



# TOWN OF RIVERHEAD PLANNING BOARD

200 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*

October 19, 2017

Chris Kent, Esq.  
Farrell Fritz, P.C.  
100 Motor Parkway, Suite 138  
Hauppauge, NY 11788

**State Environmental Quality Review Act (SEQRA): Adopts Findings Statement for sPower Calverton Solar Facility – Minor Subdivision, Special Permit, and Site Plan Application for Green Meadows, LLC and sPower Solar Generating Facility, Step-Up Facility and Subsurface Transmission Power Line (Gen-Tie Line)  
4153 Middle Country Road, Calverton, NY  
SCTM Nos. 600-116-1-7.2 & 600-98-1-21.1  
Resolution No. 2017-107**

Dear Mr. Kent:

The following resolution was duly adopted by the Town of Riverhead Planning Board at a meeting held on October 19, 2017;

**WHEREAS**, the Planning Board received an application for subdivision, site plan, and special permit filed for sPower to construct and operate a 20 megawatt (MW) commercial solar every production facility and gen-tie line in the hamlet of Calverton; and

**WHEREAS**, the action for subdivision and solar voltaic energy facility is comprised of approximately 125 acres, located on the west side of Peconic Avenue, south of Middle Country Road, Calverton, NY, described as SCTM #600-116-1-7.2 and SCTM #600-98-1-21.1 located within the Industrial C (IC) zoning use district use; and

**WHEREAS**, the proposed action is described as the a minor subdivision of land, application with site plan and routing plan for the construction of a 20 MW solar voltaic energy facility, step-up facility and subsurface transmission line running generally west to east form the solar facility to an existing power utility facility on the east side of Edwards Avenue; and

**WHEREAS**, The underground gen-tie line will be comprised of a single access conduit for the sole use by the proposed solar facility, installed within a proposed 15±-foot easement extending from Parcel A through the following tax parcels (together referred to as the “easement property”):

- › District 0600 – Section 116 – Block 2 – Lot 7.4,

- › District 0600 – Section 117– Block 1 – Lot 6, and
- › District 0600 – Section 117 – Block 2 – Lots 7.2 and 8.2; and

**WHEREAS**, the gen-tie line shall directly connect to the proposed solar collection facility, which is a step-up transformer that converts the electricity from 34.5 kilovolt (kV) to 138 kV output that will connect to the Edwards Avenue Long Island Power Authority (LIPA) substation; and

**WHEREAS**, no additional solar, other electric utility, private or public connections to the gen-tie line shall be permitted without additional SEQRA review and further approvals by the Town of Riverhead Planning Board; and

**WHEREAS**, the proposed solar collection facility will be situated on the southern portion of SCTM No. 600-137-1-32.1, located on the east side of Edwards Avenue and north of the Long Island Railroad (LIRR) tracks and this property is developed with an existing sPower solar PV panel array facility, and is referred to as the “existing solar facility and proposed collection facility” or the “collection facility parcel”; and

**WHEREAS**, the Riverhead Planning Board adopted a SEQRA classification for the proposed action as a Type I Action pursuant to 6NYCRR Part 617.4(b)(6) and initiated coordinated review with other involved agencies; and

**WHEREAS**, by Planning Board Resolution No. 2016-115, date November 3, 2016, the Planning Board assumed Lead Agency status for the purpose of SEQRA coordinated review with involved agencies and interested parties and for the administration of the SEQRA process; and

**WHEREAS**, the Planning Board issued a Determination of Significance for the proposed action of the subdivision, site plan and special permit for the 20 MW solar facility and gen-tie line identifying potential for adverse environmental impact to preservation of agricultural activity, prime agricultural soils, visual and impacts along scenic corridors and glare impact to aircraft in the vicinity of EPCAL, public safety, social, natural resource, and economic impacts; and

**WHEREAS**, a Public Scoping Hearing was conducted by the Lead Agency, and a Final Scope was issued to assess the environmental concerns by preparation of SEQRA compliant Draft and Final Environmental Impact Statements (DEIS/FEIS) prepared on behalf of the project sponsors by VHB; and

**WHEREAS**, the Lead Agency has adequately circulated for public review and comment the DEIS and FEIS and considered all substantive comments; and

