

Planning Board Minutes – March 5, 2020  
Planning Board  
Town of Riverhead  
Suffolk County  
Riverhead, New York

Minute summary of March 5, 2020 Town of Riverhead Planning Board meeting, held at the Town of Riverhead Town Hall, Riverhead, New York.

**PRESENT:**

Stanley Carey, Chairman  
George Nunnaro  
Richard O’Dea  
Ed Densieski  
Joseph Baier

**ABSENT:**

**ALSO PRESENT:**

Jefferson V. Murphree, AICP  
Greg Bergman  
Karin Gluth  
Richard Ehlers, Counsel

**7:00 PM MEETING**

Chairman Stanley Carey called the meeting to order at 7:00 p.m.

**PLEDGE OF ALLEGIANCE**

**DISCUSSION ITEMS**

**1. Merritt Creek Townhouses** – Discussion of a site plan to demolish the existing structures including four residences and construct 26 three-bedroom townhouses in six buildings of four or five units each at 916 E. Main St., Riverhead in the Downtown Center 5 (DC-5) zoning district on three parcels totaling 151,295.5 sq. ft. (3.473 acres) known as SCTM Nos: 600-127-6-11, 12, &13. (Karin Gluth)

Greg Folk was present for the discussion. Ms. Gluth stated, just gonna go through this report and kind of give you an update on the project. Everyone should have the plans and the report. The applicant is proposing to construct twenty-six three-bedroom townhomes in six buildings where there are four or five units each. The address is 916 East Main Street, Riverhead in the Downtown Center-5 zoning district. The site consists of three parcels totaling 3.473 acres. As far as the location goes; it’s on the north side of East Main Street across from Millbrook Lane. According to the application, it’s currently developed with a two-family residence, three single family residences, and a detached garage. Two of the parcels have single family residences and the third furthest east has two...has multiple residences, actually. To the north there’s another townhouse community that’s entered from Elton Street and another that is open space

with wetlands owned by the Town of Riverhead. Adjacent to the west are four parcels; two parcels with single family residences. One which is actually on Prospect Place. A parcel with converted residence that has an insurance agency and a parcel with a building used by the Suffolk County Girl Scouts Council. Adjacent to the east is a parcel with a single family house. All of the adjacent parcels are zoned DC-5. Across East Main Street is a large office complex and residences of various kinds. Wetlands that are NYSDEC and Town CAC wetlands extend onto the northeastern portion of the site. The site is within the sewer district, and there are sewers available on East Main Street, and the site is within the Riverhead Water District. I didn't really do a full site inspection due to the fact that they're residences, but the rear of the site behind the residences is steeply sloped to the wetlands, and there are woods. So, on pages 3-4 you can see the houses that are to be demolished and some of the adjacent buildings. Mr. Baier asked, figure 4, those houses are going to be developed...demolished? Ms. Gluth stated, demolished. Townhouses are permitted in the DC-5 zoning district. As far as SEQRA is concerned, the project is considered a Type I action because new residential condos or cooperatives of 20 units or more are Type I actions, and you have to do Coordinated Review with the involved agencies. We did do a resolution in June classifying the action as Type I requesting Lead Agency status for the Planning Board and authorizing the Planning Department to conduct the Coordinated Review with the involved agencies. That was done. We got several comments back. PSEG, Suffolk County Planning Commission, NYSDEC, Suffolk County Health Department, NYSDOT. No one had any objection to the Planning Board being the Lead Agency. I provided all the letters to the applicant. The only significant comments were from NYSDEC and involved wetlands and the fact the project would need to adhere to seasonal clearing and tree-cutting restrictions or apply for an incidental take permit due to the presence of the long-eared bat. The applicant has indicated he will comply, so that an incidental take permit would not be required. I did include additional information that I received from other agencies in the report. So far it doesn't look like any Zoning Board variances would be needed. I did include some information that you can have a minimum 15 foot front yard setback to the building, but front porches may extend up to five feet in the front yard. Variances may be needed if they're gonna put up any freestanding signage because you have to have a 15 foot front yard setback to the sign, and they have a 15 foot front yard setback to the building. I'm not gonna really go too much into the Architectural Review Board because I think we've kind of gone through that last time pretty well. Mr. Densieski asked, what about lighting? I see... Ms. Gluth answered, that I'm gonna get into later in the report. So, the board had indicated you didn't want to flip the interior layout, that you were satisfied with the front elevation. You didn't feel the recommendation of the ARB to align the upper windows with the front doors had to be done. Although the Planning Board, you wanted the applicant to show screening along East Main Street in case people were storing any lawn furniture or barbecues or something like that...landscaping, fencing...maybe a berm, but the applicant would have to show something that was to the Planning Board's satisfaction. When we did talk about the screening originally, we had looked at the plan quickly to see how much...what the front yard setback would be, and I looked at the zoning chart and it erroneously had 28 feet; it's actually 15 feet, and the front porch extends into that. I don't know if that would make any difference to the Planning Board regarding your recommendation. Let me know if there is any change regarding that. Also, we had talked about instead of doing individual walkways to each front door on Main Street that there would be a common walkway for each building, Buildings A and B. Mr. O'Dea stated, I changed my mind about that. I definitely think there should be an individual. It's an inconvenience to the other people who live along there. You're coming in, you're going by their house to see that way or this way. Ms. Gluth replied, okay, whatever the consensus of the board is. Mr. Carey asked, what's the issue with the landscaping? The plan didn't have the proper setback from the

