



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, October 18, 2018 *(Amended 10/17/18)*

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>

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

PLEDGE OF ALLEGIANCE

DISCUSSION ITEMS

1. Area Real Estate (7-Eleven) - Discussion of a site plan to demolish the existing building used for car repair and construct a 3,062 sq. ft. retail convenience store with associated site improvements on two parcels, 243-245 and 255 W. Main St., totaling 39,918 sq. ft. on the south side of W. Main St., across from and just east of Osborn Ave. in Riverhead within the Peconic River Community (PRC) Zoning District known and designated as Suffolk County Tax Map Numbers: 600-128-03-50 & 600-128-03-51. (Karin Gluth)

2. 203-213 E. Main St. – Discussion of the Draft Scope for the Draft Environmental Impact Statement for construction of a 186,422 sq. ft. floor area, mixed use, five-story building with 170 apartments, three retail stores, and a mostly underground parking garage on a vacant 61,987 sq. ft. site composed of four parcels at 203-213 E. Main St. in the DC-1 Zoning District on the south side of E. Main St. west of McDermott Ave., known as Suffolk County Tax Map Nos. 0600-129-01-17, 18, 19, and 20. The proposed building will be approximately 60 ft. tall and will have four wings extending west from a portion of the building to the east that connects the wings. The building extends from E. Main St. to the northern boundary of the Peconic Riverfront Park. Between the wings are outdoor areas with landscaping, walkways, etc. An emergency access road/pedestrian walkway is proposed to extend along the entire west side of the property. The separate entrance and exit to the parking facility are proposed to be from curb cuts from the Town Parking District parking lot. A total of 88 parking stalls are proposed including two parallel parking stalls. The proposed commercial uses on the “ground” floor include three retail storefronts of 910 sq. ft., 1,000 sq. ft., and 1,532 sq. ft. Thirty apartments are proposed for the “garden floor” and 35 apartments each for the second, third, fourth, and fifth floors. (Karin Gluth)

3. Minor Subdivision Map of Henry Silverman – Discussion of a three lot minor subdivision of an existing 7.988 acre (347,960 square feet) parcel. The proposed subdivision results in Lot 1, with a lot area of 118,319 sq. ft.; Lot 2 with an area of 118,516 sq. ft. and Lot 3 with an area of 111,125 sq. ft. Lot 3 is improved with a 2-story frame residential dwelling, barn and accessory buildings, sanitary system, public water and miscellaneous infrastructure. The subject property is located at 4654 Sound Avenue, at the northeast corner of Sound Avenue and Penny Road in the Residence A-80 (RA 80) identified as SCTM # 600-19-01-16 (Jefferson V. Murphree, AICP)

4. Overlook Homes – Continued discussion of a major subdivision application which seeks create four new buildable lots from a 7.705 acre parcel. The 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)

5. Riverhead Commons – Review and discussion to amend an approved site plan application Resolution No. 2018-003 to include a grease trap for a restaurant use within a medical professional office complex to be connected to the Riverhead Sewer District on a vacant parcel of 6.148 acres. at 780 Old Country Road, on the north side of Old Country Rd., approximately 224 ft. east of Ostrander Ave., within the Shopping Center (SC) Zoning District in Riverhead, known as Suffolk County Tax Map No. 0600-82-03-17 (Karin Gluth) **added 10/17/18**

PUBLIC HEARINGS

None

PUBLIC COMMENTS ON RESOLUTIONS

RESOLUTIONS

1. Resolution No. 2018-078 – Minor Subdivision of Henry Silverman – Resolution to schedule a public hearing on a three lot minor subdivision of an existing 7.988 acre (347,960 square feet) parcel. The proposed subdivision results in Lot 1, with a lot area of 118,319 sq. ft.; Lot 2 with an area of 118,516 sq. ft. and Lot 3 with an area of 111,125 sq. ft. Lot 3 is improved with a 2-story frame residential dwelling, barn and accessory buildings, sanitary system, public water and miscellaneous infrastructure. The subject property is located at 4654 Sound Avenue, at the northeast corner of Sound Avenue and Penny Road in the Residence A-80 (RA 80) identified as SCTM # 600-19-01-16. (Jefferson V. Murphree, AICP)

2. Resolution No. 2018-079 - L.S. Family, L.P. (Riverhead Ford Parking Lot) – Resolution granting a one year extension, valid until October 5, 2019, of a preliminary site plan approval to clear approximately 187,000 sq. ft. of wooded land in order to create an accessory parking area to be utilized as automobile storage for automobile dealerships, erect approximately 1,500 linear feet of chain link fence, install approximately 15,790 sq. ft. of impervious asphalt driveway, and install related stormwater management systems on three parcels, particularly identified as SCTM Nos. 600-108-2-17.1, 600-108-2-19.1, and 600-125-1-3.1, located at 1419 & 1423 Old Country Road, and Pulaski Street, within the Business Center (BC) zoning use district in the Hamlet of Riverhead. (Greg Bergman)

3. Resolution No. 2018-080 - Overlook Homes – Resolution to schedule a public hearing for December 6, 2018 to receive public input and comment on a major subdivision application which seeks create four new buildable lots from a 7.705 acre parcel. The 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)

4. Resolution No. 2018-081 - Riverhead Commons – Resolution to amend an approved site plan application Resolution No. 2018-003 to include a grease trap for a restaurant use within a medical professional office complex to be connected to the Riverhead Sewer District on a vacant parcel of 6.148 acres. at 780 Old Country Road, on the north side of Old Country Rd., approximately 224 ft. east of Ostrander Ave., within the Shopping Center (SC) Zoning District in Riverhead, known as Suffolk County Tax Map No. 0600-82-03-17 (Karin Gluth) **added 10/17/18**

PUBLIC COMMENTS ON ALL MATTERS

MEETING MINUTES OF THE BOARD

1. October 4, 2018

CORRESPONDENCE

EXECUTIVE SESSION

NEXT MEETING DATE – November 1, 2018 at 7:00 pm