**WHEREAS**, the Lead Agency has prepared the SEQRA Findings Statement, attached and incorporated herewith to this resolution. Now, therefore be it

**RESOLVED**, that the Planning Board, as Lead Agency, pursuant to the State Environmental Quality Review Act, adopts the positive Findings Statement and determines the action as proposed avoids, or to the extent practicable by mitigating measures, will have minimal adverse environmental impact; and be it further

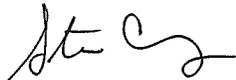
**RESOLVED**, the Planning Board, having jurisdiction of the subdivision and site plan review for the proposed action, the Town Board having jurisdiction of the special permit review, and approvals sought by the applicant for easements, construction and operation of the 20 MW solar facility, gen-tie line and supporting infrastructure shall be subject to all special conditions, covenants and restrictions associated with said reviews and approvals as determined by each involved agency; and be it further

**RESOLVED**, the adoption of the SEQRA Findings Statement concludes the SERQA process which shall allow the decisions by the involved agencies to proceed; and be it further

**RESOLVED**, that the Planning Department is hereby authorized to file the Findings Statement in accordance with 6NYCRR Part 617.12 (b) together with this resolution; and be it further

**RESOLVED**, that all Town Hall Departments may review and obtain a copy of this resolution from the electronic storage device and, if needed, a certified copy of same may be obtained from the Office of the Town Clerk.

Very truly yours,



Stanley Carey

Planning Board Chairman

A motion was made by Mr. O'Dea and seconded by Mr. Densieski that the aforementioned resolution be approved:

THE VOTE

BAIER \_\_\_ YES \_\_\_ NO X ABSENT O'DEA X YES \_\_\_ NO

NUNNARO X YES \_\_\_ NO DENSIESKI X YES \_\_\_ NO

CAREY X YES \_\_\_ NO

THIS RESOLUTION X WAS \_\_\_ WAS NOT  
THEREFORE DULY ADOPTED



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*George Nunnaro, Member*

October 19, 2017

Kyra Sposato  
12 Mansion Drive  
Glen Cove, NY 11542

### Chapter 219 Coastal Erosion Hazard Area Permit of Masonry Retaining-Decorative Wall Residential Dwelling: 748 Sound Shore Road, Jamesport Resolution No. 2017-106

Dear Sir or Madam:

The following resolution was duly adopted by the Town of Riverhead Planning Board at a meeting held on October 19, 2017:

WHEREAS, the Riverhead Planning Board is in receipt of a petition pursuant to Chapter 219 of the Town Code from Dana Kyra Sposato, which seeks a Chapter 219 Coastal Erosion Hazard Line Permit for previously constructed masonry retaining wall measuring approximately 50-feet in length and 1.5 feet in width with an approximate area of 75 square feet used as a decorative retaining wall, placement of top soil backfill and lawn, located landward of the shoreline of the Long Island Sound at a single-family residential property located in the Residential (RA) 40 zoning use district; and

WHEREAS, the wall is for slope stability and was previously constructed without a completed Chapter 219 application at location described as 748 Sound Shore Road, Jamesport, NY 11947, described as SCTM # 600-007-03-031.00; and

WHEREAS, the applicant has submitted a completed Chapter 219 permit application, Short Environmental Assessment Form, provided site photographs, and a survey prepared by Francis X. Karl, LS last dated, September 21, 2013; and

WHEREAS, staff has reviewed the application and conducted a site visit on October 12, 2017 to inspect the construction completed to date and verified the photographs depict the wall and plantings; and

WHEREAS, the wall is approximately 17-feet seaward of the Coastal Erosion Hazard Line with an existing wood bulkhead placed along the toe of the slope with no observed erosion along the bluff slope; and

WHEREAS, vegetation has been restored at areas disturbed during construction; and

WHEREAS, potential for erosion and erosion hazard is low, and the applicant has met the minimum requirements pursuant to Section 219-9 of the Riverhead Town Code, paragraphs A, B and C as cited below with staff notations,

Standards for permit issuance:

A Coastal Erosion Management Permit will be issued only with a finding by the Administrator that the proposed regulated activity:

