



# TOWN OF RIVERHEAD PLANNING BOARD

201 HOWELL AVENUE, RIVERHEAD, NEW YORK 11901-2596  
(631) 727-3200, EXT. 240, FAX (631) 727-9101

*Stan Carey, Chairman*  
*Ed Densieski, Vice-Chair/Secretary*

*Richard M. O'Dea, Member*

*Joseph H. Baier, Member*  
*George Nunnaro, Member*

## AGENDA Thursday, January 5, 2017

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 for the Planning Board. The Planning Board's agendas may be viewed on the Town's Website, <http://www.townofriverheadny.gov>

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

#### **PLEDGE OF ALLEGIANCE**

#### **PLANNING BOARD DISCUSSION ITEMS**

**1. Brixmor** – Review of revised plans for the construction of 120,450 square feet of retail and accessory uses and associated site improvements on a 41.55 acre (1,809,900.46 sq. ft.) site located at 1768 Old Country Road (CR 58), Riverhead, located in the Destination Retail Center (DRC) zoning use district, identified as SCTM No. 600-101.01-1-1, -2, -3, -4, -5, -6, -7 and -8 and SCTM No. 600-101-1-3.4 (Jefferson V. Murphree, AICP)

**2. Calverton Distribution PODS** – Continued discussion of a site plan application to construct a 45,212 sq. ft. single story warehouse with related site improvements, including a stormwater recharge basin, paved parking areas with marked stalls, off-street loading berths, outdoor storage areas, on-site septic system with leaching pools, as well as landscaping and lighting improvements on a 32.16 acre parcel located within the Industrial A (Ind A) zoning use district at 3651 Middle Country Road (SR 25), Calverton, further described as SCTM No. 600-117-2-9.2. (Greg Bergman)

### **\*\*7:15 PM REGULAR MEETING\*\***

#### **PUBLIC HEARINGS**

**1. EPCAL Subdivision** – Preliminary subdivision application for the EPCAL property that consists of 2,323.9± acres of the Former Calverton Naval Weapons Industrial Reserve Plant (NWIRP). The subject property is located in the hamlet of Calverton, Town of Riverhead, Suffolk County, and is bounded on the north by New York State Route 25, industrial, agricultural and undeveloped/wooded parcels to the east, Grumman Boulevard to the south and Wading River Manor Road and residential and undeveloped/wooded properties to the west, which are designated on the SCTM No's 600-135-1-7.1, 7.2, 7.33 and 7.4 (Kevin Walsh, PE with VHB and Richard Ehlers. Esq)

**2. The Vistas at Baiting Hollow (Knolls of Fox Hill, Inc.)** - Preliminary site plan application to construct two one-story townhouse buildings with a of 11 units and one two-story 10 unit building for a total of 21 units upon real property of 8.08 acres located in the RA-80 Zoning District at 2300 Fox Hill Dr. in Baiting Hollow, New York, known and designated as SCTM No. 0600-040.00-05.00-006.001. (Karin Gluth).

**3. Dynamic Radiator** - Preliminary site plan application to construct a 17,950 sq. ft. gravel parking lot and 1,250 sq. ft. paved asphalt driveway, erect approximately 480 linear feet of chain link fence, and install three (3) storm drains to deal with on-site stormwater retention on a parcel identified as SCTM No. 600-118-4-8.1 located within the Riverfront Corridor (RFC) Zoning Use District. (Greg Bergman)

## **PUBLIC COMMENTS ON RESOLUTIONS**

### **RESOLUTIONS**

**1. Resolution No. 17-001 – Lois Pyke Eyre and Douglas Pike** - Resolution to approve the creation of separate tax map lots for Lots 8 and 10 Subdivision of “Map of Ostrander Property” filed in the Suffolk County Clerk’s Office – File No. 484 (filed on April 17, 1905) located at Ostrander Avenue, Riverhead further designated as SCTM No. 600-129-3-30. (Jefferson V. Murphree, AICP and Richard Ehlers, Esq)

**2. Resolution No. 17-002 – Gendot Associates, Inc.** – Resolution to issue a SEQRA determination for the Special Permit and Site Plan application for the conversion of an existing single-family house into a retirement community unit and construction of 15 more retirement community units (14 attached units in sets of two and one detached unit) upon real property of approximately 3.67 acres at 450 Middle Rd. located in the Residence RC Zoning District (Retirement Community) on the north side of Middle Rd. in Riverhead, New York, known and designated as Suffolk County Tax Map No. 0600-82-04-221.12 (Karin Gluth, Jeffrey Seeman, CEP)

**3. Resolution No. 17-003 – Calverton Distribution PODS** – Resolution to assume Lead Agency under SEQRA and schedule a public hearing for a site plan application to construct a 45,212 sq. ft. single story warehouse with related site improvements, including a stormwater recharge basin, paved parking areas with marked stalls, off-street loading berths, outdoor storage areas, on-site septic system with leeching pools, as well as landscaping and lighting improvements on a 32.16 acre parcel located within the Industrial A (Ind A) zoning use district at 3651 Middle Country Road (SR 25), Calverton, further described as SCTM No. 600-117-2-9.2. (Greg Bergman)

## **CHAPTER 219 RESOLUTIONS**

### **PUBLIC COMMENTS ON ALL MATTERS**

### **MEETING MINUTES OF THE BOARD**

1. Minutes of the December 15, 2016 Planning Board Meeting

### **EXECUTIVE SESSION**

**NEXT MEETING DATE** – January 19, 2017, 2016 at 3:00 PM

### **CORRESPONDENCE**