



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 21, 2018

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. **Sons Riverhead** – Discussion of a site plan to split the former Sports Authority 45,085.20 sq. ft. building into three storefronts of 14,500 sq. ft., 11,035 sq. ft., and 13,500 sq. ft. and to do front façade modifications and site modifications including adding a new concrete pad for a compactor, a new 24 by 10 ft. canopy over the loading dock, a new egress staircase to the east side of the building, a new handicapped curb ramp for access to the easternmost storefront, 12 concrete bollards along a portion of the sidewalk at the front of the building, and a new 50 ft. long cart corral with a railing along the front of the easternmost proposed storefront. In addition, in the parking lot the following are proposed: Four additional handicapped parking stalls with shared access aisles, wider access aisles for the existing 8 handicapped parking stalls, four additional landscaped islands, four covered cart corrals, site lighting modifications and additions, and 18 proposed land banked parking stalls at the southern portion of the parking area. The modifications are proposed on Suffolk County Tax Map No. 0600-108-3-13.9. The only proposed improvement on Suffolk County Tax Map No. 0600-108-3-13.7, the site of the Target store, is a proposed new pylon sign at the shared entrance driveway off of Old Country Rd. A 15 ft. deep dedication along Old Country Rd. is proposed on both parcels. (Karin Gluth)
2. **Riverhead Islamic Center** – Discussion of a site plan to construct a place of worship with a first floor of 3,357 sq. ft. and a second floor of 3,200 sq. ft. with a rear portico of 87.5 sq. ft. and convert an existing vacant single-family residence with an existing first floor of 751 sq. ft. and an existing second floor of 330 sq. ft. and an existing cellar of 527 sq. ft. into a dwelling for the religious leader with additions of 140 sq. ft. to the first floor at the rear of the of the residence and 51 sq. ft. to the second floor of the residence and related improvements including a new curb cut and driveway, paved parking, a dumpster enclosure, lighting, landscaping, sidewalks, etc. on two parcels totaling approximately 1.24 acres, known as Suffolk County Tax Map Nos. 0600-102-3-

21 & 22, on the west side of Harrison Ave. approximately 1,423 ft. north of the intersection with Osborn Ave. in Riverhead. (Karin Gluth)

3. **Young Farm Stand** – Discussion of a phased Farm Stand application to construct a gravel parking area of 14,100 sq. ft., initially to serve a 19,000 sq. ft. “u-pick” area, a 20 by 30 ft. (600 sq. ft.) building, for use as a farm stand, and related improvements, including a proposed concrete apron and gravel driveway for access and use of an existing driveway for egress, on a parcel at 1018 Main Rd. in Aquebogue of 67,566 sq. ft. (1.55 acres) in the Agricultural Protection Zone (APZ) Zoning District, with an existing 10 by 12 ft. shed and temporary greenhouse to remain and a roadside firewood stand to be removed. (Karin Gluth)
4. **Verizon Riverhead 2** – Discussion of an administrative site plan application proposing to modify and upgrade existing wireless communications equipment located on the roof of an existing Holiday Inn Express hotel located on a 2.03 acre parcel, identified as SCTM No. 600-119-1-9.4, located at 1707 Old Country Road, Riverhead, within the Business Center (BC) zoning use district. (Greg Bergman)

PUBLIC HEARINGS

None

PUBLIC COMMENTS ON RESOLUTIONS

RESOLUTIONS

1. Resolution No. 2018-050 - Riverhead Islamic Center – Resolution to schedule a public hearing regarding a site plan application to construct a place of worship with a first floor of 3,357 sq. ft. and a second floor of 3,200 sq. ft. with a rear portico of 87.5 sq. ft. and convert an existing vacant single-family residence with an existing first floor of 751 sq. ft. and an existing second floor of 330 sq. ft. and an existing cellar of 527 sq. ft. into a dwelling for the religious leader with additions of 140 sq. ft. to the first floor at the rear of the of the residence and 51 sq. ft. to the second floor of the residence and related improvements including a new curb cut and driveway, paved parking, a dumpster enclosure, lighting, landscaping, sidewalks, etc. on two parcels totaling approximately 1.24 acres, known as Suffolk County Tax Map Nos. 0600-102-3-21 & 22, on the west side of Harrison Ave. approximately 1,423 ft. north of the intersection with Osborn Ave. in Riverhead. (Karin Gluth)

2. Resolution No. 2018-051 – Long Island Sports Park – Resolution granting final site plan approval for a site plan application seeking the operation of a recreational activities and events facility on an 82.47 acre parcel formerly used as a public golf course, with said parcel being more particularly described as SCTM No. 600-137-1-2.1, located at 149 Edwards Avenue, Calverton, within the Industrial C (Ind C) zoning use district. (Greg Bergman)

3. Resolution No. 2018-052 – Minor Subdivision of Reginald and Connie Farr – Resolution granting a fourth extension for approval of a four lot minor subdivision of Reginald and Connie Farr, regarding properties identified as SCTM Nos. 600-80-1-3.3, 3.4, 3.5, 3.6, located within the Agricultural Protection (APZ) zoning use district. (Greg Bergman)

4. Resolution No. 2018-053 – The Vistas at Baiting Hollow – Resolution to approve a final site plan to construct a one-story building of 7,263 sq. ft. plus a 96 sq. ft. utility closet, with 5 condominium dwelling units, an 8,716 sq. ft., one-story building with 6 condominium dwelling units, and a 2-story building of 5,959 sq. ft. per floor, plus a 96 sq. ft. utility closet, with 10 condominium dwelling units, plus associated improvements including driveways, walkways, paved parking areas including handicapped accessible parking, a dumpster enclosure, landscaping, revegetation of a portion of the scenic easement to be disturbed, the installation of utilities, lighting, etc., and the conversion of 6 existing dwelling units into condominiums in an existing 3-story building with a footprint of 4,839 sq. upon real property 352,120 sq. ft. (8.08 acres), with other existing improvements including an approximately 5,422 sq. ft. building used for storage of golf course maintenance equipment and a parking lot, on Fox Hill Dr. in Baiting Hollow, known and designated as SCTM No. 0600-40-05-6.1. (Karin Gluth)

5. Resolution No. 2018-054 – Verizon Riverhead 2 – Resolution granting administrative approval for a site plan application proposing to modify and upgrade existing wireless communications equipment located on the roof of an existing Holiday Inn Express hotel located on a 2.03 acre parcel, identified as SCTM No. 600-119-1-9.4, located at 1707 Old Country Road, Riverhead, within the Business Center (BC) zoning use district. (Greg Bergman)

PUBLIC COMMENTS ON ALL MATTERS

MEETING MINUTES OF THE BOARD

1. Minutes of the June 7, 2018 Planning Board Meeting

EXECUTIVE SESSION

NEXT MEETING DATE – July 5, 2018 at 7:00 PM

CORRESPONDENCE