- A. Is reasonable and necessary, considering reasonable alternatives to the proposed activity and the extent to which the proposed activity requires a shoreline location.
  - It is unlikely other alternatives can be viable if required by the applicant.
- B. It is not likely to cause a measurable increase in erosion at the proposed site and at other locations.
  - The applicant has proposed work shall be limited to the stairway with restoration of the vegetation.
- C. Prevents, if possible, or minimizes adverse effect on natural protective features and their functions and protective values, existing erosion protection structures and natural resources.
  - The proposed work is expected to have no measureable impact on natural protective features and their functions and protective values, existing erosion protection structures and natural resources; and

WHEREAS, the Chapter 219 application is determined to be an “Unlisted” action per Part 617 and staff’s review of the SEAF on October 12, 2017 and based on the information provided and analysis conducted in Part 2, staff believes that the proposed action will not result in any significant adverse environmental impacts and a negative declaration recommended. Now,

**THEREFORE, BE IT RESOVLED**, the Planning Board declares itself Lead Agency and determines, pursuant to SEQRA that the proposed unlisted action of a stairway as depicted on the plans will have no adverse significant impact on the environment and issues a negative declaration; and be it further

**RESOLVED**, that the applicant be granted relief under Chapter 219 for previous placement of a 50 feet in length by 1.5 feet wide decorative, masonry retaining wall, top soil and seed ; and be it further

**RESOLVED**, that this approval is subject to the following terms and conditions:

A copy of this resolution, which shall represent the Town's authorized approval under Chapter 219, shall together with the plans cited above be available for inspection at the work site when requested. The permitted site or facility, including relevant records, is subject to inspection at reasonable hours and intervals by authorized representatives of the Town of Riverhead to determine whether the permittee is complying with this permission. Such representative may order the work suspended pursuant to Chapter 219 of the Town Code. The permittee shall require that any contractor, project engineer or other person responsible for the overall supervision of this project reads, understands and complies with this permit and all of its conditions. Any failure to comply precisely with the terms and conditions of this permit, unless authorized in writing, shall be treated as a violation of the Town Code. If any of the permit conditions are unclear, the permittee must contact the Riverhead Planning Department at the letterhead address or by telephone at (631) 727-3200, ext. 207.

A Town of Riverhead Building Department Permit shall be required prior to commencement of site work.

If the permittee intends to undertake any project design modifications after permit issuance, the permittee must submit the appropriate plan changes to the Riverhead Planning Department for approval prior to undertaking any such changes. The permittee is advised that substantial modification may require submission of a new permit application. This approval is specified for a one year duration from the date of this resolution. To ensure its uninterrupted coverage, any request for renewal should be made at least 30 days prior to expiration. Pursuant to Chapter 219, construction allowed by variance granted by the Coastal Erosion Hazard Board of Review must be completed within one year from the date of approval.

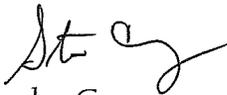
The permittee has expressly accepted by the execution of the application, the full legal responsibility for all damages, direct or indirect, of whatever nature and by whomever suffered, arising out of the project described herein and has agreed to indemnify and save harmless the Town of Riverhead from suit, actions, damages and costs of every name and description resulting from said project. This permit shall not be construed as conveying to the applicant any right to trespass upon the lands or interfere with the riparian rights of others in order to perform the permitted work or as authorizing the impairment of any rights, title or interest in real or personal property held or vested in a person not a party to the permit. The permittee is responsible for obtaining any other permits, approvals, lands, easements and rights of way which may be required for this project including a building permit from the Town of Riverhead.

All construction and demolition debris shall be removed completely from the site and disposed of at an approved upland location. Disposal of debris in tidal wetlands, waters, adjacent area or Erosion Hazard Area is prohibited. Contamination of tidal wetlands and the waters of New York State by sediments or any other environmentally deleterious materials associated with the project is prohibited. Towards these ends, the applicant shall erect and maintain a suitable sediment

barrier such as staked hay bales across the site between the construction activity and the top of bluff, and shall vegetatively stabilize all disturbed areas with maritime tolerant vegetation as soon as possible. The barrier shall remain in place until vegetation has taken hold; and be it further

**RESOLVED** that the Clerk for the Planning Board is hereby authorized to forward a copy of this resolution to Kyra Sposato, 12 Mansion Drive, Glen Cove, NY 11542, the Town Attorney; the Building Department, and the Town Clerk.