porch? Ms. Gluth replied, no, no. The ARB had brought up the issue they felt...having...they didn't want things in the front yard, like people's stuff in the front yard, and the board had indicated you wanted some sort of fencing, maybe the 2-3 foot berm. Some landscaping to screen that area. I was just bringing to your attention that when we originally talked about that, we thought the front yard depth was 28 feet 'cause that's what it said in the zoning table. That's what they were proposing. When you look at the plan the dimension is 15 feet. Mr. Carey replied, so that's my question; are we still gonna be able to accomplish what we intended? Ms. Gluth replied, right, that's what I'm asking, basically. Mr. Folk asked, so, we lost 13 feet? Mr. Carey added, yeah, that's a lot. Mr. Densieski stated, if people are gonna be putting barbecues and bicycles, I think we should screen that from Main Street. Mr. Folk stated, I agree with that. The entrance from the sidewalk on the street, that would go to the fence, a gate on the fence? Ms. Gluth stated, no, no, no, no. There would be...you have the sidewalk going up the driveway on either side, and then, if the Planning Board wants it...they may change their mind...the idea was to have that connect to walkways on the porch. At the time, the board didn't want individual walkways to each door. Mr. Carey noted, now it's a lot shorter. Mr. Folk replied, that would make more sense. I'd like to see what it looks like with the footage that we were just talking about. Fifteen feet instead of twenty-eight is huge.

Mr. Baier stated, just looking at the site plan, and I see what you were saying, Karin, with regard to the setback 'cause it looks like they have a dimension here of 37 feet in the front...on SP-1. Ms. Gluth stated, they're showing 15 feet on the left from the front. Where are you looking at, Joe? Mr. Baier answered, right a little further down, it's says 37 feet. I don't know what that is. Ms. Gluth replied, no, I think that's a...maybe a metes and bounds. That's not the setback. I actually scaled it out. I measured it with a scale. Mr. Carey asked, did you measure it to the property line or the sidewalk? Ms. Gluth responded, I measured it to the property line. That's the dimension on the left. Mr. Baier replied, okay, I see it there now. Ms. Gluth continued, it's from the corner of the building to the property line. I did scale it out, so. It looks like they took the height and put it in the front yard 'cause it is the same dimension. I don't know, but... Mr. Folk pointed to the plan and asked, so this is 15 feet from where? Ms. Gluth showed him, from here. Right here. That corner, it's says 15 feet right here. Mr. Carey asked, what is the 37, a station mark? Ms. Gluth answered, I'm not positive what that is truthfully. It looks like it might align to a property line 'cause the site is made up of three properties. It's along a property line. I'll have to look into that. Mr. Carey asked, so, can we see a plan of what it might look like landscaped and laid out with the sidewalks going in? Mr. Folk replied, yeah, I'm gonna text him now. We need some clarification on the front of this, I think, first, and then we can probably give you some sort of plan. Ms. Gluth stated, let me just make sure...the board now is leaning towards having each townhome having a sidewalk leading to it? Mr. Carey replied, well, now that we see that it's closer, we want to see what it looks like. Ms. Gluth replied, okay. Mr. Densieski asked, are you talking about gated 'cause... Mr. O'Dea asked, walkways, right? It's what you're talking about? Mr. Densieski replied, yeah. Mr. Carey questioned, a gate for each one? Mr. Densieski responded, maybe the applicant can come up with a couple plans? Ms. Gluth added, yeah, maybe and a couple of alternatives, Greg, to show what you might do. Mr. Folk nodded in agreement. Mr. Densieski added, we definitely want it to look good from Main Street. Not opening day, but... Mr. Baier added, you'll have to show a berm. Mr. Densieski replied, maybe a couple choices with... Mr. Folk answered, okay. (To Karin) So, you're gonna note that. Ms. Gluth, continued, okay, so they'll have to hook up to the sewer district. The parking calculations correctly indicate that 39 parking spaces are required, based on 1.5 parking spaces per unit. They're proposing 58 parking spaces, 19 more than required. Unless the board thinks it's too much, I think it's kind of reasonable 'cause many of the units may have two vehicles or more. So, that

