



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
Edward Densieski, Vice-Chair/Secretary

Richard M. O'Dea, Member

Joseph H. Baier, Member
George Nunnaro, Member

AGENDA Thursday, May 18, 2017 Updated 5/16/17

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>

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

PLEDGE OF ALLEGIANCE

PLANNING BOARD DISCUSSION ITEMS

- 1. Gendot Associates, Inc.** – Discussion of a preliminary 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 Road, identified as SCTM No. 600-82-4-221.12. (Karin Gluth)
- 2. 452 Main Rd.** Discussion of a site plan application to renovate a 3,586 sq. ft. two-story, single-family house with a basement into a first-story restaurant, with indoor and outdoor seating totaling 12 seats and a basement walk-in box and finished area for dry storage, and a second-story apartment and to construct related improvements including construction of a concrete access apron, a gravel parking area, a dumpster enclosure, drainage improvements, exterior lighting, landscaping, etc. on a parcel identified as SCTM No. 600-85-3-2 of 11,020 sq. ft. (.253 acres) located in the Hamlet Center (HC) Zoning District at 452 Main Rd., Aquebogue. (Karin Gluth)
- 3. Preliminary Major Residential Subdivision of Kaufold Farm** – Discussion about a proposed preliminary major residential subdivision of 18.3319 acres of land consisting of 15.4 acres of Prime Soils for the purpose of a seven (7) lot clustered residential subdivision with lots 1 through 6 proposed for residential use and lot 7 proposed for agriculture and a farm house. Parcel A, which is located south of the Long Island Railroad tracks, cuts through the site, consists of 9.7593 acres. The subject property is located on Main Road (NYS Route 25) approximately 320 feet west of Laurel Lane in Laurel and south and north of the LIRR track system, in the RB-80 zoning use district, identified as SCTM # 600-48-03-20 and 25 (Jefferson V. Murphree, AICP).

4. NERP Holdings/Tractor Supply Co – Subdivision – Discussion of a 3 lot minor subdivision application of a ±51 acre parcel located at 4331 Middle Country Road, Calverton, NY, with said parcel being more particularly described as SCTM #600-116-1-1 and located within the old Business CR and old Industrial B zoning use districts. (Greg Bergman)

5. NERP Holdings/Tractor Supply Co – Site Plan – Discussion of a site plan application to build 51,547 sq. ft. of retail space in a four building campus style development in the Hamlet of Calverton. The development consists of a 19,097 sq. ft. main building, with an attached 15,000 sq. ft. fenced outdoor sales area, another 9,450 sq. ft. building, and two (2) buildings each being 4,000 sq. ft in a campus style layout. The site plan also proposes landscaping, lighting, and drainage improvements, as well as on-site septic systems to handle the sanitary flow from the facilities. The site is more particularly described as SCTM #600-116-1-1 and is located within the old Business CR and old Industrial B zoning use districts. (Greg Bergman)

6. Baiting Hollow Cottage Condominium #23 – Discussion of a site plan application to demolish an existing 473 sq. ft. cottage and construct a new two-story, 1,223 sq. ft. residence at unit #23 of the Baiting Hollow Cottage Condominiums, located within the RA40 zoning use district in the hamlet of Baiting Hollow. (Greg Bergman)

7. STAT Health – Discussion of a site plan application to change the use of a property from an existing Pizza Hut restaurant to a Stat Health walk in medical clinic, construct a new 56 sq. ft. entry vestibule and concrete walkway with access ramp, install new site lighting and landscaping throughout the property, and update the building façade on a 0.704 acre parcel within the Business Center (BC) zoning use district, located at 999 Old Country Road, more particularly described as SCTM #600-108-4-11.10. (Greg Bergman)

8. Jamesport Farm Brewery – Continued discussion of a site plan application to convert a 3,200 sq. ft. barn into a brewery and tasting room and construct parking, lighting, and landscaping improvements on two parcels, particularly identified as SCTM No. 600-9-2-8 and 600-9-2-9, located at 5873 Sound Avenue within the Agricultural Protection (APZ) Zoning Use District. **Updated 5/16/17**

Discussion to address final topics with site plan before final approval resolution.

9. Jonathan Perkins – Discussion of a Chapter 219 application to convert a 1645 square foot, single story beach house into a full time residence. The renovation and addition includes adding a second story of 1,645 square feet for a total of 4,240 square feet of living space and a 395 square foot garage. The Coastal Erosion Hazard Line is located through the existing structure which is located at 804 Sound Shore Road, Wading River, further described as SCTM No. 600-08-01-004. (Jeffrey Seeman, CGCS/CEP)

PUBLIC HEARINGS

None.

