (2) story single family dwelling for an elevator along with 767 sq. ft. of proposed decks and walkways to make the premises handicap accessible located on a 0.22 acre parcel of land, particularly identified as SCTM No. 600-39-2-17, located on the northern side of Edwards Avenue, Calverton, NY, within the Residence A-40 (RA40) zoning use district. (John F. Flood Jr.)

**3. Resolution No. 2020-046 Verizon Wireless at Wading River 4** – Resolution to approve an administrative site plan application to modify an existing wireless communications facility and upgrade existing equipment. The proposed modifications will be made to an existing telecommunications facility on a 2.20 acre parcel of land located at 6232 Route 25, Wading River, within the Residence B-80 (RB80) zoning use district, with said parcel being more particularly described as SCTM No. 600-134-1-2.2. (John F. Flood Jr.)

**4. Resolution No. 2020-047 Verizon Wireless at Old Steeple Church** – Resolution to approve an administrative site plan to collocate additional wireless communications equipment within the steeple of

an existing church. The subject site is located at 656 Main Rd., Aquebogue, NY, and is a 1.2 acre parcel located within the Village Center (VC) zoning use district. (John F. Flood, Jr.)

**5. Resolution No. 2020-048 Glass Residence Chapter 219 Amended Permit** – Resolution to approve Continued discussion a Chapter 219 Coastal Erosion Hazard Line Permit Site Plan Amendments for the construction a new two story single family residence with a basement, deck/screen porch, carport, pool house accessory structure, an in-ground pool, along with a new driveway, septic system, drywells, and utility connections located on a 2.34 acre parcel at 120 Louise Court Riverhead, NY identified as SCTM No 600-17-1-8.3. (John F. Flood Jr.)

**6. Resolution No. 2020-049 Riverhead Townhomes** – Resolution classifying a preliminary site plan application proposing to develop a vacant 6,112 sq. ft. (0.14 acre) parcel of land with a two-story, three unit townhouse development with a footprint of 1,029 sq. ft. and a total floor area of 2,058 sq. ft., along with related parking, lighting, landscaping, stormwater management systems, and new sanitary and water connections as a Type 1 Action pursuant to SEQRA and initiate a coordinated SEQRA review with involved agencies. The subject parcel, identified as SCTM No. 600-128-5-20, is located at 45 3<sup>rd</sup> Street, Riverhead, NY, and is located within the Downtown Center-4 (DC-4) zoning use district. (Greg Bergman)

**7. Resolution No. 2020-050 – HK Ventures** – Resolution assuming Lead Agency status and issues a Positive Declaration pursuant to SEQRA for 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 423,964 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)

**8. Resolution No. 2020-051 Hotel Indigo** – Approval of a site plan application to abandon the existing septic system, to construct a sanitary pump station and to connect the existing hotel into the Riverhead Sewer District. The subject property is 11.75 acres in size, is zoned Destination Retail Center (DRC), is located at 1830 West Main street and is identified as SCTM No. 600-118-3-2.3(Jefferson V. Murphree, AICP)

**PUBLIC COMMENTS ON ALL MATTERS**

**MEETING MINUTES OF THE BOARD**

July 16, 2020

**OTHER BUSINESS**

**EXECUTIVE SESSION**

**NEXT MEETING DATE**

Thursday, August 20, 2020 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**

Join Zoom Meeting

<https://us02web.zoom.us/j/83703673247?pwd=T29ZQmd4V21yelo4TCt1cHBJQzBPOT09>

Meeting ID: 837 0367 3247

Password: 099828

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.

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Password: 099828

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.