would give extra leeway for visitors and such. I did go into some accessibility issues for handicapped access. Things like that, and I won't go into all the details unless the board wants me to. Cross-access is typically recommended to allow movement between parking areas for usually commercial uses. In this case since the use is residential and most of the adjacent uses are residential, I really wouldn't recommend it unless the Planning Board feels it's necessary. On pages 7-9, I included some site plan issues, which I won't get into the details unless the board has questions on that. Mr. Carey asked, anything significant? Ms. Gluth stated, I did indicate they should show a limit of disturbance and clearing. I did indicate they're not showing any existing or proposed edge of woods and that a site visit should be scheduled before preliminary approval so I could go out there and take a look at what wooded areas or trees might be preserved. For the exterior lighting there were several deficiencies; no data on building-mounted lighting was shown. No lighting schedule was provided; no photometric grid showing illuminance levels. No specification sheets from the manufacturer. I did a search online for the specification sheet for the pole-mounted lighting they proposed, and it didn't come in 3,000 K or less, so that would have to be changed. Mr. Densieski asked, are you aware of the Dark Skies ordinance that you have to meet? Mr. Folk responded, yes, I am. So is he. I just didn't... Mr. Densieski stated, I just want to make sure you're aware. Ms. Gluth continued, as far as supplementary guidelines go, it's encouraged that the principal building entrance on front shall face the primary street frontage and sidewalk and front porches are encouraged for individual entries to residential buildings. The two buildings which front East Main Street are proposed to have continuous front porches with a door to each townhome with a reverse gable over each doorway. Mr. Folk stated, we're thinking of going with individual porches for each unit. It'll probably look better. Mr. Baier asked, back side or front side? Mr. Folk responded, on the street side. Mr. Carey clarified, Main Street. Mr. Folk nodded in agreement. Ms. Gluth stated, the ARB liked the continuous porch. I don't know if the board would want it to go back to the ARB if there were any changes to be made. Mr. Carey responded, well, if we're changing what they looked at, we should probably have them take another look. Ms. Gluth continued, okay. So, I thought the intent of the guideline was met because it doesn't look like the rear of the building; it looks like the front of the building, and usable front doors were provided. As far as building, massing and siding reflecting the prevailing character of surrounding buildings, it's difficult to make townhomes look like single family homes. So, that's hard to do, but the ARB was satisfied with the building elevations for the most part. I did want to bring up that the buildings proposed are approximately 12-15 feet closer to the front property line than the existing buildings. Mr. Folk asked, which ones? Ms. Gluth explained, the existing buildings are further back than the proposed buildings will be. They will be closer to the roadway. Mr. Folk agreed, yes, they are. Ms. Gluth continued, as far as trash dumpster areas, they're supposed to be screened by wood fences or landscaping. They're proposing a wood slat gate at eight inch blocks for the dumpster enclosure sides. I'm recommending the applicant provide some specifications from the manufacturer on some sort of better looking concrete masonry unit and not just cinder blocks. Also, as far as softening the appearance of the parking lots, the guideline is that at least 15% of the land area of the parking lot be landscaped with groundcover grasses or low shrubs and also that the parking lots be provided with orchard plantings, one tree per ten off street spaces. So, the plan doesn't really go into this, but I'm not really recommending that more landscaping be put in the parking lot because you have the wetlands. You don't want to make the parking lot bigger. The plan doesn't really go into this, you have the wetland and you don't want to make the parking lot bigger. It did appear that they need six orchard planting trees and they're showing 8. I think that's acceptable. I did make some recommendations on how to enhance landscaping around the parking lot and on some of the islands that already exist. It did appear that they'd need six orchard trees, and they're showing eight trees