PUBLIC COMMENTS ON RESOLUTIONS

RESOLUTIONS

1. Resolution No. 2017-042 - Little Flower Children Minor Subdivision – Resolution to schedule a public hearing for July 6, 2017 on a 2-lot minor subdivision of a 15.867 acre parcel located at 2463 N. Wading River Road, Wading River, New York, in the Residence B-80 (RB80) Zoning Use District, more particularly described as SCTM #600-36-3-6.1 (Greg Bergman)

2. Resolution No. 2017-043 – North Fork Auto Body – Resolution issuing a negative declaration pursuant to SEQRA, and granting preliminary approval of a site plan application to construct a 3,000 sq. ft. concrete block building for use as a motor vehicle repair garage/auto repair shop, create new concrete driveways and parking stalls, install lighting improvements, a vegetative buffer, as well as new on-site septic and stormwater management systems on two parcels identified as SCTM Nos. 600-86-1-19 & 600-86-1-21.1 with a combined area of .91 acres located at 26 Edgar Avenue within the Residence A-40 (RA40) zoning use district in the Hamlet of Aquebogue. (Greg Bergman)

3. Resolution No. 2017-044 – Jamesport Farm Brewery – Resolution granting final approval for a site plan application to convert a 3,200 sq. ft. barn into a brewery and tasting room and construct parking, lighting, and landscaping improvements on two parcels, particularly identified as SCTM No. 600-9-2-8 and 600-9-2-9, located at 5873 Sound Avenue within the Agricultural Protection (APZ) Zoning Use District. (Greg Bergman)

4. Resolution No. 2017-045 – Fedun Warehouse – Resolution to assume lead agency, issue negative declaration pursuant to SEQRA, and grant preliminary approval for a site plan application to construct a 5,000 sq. ft. warehouse/storage building with related site improvements, including landscaping, lighting, and drainage structures on a .53 acre parcel located within the Village Center (VC) zoning use district. The parcel is located at 427 Lincoln Street, Riverhead, more particularly described as SCTM #600-128-1-13.1. (Greg Bergman)

5. Resolution No. 2017-046 – Baiting Hollow Cottage Condominium #23 – Resolution to schedule a public hearing for July 6, 2017 on a site plan application to demolish an existing 473 sq. ft. cottage and construct a new two-story, 1,223 sq. ft. residence at unit #23 of the Baiting Hollow Cottage Condominiums, located within the RA40 zoning use district in the hamlet of Baiting Hollow. (Greg Bergman)

6. Resolution No. 2017-047 – Popeye’s Restaurant – Resolution assume lead agency, issue negative declaration pursuant to SEQRA, and grant preliminary approval for a site plan application to construct a 2,265 sq. ft. fast food restaurant with related site improvements on a 1.056 acre parcel located at 212 Old Country Road, Riverhead, New York, in the Business Center (BC) zoning use district, with said parcel being more particularly described as SCTM #600-84-4-32.1. (Greg Bergman)

7. Resolution No. 2017-0048 - 452 Main Rd. – Resolution to schedule a public hearing for July 6, 2017 on a site plan application to renovate a 3,586 sq. ft. two-story, single-family house with a basement into a first-story restaurant, with indoor and outdoor seating totaling 12 seats and a basement walk-in box and finished area for dry storage, and a second-story apartment and to construct related improvements including construction of a concrete access apron, a gravel parking area, a dumpster enclosure, drainage improvements, exterior lighting, landscaping, etc. on a parcel identified as SCTM No. 600-85-3-2 of 11,020 sq. ft. (.253 acres) located in the Hamlet Center (HC) Zoning District at 452 Main Rd., Aquebogue. (Karin Gluth)

8. Resolution No. 2017-0049 - Preliminary Major Residential Subdivision of Kaufold Farm – Resolution to schedule a public hearing for July 6, 2017 for a proposed preliminary major residential subdivision of 18.3319 acres of land consisting of 15.4 acres of Prime Soils for the purpose of a seven (7) lot clustered residential subdivision with lots 1 through 6 proposed for residential use and lot 7 proposed for agriculture and a farm house. Parcel A, which is located south of the Long Island Railroad tracks, cuts through the site, consists of 9.7593 acres. The subject property is located at Main Road (NYS Route 25) approximately 320 feet west of Laurel Lane in Laurel and south and north of the LIRR track system, in the RB-80 zoning use district, identified as SCTM # 600-48-03-20 and 25 (Jefferson V. Murphree, AICP).

PUBLIC COMMENTS ON ALL MATTERS

MEETING MINUTES OF THE BOARD

1. Minutes of the May 4, 2017 Planning Board Meeting

EXECUTIVE SESSION

NEXT MEETING DATE – June 1, 2017 at 7:00 PM

CORRESPONDENCE