Very truly yours,

  
Stanley Carey  
Planning Board Chairman

**A motion was made by Mr. Nunnaro and seconded by Mr. Densieski that the aforementioned resolution be approved:**

**THE VOTE**

BAIER \_\_\_ YES \_\_\_ NO X ABSENT O'DEA X YES \_\_\_ NO

NUNNARO X YES \_\_\_ NO DENSIESKI X YES \_\_\_ NO

CAREY X YES \_\_\_ NO

**THIS RESOLUTION X WAS \_\_\_ WAS NOT  
THEREFORE DULY ADOPTED**

Cc: Jefferson V. Murphree, Town Building & Planning Administrator  
Richard Ehlers, Attorney to the Planning Board



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*George Nunnaro, Member*

October 19, 2017

Martin F. Sendlewski  
215 Roanoke Avenue  
Riverhead, NY 11901

**Grants Final Site Plan Approval for Dynamic Radiator  
1863 West Main Street (SR 25), Riverhead NY  
SCTM #600-118-4-8.1  
Resolution No. 2017-105**

Dear Mr. Sendlewski:

The following resolution was duly adopted at a meeting of the Town of Riverhead Planning Board held on October 19, 2017:

**WHEREAS**, the Town of Riverhead Planning Board adopted resolution #2017-009, dated February 2, 2017, by which the Planning Board assumed Lead Agency status, issued a negative declaration pursuant to SEQRA, and granted preliminary site plan approval for a site plan application to construct a 11,754 sq. ft. gravel parking lot and 1,250 sq. ft. paved asphalt driveway, erect approximately 480 linear feet of chain link fence, and install polypropylene corrugated wall stormwater collection chambers to deal with stormwater retention on a parcel identified as SCTM No. 600-118-4-8.1 located at 1863 West Main Street (SR 25) within the Riverfront Corridor (RFC) Zoning Use District; and

**WHEREAS**, the preliminary approval resolution included the following as conditions of approval:

1. That no site work shall begin nor shall Building Permits be issued until a Planning Board resolution granting Final Site Plan Approval is adopted and until all conditions of the Final Site Plan Approval Resolution are fulfilled.
2. That ten (10) sets of revised site plans must be submitted for review for Final Site Plan Approval and shall include the following:
  - A. The revised site plan shall show the following revisions:
    - i. The Planning Board certification box on each page of the Final Site Plan.

- ii. Shall comply with the comments and requirements outlined in the April 8, 2016 New York State Department of Transportation letter.
3. The applicant submit a New York State Department of Environmental Conservation permit modification for the revised site plan dated December 23, 2016; and

**WHEREAS**, in an email dated September 22, 2017, the New York State Department of Transportation had the following comments:

1. Inasmuch as we are in conceptual agreement with the mitigation measures proposed and believe that all involved are working diligently towards a resolution that will not compromise public safety on the State highway, we have no objection to the Town of Riverhead issuing site plan approval and issuing a Building Permit for this site. In order to ensure that all public safety concerns relating to traffic have been addressed in the final site plans, we request the Town to contact us prior to the issuance of a Certificate of Occupancy/Completion; and

**WHEREAS**, in a letter dated January 31, 2017, the New York State Department of Environmental Conservation had the following comments:

1. The Department of Environmental Conservation (DEC) has reviewed your request to modify the above referenced permit in accordance with the Uniform Procedures Regulations (6NYCRR Part 621). It has been determined that the proposed modifications will not substantially change the scope of the permitted actions or the existing permit conditions. Therefore, the permit is hereby modified to authorize:

Elimination of the planted berm, as shown on the attached plans prepared by Martin F. Sendlewski, last revised 1/11/17 stamped NYSDEC approved 1/27/17, and subject to the following **revised special condition #14**:

**14. Fence Required** A fence must be installed as shown and noted on the NYSDEC plans approved 1/27/17. The fence must be installed within 6 months of the submission of the Notice of Commencement; and

**WHEREAS**, the final site plan, prepared and stamped by Martin F. Sendlewski, RA, last dated September 22, 2017, which was submitted with the final site plan application includes the fence referenced in the NYSDEC modification permit.