adjacent to the parking area, so I think that's acceptable. As far as the guideline about alternative stormwater management techniques, I think it's not reasonable to not think they're gonna sand and salt in the winter. Gravel is not likely for residential use, and again to put stormwater management inside the parking lot, expanding the parking lot, I don't think is a good idea with the wetland. I did have several comments about landscaping deficiencies or discrepancies. I'll just go into one. The street trees proposed don't work because they're very large trees, and they have overhead wires along the frontage; also, the DOT mentioned this, as well. They gave some recommendations, and I made a recommendation, as well. The water district couldn't comment because the site plan doesn't show water service yet. So, the plan has to show the water service, the RPZ location, things like that. Plans were forwarded to the Fire Marshal for review, and comments are pending. The Town Engineer has provided comments. Mr. Baier stated, I noticed that the Town Engineer's comments were in March of 2019. Have you guys addressed them by now? Mr. Folk asked, which department? Ms. Gluth answered, the engineer. Mr. Baier added, the Town Engineer. Mr. Folk asked, what was he looking at, specific? Mr. Baier replied, he's got two pages, fourteen comments in Karin's report. Ms. Gluth noted, it's on page 13. Mr. Folk stated, the engineer's report, I think we did address that. I think we did work on it. Ms. Gluth stated, not on anything you submitted to us. Maybe Jeff [Zahn] made changes. Mr. Folk replied, oh, is that one of the things that he said he didn't get to? Ms. Gluth responded, I don't know. Mr. Folk continued, let me see what he's doing here. Ms. Gluth stated, in any event, they're gonna have to do a stormwater pollution prevention plan 'cause it's over one acre. They want proposed topography of the site. They also commented about the illumination patterns for the lighting, and they had several other comments. The title was reviewed by the Town Attorney's office, and they didn't find anything that would prohibit or restrict the work proposed. Suffolk County Planning Commission said it's a matter for local determination. Suffolk County Health Department had a comment that they had not received an application; although they'll be connected to sewers they'll have to make an application to the Health Department. DOT had several comments, which I won't go through them all. They did want a five foot wide minimum public sidewalk. Mr. Folk replied, we did that. Mr. Baier added, and they want wire friendly trees. Ms. Gluth answered, yes, so they're not gonna grow to 50 feet through the wires. Mr. Baier added, and they told you what they want. They gave examples. Ms. Gluth replied, right. I recommended the Japanese snowbell. So, they did want an application form and additional plans. Things like that. As far as DEC goes, they had commented on the wetland and the long eared bat which I mentioned before. They said the wetlands may be out of DEC jurisdiction but they can't determine it without visiting the site. If they don't agree with the wetlands shown on the plan, they may have to change the proposal. The DEC recommended additional stormwater drainage, 3 inches instead of 2 inches. They said the proposed curb is about 2 feet from the 100 foot jurisdictional line in some areas, and they don't think it's possible to install those structures without impinging on the 100 foot line. Also, they thought there may be some existing disturbance within 100 feet of the wetlands. If there is, they'll want it to be revegetated. Also that they would want some sort of way to demarcate their 100 foot jurisdictional area perhaps with a post and rail fence. And, again, we had talked about the long-eared bat and the applicant had agreed to comply with when they'll clear the property. I had talked to the applicant several times to tell him to talk to the DEC to address the issue of confirming the wetlands line. We'll either need a permit from the DEC or a letter of non-jurisdiction. I would recommend to the Planning Board that the applicant comply with all of the recommendations of the DEC regarding the drainage and the fence, etc. Depending on the Town CAC we may want the fence to be closer to the development. The CAC permit is needed because a significant portion of the parking lot, the majority of one building, a portion of another building, several patios, a gazebo, two dumpster enclosures

are within the CAC jurisdiction 150 foot area. So, the applicant will need to make an application to the CAC; typically the CAC wants to get input from the DEC before they issue a permit. We did get a letter from PSEG saying they accepted the Town as Lead Agency, and they wanted to be contacted to obtain a design for any utility upgrades that may be required. I did forward them a copy of the plan, and I haven't heard back yet. If there's anything significant, I'll let you know. So, that's basically it. Mr. Folk asked, can we go back to the Town Engineer part? What was the inspection that you asked about? Mr. Carey stated, well, no, there's 14 comments that he noted, and it's been a year, so...that's the concern. I mean... Ms. Gluth interrupted, I think the...rather than having them make changes just for the engineer, it was to try to get all the comments together. Mr. Carey stated, there are a lot of them, so... Mr. Folk replied, on page 13? Mr. Carey replied, yes. Mr. Folk responded, okay. Mr. Carey asked, how much clearing of trees actually need to be done? Is it over an acre? Ms. Gluth stated, they don't show the tree line on the survey, the existing tree line on the survey or the existing or proposed tree line on the site plan. That was one of the things I requested. Mr. Folk asked, the Town Engineer would lay that out? Ms. Gluth replied, no, no. Jeff [Zahn] and your surveyor would do that. Mr. Nunnaro stated, the only the thing I just wanted to point out is going back to page 8. The comments 8 and 9. If you take a look at 9...you can look at 8 later on...it says the effective walkway would be 2.5' in width. That's certainly not ample. Ms. Gluth responded, right, I would recommend that it be wider than that. You want it to be handicapped accessible. Mr. Nunnaro added, you want it to be handicapped accessible, but it references the columns. Ms. Gluth stated, right, there's a detail that doesn't show the columns and the site plan doesn't show the locations of the columns, so it's hard to know what the effective width of the walkway would be. Mr. Folk asked, you're talking about that rendering that's not wide enough...it goes to each. Ms. Gluth answered, right. As somebody comes along to their front door, you want to make sure it's wide enough. Mr. Carey stated, so, a lot needs to be done before you come back to us. Mr. Folk replied, okay. Thank you. Mr. Carey responded, thank you. Mr. Baier noted, I think Karin's laid everything out for you in her report. Mr. Folk replied, yeah. So, here we go, right? Ms. Gluth stated, have a good night. Mr. Folk replied, thanks, Karin.

**2. East End Country Kitchens** – Continued discussion of a site plan application seeking approval to construct a 5,760 sq. ft. single story warehouse building as well as perform parking, lighting, sanitary, stormwater management, and landscaping improvements on a 1.684 acre parcel of land located at 121 Edwards Avenue, Calverton, NY, located within the Industrial C (Ind. C) zoning use district, with said parcel being more particularly described as SCTM No. 600-137-1-11. (Greg Bergman)

Alek Kosiski, Bohler Engineering, was present for the discussion. Mr. Bergman stated, good evening, members of the Planning Board. We're just here to give you a very quick update on the revisions that have been done to the East End Country Kitchens site plan. As you recall, this is a site plan to construct a 5,760 sf single story warehouse, along with parking, lighting, sanitary, stormwater and landscaping improvements. The plans have since been revised from their older versions to show the existing trash compactor which was installed next to the main manufacturing building. The installation of this dumpster eliminated one parking stall next to the building. It leaves the site with 21 parking stalls which complies with the requirements of the Town Code and has also been revised to include a chain-link fence with vinyl slats around the proposed compactor. With regards to proposed landscaping and clearing limits, as you recall, the Town Code and Pine Barrens limit the industrial clearing within the industrial zone to 65% of the parcel. Due to historical clearing, most of the existing vegetation was removed. Site plan now proposes to revegetate a total of 25,803 sf which equates to 35.2% of the parcel. The proposed landscaping complies