**NOW, THEREFORE BE IT**

**RESOLVED**, that the final site plan application, including a final site plan, prepared and stamped by Martin F. Sendlewski, RA, last dated September 22, 2017, is hereby approved by the Planning Board with the following conditions:

1. That the provisions of the Code of the Town of Riverhead, which are not addressed by this resolution, or other official action of the Town shall, at all times, be complied with by the owner of the property covered by this site plan.

2. That a covenant, in a form approved by the Town Attorney, containing all the limitations and provisions of these approvals contained in this resolution shall be recorded with the Suffolk County Clerk and a copy of such recorded covenant shall be filed with the Riverhead Town Clerk. This resolution shall not become effective until such covenant is duly recorded with the Suffolk County Clerk's Office and filed with the Riverhead Town Clerk.
3. That the form, design, location, and color of all signage shall be submitted for the sign permit procedure prior to being installed at the property (the site plan approval does not indicate approval of signage); that all signage so proposed shall be coordinated in appearance and design; and that all provisions of Article XLVIII of the Code of the Town of Riverhead shall be complied with, and that all tenants shall be apprised of said requirements as well as any restrictions imposed as a condition of the site plan approval granted herein.
4. That any outdoor lighting shall be installed pursuant to Article XLIX of Code of the Town of Riverhead and no lighting shall be adjusted in such a way as to cause direct glare on neighboring properties or adjoining highways.
5. That the applicant is familiar with the Code of the Town of Riverhead, Chapter 251, Article III, entitled, "Rubbish, Refuse, and Rank Vegetation," and Chapter 245, Article I, prohibiting the accumulation of litter, and requiring the enclosure of dumpsters, and agrees to abide by same.
6. That parking, paving and drainage shall be provided pursuant to specifications outlined in the Code of the Town of Riverhead.
7. That the parking area shall be maintained pursuant to specifications outlined in the Code of the Town of Riverhead.
8. That any and all landscaped and paved areas shall be regularly maintained in an orderly and professional manner and kept free of weeds and litter; and that any planters, planter boxes, window boxes or other container plantings shall likewise be maintained on a year-round basis.
9. That adequate parking for the handicapped, pursuant to State and Federal law and the Code of the Town of Riverhead, shall be provided and that each handicap stall shall be designated by an individual sign erected on a stanchion stating, "No Parking, Handicap Only," and the universal symbol affixed thereto. Further, by execution and filing of this document, the owner of Dynamic Radiator hereby authorizes and consents to the Town of Riverhead to enter the premises at 1863 West Main Street (SR 25), Calverton, New York to enforce said handicapped parking regulations.
10. That all new utilities shall be constructed underground.
11. That the topsoil shall conform to the specifications of the New York State Department of Transportation in regard to pH, organic content, and gradation.
12. That all nursery stock and installation methods thereof shall meet the latest "American Standards for Nursery Stock," as published by the American Association of Nurserymen.
13. The applicant must satisfy all requirements of the Building and Fire Code of New York State.

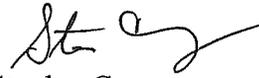
14. That the applicant shall be required to request, pay the applicable fees, and obtain all the necessary site inspections (including drainage improvements prior to backfill, grading and site improvements prior to the first lift of paving, and post-construction prior to the issuance of a certificate) as prescribed in §301-305F of the Code of the Town of Riverhead.
15. That no importation or exportation of materials will take place until a permit for such is obtained from the Town Board pursuant to §229-3A of the Code of the Town of Riverhead.
16. That no work in the SR 25 right-of-way will take place without a permit from the New York State Department of Transportation.
17. That no Building Permit or shall be issued until the Chairman of the Planning Board signs a mylar copy of the plans, including a final site plan, prepared and stamped by Martin F. Sendlewski, RA, last dated September 22, 2017.
  - i. The mylar plans shall not exceed the standard D size drawing (24" x 36").
  - ii. Receipt of a digital copy of the final site plan in a common computer-aided design (CAD) file format, among them DGN, DXF, and DWG, and the digital CAD drawing shall be projected in the NAD 1983 State Plane New York Long island FIPS 3104 (feet) coordinate system.
  - iii. Covenants to the satisfaction of the Town Attorney are submitted and filed (as indicated under item #2).
18. That no Certificates of Occupancy shall be issued until:
  - i. Written confirmation from the New York State Department of Transportation that all requirements of the NYSDOT Work Permit have been fulfilled.
19. As part of an application for final site inspection, the applicant shall submit six (6) signed and sealed as-built surveys, signed and sealed by a NYS Licensed Land Surveyor to the Planning Department pursuant to §301-303E of the Code of the Town of Riverhead. And be it further