with the Town Code and the Pine Barren requirements and proposes a substantial list consisting of native noninvasive species which are on the Pine Barrens approved planting list. I did note since it was a concern for the Planning Board at the prior meeting, the landscaping plan does include a note that says new plantings or lawn areas shall be adequately irrigated beginning immediately after planting. Water shall be applied to each tree and shrub in a manner so not to disturb backfill. Watering shall continue routinely at least until plants are established. There's no clear indication of whether it's gonna be fed with well-water or if they're gonna bring in watering trucks. I think that's a simple question for the applicant; we obviously don't want to burden the water district with additional landscaping irrigation. So, the applicant can address that fact. The application was reviewed by the Architectural Review Board at its meeting on February 26th; the ARB granted preliminary approval with the following conditions: the applicant must submit final drawings, some detail changes, and actual material samples and colors, etc. We can probably get them in at the end of March as long as they've addressed some of those facts to get a final approval from the ARB. I did just distribute the applicant's responses which I received this afternoon to the Fire Marshal's comments. Fire Marshal had some comments as to what would be stored in the building, how high will it be stored, how will it be stored, will it have windows, and what type of use. As I said, the applicant just forwarded me this email this afternoon, so I had not had a chance to forward it to the Fire Marshal. I will refer that to them tomorrow and get their comments as soon as possible. Again, that will most likely have an impact as to whether or not a sprinkler system or some sort of fire suppression system is required on site. Prior to a final approval these items must be addressed so that they can size the water main appropriately. On that, that's all I've got as far as the revisions. Mr. Densieski asked, all the lighting is Dark Skies compliant? Mr. Bergman replied, yes. 16 foot, 3,000 K. Just note before we get into the public hearing, I did speak with the applicant. The applicant has represented to us that they have sent the mailings out that are required and they have posted the property, but they did not bring the affidavit of posting or the mailing receipts to us today. I've consulted with counsel to the Planning Board; he said we can hold the public hearing if the board desires. We would keep the meeting open; the applicant would just have to repost the property with the new date as long as we receive those affidavits and those mailings, we can continue the public hearing at the next meeting and close it at that time. Mr. Carey stated, okay. Mr. O'Dea asked, the trash compactor, that's permanent? Mr. Kosiski replied, yes, it's for the wood chips of the warehouse. Mr. O'Dea continued, it stays there all the time? Mr. Kosiski answered, yes. Mr. Carey added, so, now that the Fire Marshal has a response to the questions, it may trigger additional work. We won't know so...when do we know the Fire Marshal...I know you just got it, but... Mr. Bergman stated, I can refer them to him. I can probably get an answer for you pretty quickly. At least...definitely by the time we close the public hearing. Hopefully, those questions will be answered prior to a preliminary approval being granted. Mr. Kosiski stated, at this time, we're running domestic service into the building, so there will just be an additional trench for the fire if necessary. Mr. Carey replied, okay. Alright, so for the public hearing we'll ask you to go up to the podium and give a presentation on what the whole project entails.

## **PUBLIC HEARINGS**

1. **East End Country Kitchens** – Public hearing on a site plan application seeking approval to construct a 5,760 sq. ft. single story warehouse building as well as perform parking, lighting, sanitary, stormwater management, and landscaping improvements on a 1.684 acre parcel of land located at 121 Edwards Avenue, Calverton, NY, located within the Industrial C (Ind. C) zoning use district, with said parcel being more particularly described as SCTM No. 600-137-1-11. (Greg Bergman)

Alexander Kosiski, Assistant Project Manager at Bohler Engineering, 2929 Expressway Drive North, Hauppauge, submitted five packets to the Planning Board members. Mr. Carey stated, so, we're just gonna ask you to explain the project, the overall scope, and you know, why you're doing it. Mr. Kosiski stated, tonight I'm here on behalf of my client, East End Country Kitchen. It's a custom cabinet facility manufacturer making cabinets for over fifty years in Riverhead. Tonight I have here Pete Pazera, property owner of the building. The subject site is located at 111 Edwards Avenue in Calverton, also identified as district 600 section 137 block 1 lot 11. The showroom, however, is located on a separate lot also known as lot 6. There's a paper road separating the two parcels which we have a right-of-way easement in place to use it. A title report has been submitted verifying this easement. The total lot area of our subject site is 38,378 sf or 1.68 acres. Just to look at the aerial, to the north we have our showroom. To the south we have EPC Framing & Contracting as well as the LIRR. To the east we have Edwards Avenue, and to the west we have Long Island Sports Park. Currently, the existing lot contains a small parking area with a 5,283 sf warehouse building which is being used to manufacture the custom cabinets on site. Due to the limited storage within the warehouse, the client has built a temporary storage shed which will be removed at the start of construction. We are here tonight to seek an approval for a one story 5,760 sf warehouse building with a 72' x 33' canopy. In addition to the building, we will be providing site improvements which are compliant with the Riverhead Town Code. Our subject site tonight is a variance free application. The site is currently zoned Industrial C which is a warehouse industrial establishment permitted as-of-right. As you can see in the site plan, we provided multiple improvements to the site such as 21 parking stalls for employee parking which includes one ADA stall which does meet the Town Code requirement, updated drainage within the parking area, updated LED lighting compliant to the Town of Riverhead's standards, updated landscaping which is approximately 650 plants which conform to the Town requirements, the DEC, and the Pine Barrens, designated loading areas for the box trucks and a brand new trash enclosure on a concrete pad. The proposed 5,700 sf warehouse building with canopy will be constructed at the rear of the site approximately 80 feet from the property line, the rear property line, and 400 feet away from the right-of-way. The warehouse building will be constructed in steel. The building will consist of corrugated sheet metal for both the building and the siding and the roof. I provided samples to you guys as far as what we intend to make it look like. The building will feature the following: windows throughout the perimeter of the building, access doors at the front with two egress doors at the rear, two loading doors, one at grade and the other within the dock area, the loading dock area obviously for shipping purposes, a canopy that's 72 x 33 to provide storage for the box trucks, a climate-controlled open space warehouse for storage of wooden supplies. In addition, within the open warehouse is two restrooms for the employees. The sole purpose of the proposed building is to store wood at a climate-controlled temperature. The facility at the rear will only be used by the employees; no customers will have access to the rear of the site. At this time I'd like to open up the application to any questions by the board.

Mr. Carey asked, the buildings there now, are they on public water or they have well water? Mr. Kosiski stated, they are on public water. Mr. Carey asked, the existing building's on public water? Mr. Kosiski answered, yes, the barn, the other warehouse is on public water. Mr. Carey replied, okay. Any questions from the board? Mr. Densieski stated, very thorough. Mr. Carey added, nice job, and I think it's definitely an improvement to the area. We don't like when we see things are built without permits, so...but you're rectifying that. With that, we don't have any other questions... Mr. Baier stated, I do have one question. When you get into building and developing the site, I'd like to see the landscaping done before the building

so that it gets done and provides everything that's needed and start the watering. I think that given the fact that there was some construction before, I think that's the least you can do. Mr. Kosiski answered, okay. We can do that, and we will be bringing a water truck to water the plants to ensure that we keep the plants alive and grow to their natural vegetation, so... Mr. Carey asked, anyone from the public want to comment on this public hearing, this application? Anyone from the public? (There were no public comments.) Mr. Carey continued, okay, so we're gonna keep this one open, correct? Do we have to state the amount of time, or... Mr. Ehlers replied, you can state the next meeting. They can go to the next meeting; then they can post the sign. Mr. Carey asked, next meeting or next month? Mr. Ehlers answered, just the next meeting. Their position is they have the documents; they just forgot to bring them. Mr. Carey replied, got it. Mr. Kosiski stated, we can send the affidavit back tomorrow morning. We have it. Mr. Baier asked, you posted the property? Mr. Kosiski replied, we posted the signs; we have pictures of the signs. We sent out the mailings; we just forgot the affidavit.

**A motion was made by Mr. Carey, seconded by Mr. Nunnaro, that the public hearing be held open to March 19, 2020:**

**THE VOTE**

**BAIER  X  YES   NO    O'DEA  X  YES   NO**

**NUNNARO  X  YES   NO    DENSIESKI  X  YES   NO**

**CAREY  X  YES   NO**

**THIS MOTION  X  WAS   WAS NOT  
THEREFORE DULY ADOPTED**

Mr. Carey stated, we don't have any resolutions to act on tonight, but are there any comments from the public on any matter regarding the Planning Board?

Robert Giordano submitted photos to the board and stated, I live at Glenwood Village. I don't think the way the plan was designed is the way it was constructed. There was no backing on the fence. It's just a chain-link fence with 15 foot columns facing the residents. No landscaping was done. There were supposed to be 34 Lelands supposedly planted in the back; they put in ten. I don't know what they are, but they're not Lelands. Mr. Baier asked, is this one of them in the photo? Mr. Giordano replied, yes, that is, and they put ten shrubs and there were supposed to be 34. The plan called for 34, I believe. That wasn't done. Mr. Carey asked, whose application was this? Mr. Bergman stated, that was mine. At this point, the applicant...I know they constructed the wall. The applicant has not yet requested a final Planning inspection, so their permit is still open; it has not been closed out. I have not gone out to verify compliance with the approved plan. When they come in and fill out an inspection request, I go out. Obviously, I'm sensitive to...landscaping is one of the issues I'd go out and verify that what is on the approved plan is what's planted. If it's not it'll be addressed with the applicant, and if they need to install more trees, they will be required to do so per the plan. Mr. Carey asked, was the back of that fence supposed to have the