**RESOLVED**, that pursuant to §301-303F of the Riverhead Town Code, this final approval shall be valid for 36 months from the date of approval with the possibility of one 12-month extension by the Planning Board, upon a request of the applicant in writing made at least 30 days prior to the expiration of the original thirty-six month period; and be it further

**RESOLVED**, that the Clerk of the Planning Board is hereby authorized to forward a copy of this resolution to Edward Densieski, 1863 West Main Street, Riverhead, NY 11901; the Riverhead Building Department; the Office of the Town Attorney; the Planning Board Attorney; and the Town Clerk; and be it further

**RESOLVED**, that all Town Hall Departments may review and obtain a copy of this resolution from the electronic storage device and if needed, a certified copy of same may be obtained from the Office of the Town Clerk.

Very truly yours,



Stanley Carey  
Planning Board Chairman

A motion was made by Mr. O'Dea and seconded by Mr. Nunnaro that the aforementioned resolution be approved:

THE VOTE

BAIER \_\_\_ YES \_\_\_ NO X ABSENT O'DEA X YES \_\_\_ NO

NUNNARO X YES \_\_\_ NO DENSIESKI \_\_\_ YES \_\_\_ NO X ABSTAIN

CAREY X YES \_\_\_ NO

THIS RESOLUTION X WAS \_\_\_ WAS NOT  
THEREFORE DULY ADOPTED



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*Joseph Baier, Member*  
*George Nunnaro, Member*

October 19, 2017

Charles R. Cuddy, Esq.  
445 Griffing Avenue  
Riverhead, NY 11901

**Resolution granting extension of approval for Minor Subdivision  
Of Reginald and Connie Farr  
Young Avenue, Baiting Hollow  
SCTM Nos. 600-80-1-3.3, 3.4, 3.5, 3.6  
Resolution No. 2017-104**

Dear Mr. Cuddy:

The following resolution was duly adopted at a meeting of the Town of Riverhead Planning Board held on October 19, 2017:

**WHEREAS**, by Resolution No. 2012-071, dated November 8, 2012, the Town of Riverhead Planning Board approved a four lot minor subdivision the minor subdivision of Reginald and Connie Farr; and

**WHEREAS**, the subject properties are located on the south side of Youngs Avenue, Baiting Hollow, Town of Riverhead, identified as SCTM #'s 600-80-1-3.3, 3.4, 3.5, 3.6; and

**WHEREAS**, New York State Town Law, Section 276(7)(c) allows for Planning Board to grant extensions of time for the submission of a map for signature; and

**WHEREAS**, by Planning Board Resolution No. 2017-64, dated July 6, 2017, the Planning Board granted an extension of approval for the submission of a final plat for the four lot minor subdivision of Reginald and Connie Farr; and

**WHEREAS**, due to the extensive length of time it has taken to receive Suffolk County Department of Health Services approval for the subdivision, the extension of approval expired on October 4, 2017; and

**WHEREAS**, at this time, the applicant is still working to receive Suffolk County Department of Health Services approval for the subdivision; and

**WHEREAS**, by letter dated September 21, 2017, Charles R. Cuddy, Esq., attorney on behalf of

the applicant did request an extension of time for the Chairman to affix his signature to the final plat of the “subdivision Map for Reginald and Connie Farr”; and

**WHEREAS**, at this time, the facts and circumstances regarding the minor subdivision are the same that they were at the date of approval and therefore do not require additional public hearings on the matter.