barrier on it, also? Mr. Bergman replied, I believe it was just...I don't have the plans in front of me, so I don't want to misspeak, but I don't believe there was any backing on both sides of the fence. It was just a chain-link fence with that sound absorbent material applied to the side of the Stop and Shop wall. I can confirm that; if Mr. Giordano wants to provide contact information I can follow up with that. Mr. Giordano asked, when you put up a fence aren't you supposed to put the good side towards the neighbor? Mr. Carey replied, this is a special soundproof fence, so it's probably designed to... Mr. Giordano interrupted, I know, but some sort of aesthetically...aesthetic material. Mr. Carey asked, wasn't it agreed to by everyone in the community or the owner of the park? Mr. Giordano replied, I'm not the owner of the park; I can't say. Mr. Carey replied, well, he was here and spoke at the meeting and had it all worked out with the Stop and Shop. Mr. Nunnaro asked, do you reside in the park, sir? Mr. Giordano stated, yes, I do, sir. Mr. Nunnaro asked, does the fence work? Does it keep the noise down? Mr. Giordano replied, unfortunately, it's gotten worse. They've extended their hours of operation 'til ten o'clock at night now because now we can't see what they're doing, and they've decided that it's a good idea that if we can't see what they're doing, they work until ten o'clock at night. I filed a complaint with Code Enforcement, and they're working on that. Mr. Carey stated, okay, we'll have Greg...it's his application... follow up and find out when they're gonna finish the work and if it was actually built to what was approved. Mr. Giordano stated, I know nobody mentioned any kind of backing so it slipped through that there was gonna be...but I think there should be some kind of aesthetic quality to the fence. It can't just be a chain-link fence, you know, it's not really right. Mr. O'Dea asked, is there any correspondence? Did you contact the owners of the...or anybody at Stop and Shop? Mr. Giordano replied, have I contacted them? No. I'm just talking to the board about it right now. Talking to Stop and Shop is really... Mr. Carey finished, difficult. Mr. Giordano replied, yeah. My only other concern is you can see in the picture they left the old fence up. Now, what's gonna happen is that space in between those two fences is gonna be a collection point for leaves, debris, whatever, and it's just gonna build up in there and be a breeding ground for rodents or whatever wanna make a home there. Mr. Carey asked, how much distance is there? Mr. Giordano answered, it's probably about 2-3 feet. It's just gonna collect in that space. It's not a good thing. Mr. Bergman stated, I'll verify 'cause I don't have the plan in front of me. I don't know if the fence Mr. Giordano is referencing is on Stop and Shop's property or on Glenwood Village's property. Depending where it is...I mean...if it's on Glenwood, try to contact the owner of Glenwood Village and see if he'd be amenable to removing it. Mr. Carey stated, and they haven't called for the final yet? Mr. Bergman confirmed, no. Their permit...nothing's been blessed yet by the Planning Department by any inspections. Mr. Carey asked, after you inquire can you give Mr. Giordano a call back? Mr. Bergman replied, yeah. Share your contact information with me; I can be your point of contact. Mr. Giordano stated, that would be fine. Mr. Carey replied, thank you. Anything else? Mr. Giordano added, there were supposed to be signs put up telling these people not to leave their engine; they didn't put up any signs. Mr. Densieski stated, they're not at the end of their time. Mr. Nunnaro added, it's not finished yet. Mr. Densieski noted, they still have time before their inspections. They'll have that up before their inspections are done. Mr. Giordano replied, okay. Mr. Carey stated, before they get final approval, they have to have everything that was approved. Mr. Nunnaro added, so Greg will verify that. Mr. Giordano asked, and inspect the work? Mr. Carey answered, yes. Thank you for pointing it out to us. Thank you. Anyone else from the public?

**MEETING MINUTES OF THE BOARD**

1. February 20, 2020 Minutes

A motion was made by Mr. Densieski, seconded by Mr. O'Dea, that the minutes be approved:

THE VOTE

BAIER  X  YES   NO    O'DEA  X  YES   NO  
NUNNARO  X  YES   NO    DENSIESKI  X  YES   NO  
CAREY  X  YES   NO

THESE MINUTES  X  WERE   WERE NOT  
THEREFORE DULY ADOPTED

A motion was made by Mr. Densieski, seconded by Mr. Baier, to adjourn the meeting:

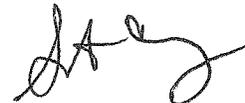
THE VOTE

BAIER  X  YES   NO    O'DEA  X  YES   NO  
NUNNARO  X  YES   NO    DENSIESKI  X  YES   NO  
CAREY  X  YES   NO

THIS MOTION  X  WAS   WAS NOT  
THEREFORE DULY ADOPTED

Dated: 4/16/2020

Signed,  
PLANNING BOARD



Stanley Carey  
Chairman