**NOW, THEREFORE BE IT**

**RESOLVED**, that this Board grants an extension of approval for the submission of a final plat for the four lot minor subdivision of Reginal and Connie Farr; and be it further

**RESOLVED**, that the time for the Chairman or Secretary of this Board to affix his or her signature to the final plat of the Subdivision Map for Reginald and Connie Farr, shall expire on January 17, 2017.

Very truly yours,  
PLANNING BOARD



Stanley Carey  
Chairman

**A motion was made by Mr. Nunnaro and seconded by Mr. Densieski that the aforementioned resolution be approved:**

**THE VOTE**

BAIER \_\_\_ YES \_\_\_ NO X ABSENT      O'DEA X YES \_\_\_ NO

NUNNARO X YES \_\_\_ NO      DENSIESKI X YES \_\_\_ NO

CAREY X YES \_\_\_ NO

**THIS RESOLUTION X WAS \_\_\_ WAS NOT  
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*George Nunnaro, Member*

October 19, 2017

Victor Prusinowski  
533 Elton Street  
Riverhead, NY 11901

Authorizes Planning Board Clerk to Publish and Post Notice of Public Hearing  
**Site Plan Application of Great Rock Clubhouse Expansion**  
**15 Fairway Drive, Wading River, NY**  
**SCTM No. 600-57-1-1.32**  
**Resolution #2017-103**

Dear Mr. Prusinowski:

The following resolution was duly adopted by the Town of Riverhead Planning Board at a meeting held on October 19, 2017;

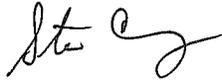
**WHEREAS**, the Riverhead Planning Board is in receipt of a preliminary site plan application to construct a 2-story clubhouse addition to the Great Rock Golf Course located at 15 Fairway Drive, Wading River. The proposed clubhouse would have a first floor with an area of 6,588 sq. ft., and a basement with an area of 6,230 sq. ft. The site plan also proposes landscaping, lighting, parking, and drainage improvements, as well as the relocation of existing trailers on site. The parcel is located within the Residence B-80 (RB80) zoning use district, and is more particularly described as SCTM No. 600-57-1-1.32; and

**WHEREAS**, the Riverhead Town Planning board desires to hold a public hearing at this time. Now, therefore be it

**RESOLVED**, that the notice of public hearing shall be posted in Newsday no later than October 22, 2017. Payment for such posting shall be furnished by the applicant. And be it further

**RESOLVED**, that the Clerk to the Planning Board hereby be authorized to publish and post the attached notice of public hearing.

Very truly yours,



Stanley Carey  
Planning Board Chairman

**A motion was made by Mr. Densieski and seconded by Mr. Nunnaro that the  
aforementioned resolution be approved:**

**THE VOTE**

BAIER \_\_\_ YES \_\_\_ NO X ABSENT    O'DEA X YES \_\_\_ NO

NUNNARO X YES \_\_\_ NO    DENSIESKI X YES \_\_\_ NO

CAREY X YES \_\_\_ NO

**THIS RESOLUTION X WAS \_\_\_ WAS NOT  
THEREFORE DULY ADOPTED**

**THE PLANNING BOARD OF THE TOWN OF RIVERHEAD  
NOTICE OF PUBLIC HEARING**

**PLEASE TAKE NOTICE** that a public hearing will be held before the Planning Board of the Town of Riverhead at the Riverhead Town Hall, 200 Howell Avenue, Riverhead, New York, on Thursday, the 2<sup>nd</sup> day of November, 2017 at 7:00 o'clock p.m., to consider a site plan application to construct a 2-story clubhouse addition to the Great Rock Golf Course located at 15 Fairway Drive, Wading River. The proposed clubhouse would have a first floor with an area of 6,588 sq. ft., and a basement with an area of 6,230 sq. ft. The site plan also proposes landscaping, lighting, parking, and drainage improvements, as well as the relocation of existing trailers on site. The parcel is located within the Residence B-80 (RB80) zoning use district, and is more particularly described as SCTM No. 600-57-1-1.32.

Dated: October 19, 2017  
Riverhead, New York

**BY THE ORDER OF THE PLANNING BOARD  
OF THE TOWN OF RIVERHEAD**