



BOARD OF ASSESSORS
Town of Riverhead

Laverne D. Tennenberg, IAO, Chairman
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Paul Leszczynski, Member
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Mason Haas, Member
State Certified Assessor

March 26, 2014

Eric Zamft, AICP
Director of Planning, Long Island
VHB Engineering, Surveying, and
Landscape Architecture, P.C.
2150 Joshua's Path Suite 300
Hauppauge, New York 11788

Re: Estimate of Assessment/Taxes at EPCAL
Suffolk Co Tax Map Nos. 0600-135.-1-7.1, 7.2, 7.4 and 7.33

Dear Mr. Zamft:

Per your request, we have estimated the assessments of proposed improvements of the subdivision project at EPCAL as outlined in your letter.

The assessments and taxes estimated herein are subject to change based on final field inspection of the projects as they are completed. The assessments do not include the value of the land, either in its present or future ownership and configuration.

Please note that future tax rates will most likely be higher and are not within our control. The taxes estimated herein were based on \$167.089 per thousand of assessed value (tax rate code 50 as shown on the 2013-14 Receiver of Taxes rate sheet). While taxes will vary based on an overlay of the subdivision with fire district boundary line maps, this estimate assumes Manorville Fire District as the default fire district. Each fire district has a different tax rate. Ambulance district taxes may or may not be levied depending on the fire district. Any estimate of taxes does not assume location in, or connection to, any sewer district nor any levy of sewer rents. You may refer to the Receiver of Taxes' rate sheet for current Calverton Sewer District tax rates, either ad valorem or rents.

Finally, there is the potential that new property owners may file for property tax exemptions allowed by law. For the residential properties, there are a myriad of exemptions for homeowners. For the non-residential properties, there is the availability of the Business Investment Exemption under 485-b of the NYS Real Property Tax Law, and also the potential for exemptions/PILOT agreements entered into with either the Town of Riverhead Industrial Development Agency (IDA) or the Suffolk County IDA. Any exemptions granted by this office as allowed by law would reduce the taxes estimated herein.

Potential Maximum Development Full Build-Out

You provided a scenario of industrial, R&D, flex space, office, medical, commercial, retail, and residential. We estimate the following:

- **6,886,836 SF of industrial/research and development (R&D)/flex space**
Estimated assessment: 137,736,700 Estimated taxes: \$23,014,287
- **2,927,232 SF of office/flex and 740,520 SF of medical office space**
Estimated assessment: 91,693,800 Estimated taxes: \$15,321,025
- **805,860 SF of commercial/retail space**
Estimated assessment: 17,728,900 Estimated taxes: \$2,962,304
- **300 Residential Units (Townhouses)**
Estimated assessment: 8,625,000 Estimated taxes: \$1,441,142

Projected Development in 2025

You additionally requested information on an interim build-out representing the level of development that could be expected in 2025. We estimate the following:

- **289,606 SF of industrial/research and development (R&D)/flex space**
Estimated assessment: 5,792,100 Estimated taxes: \$967,796
- **1,330,305 SF of office/medical office/flex or institutional space**
Estimated assessment: 33,257,600 Estimated taxes: \$5,556,979
- **358,785 SF of commercial/retail space**
Estimated assessment: 7,893,300 Estimated taxes: \$1,318,883
- **150 residential Units (Townhouses)**
Estimated assessment: 4,312,500 Estimated taxes: \$720,571

If you have any questions, please feel free to contact us.

Very truly yours,

Laverne D. Tennenberg, IAO
Chairman, Board of Assessors



February 7, 2014

VIA CERTIFIED MAIL – RETURN RECEIPT REQUESTED

Ref: 28409.00

Laverne D. Tennenberg, Assessor
Town of Riverhead
200 Howell Avenue
Riverhead, NY 11901

Re: Draft Supplemental Generic Environmental Impact Statement (DSGEIS)
Proposed Redevelopment of Enterprise Park at Calverton (EPCAL)
Hamlet of Calverton, Town of Riverhead
Suffolk County, New York

Dear Ms. Tennenberg:

As you may be aware, the Town of Riverhead is in the process of planning for the subdivision and ultimate development of the Town-owned 2,323.9±-acre EPCAL Property, located south of New York State Road 25, east of Wading River-Manor Road, in hamlet of Calverton, Town of Riverhead, Suffolk County, New York (see enclosed site location map). VHB Engineering, Surveying and Landscape Architecture, P.C. (VHB) is serving as the Town's consultant on this matter.

The subject property is designated on the Suffolk County Tax Map as: District 600-Section 135-Block 1-Lots 7.1, 7.2, 7.33, and 7.4.

The plan being contemplated by the Town includes the preservation of approximately 1,572 acres, and the subdivision of the remaining 752± acres into 42 lots, for ultimate sale and development over a projected 15-to-25-year build-out period. As it is not possible to determine precisely what would be constructed over the ultimate build out, the Town of Riverhead commissioned the preparation of a *Real Estate Market Assessment Calverton Enterprise Park (EPCAL) Riverhead, New York*, as well as a subsequent *Absorption Analysis for NWIRP/EPCAL*, which were prepared by RKG Associates, Inc., to determine potential development scenarios.

In accordance with the State Environmental Quality Review Act (SEQRA) and to ensure comprehensive environmental review, the Town of Riverhead is preparing a DSGEIS that will analyze the environmental impacts of a potential maximum development scenario, as follows:

Potential Maximum Development Full Build-Out

- 6,886,836 SF of industrial/research and development (R&D)/flex space
- 2,927,232 SF of office/flex and 740,520 SF of medical office space (3,667,752 SF total)
- 805,860 SF commercial/retail space
- 300 Residential Units (supportive of commercial/industrial development at the EPCAL Property)

Ref: 28409.00
Ms. Laverne D. Tennenberg, Assessor
Town of Riverhead Tax Assessor's Office
February 7, 2014
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In addition to the analysis of the full build-out, the DGEIS will also be evaluating an interim build-out representing the level of development that could be expected in 2025, as follows:

Projected Development in 2025

- 289,606 SF of industrial/research and development (R&D)/flex space
- 1,330,305 SF of office/medical office/flex or institutional space
- 358,785 SF of commercial/retail space
- 150 Residential Units (supportive of commercial/industrial development at the EPCAL Property)

It should be noted that the Town contemplates that any residential units ultimately developed would be supportive of the non-residential development that would take place at EPCAL. For the purposes of the fiscal analysis, please assume that the residential units would be owner-occupied, two-bedroom townhomes, averaging 1,250 square feet.

The DGEIS Final Scope, issued by the Town, requires a fiscal impact assessment that includes estimated town, county, and school tax impacts, as well as special district tax impacts. Therefore, I am contacting you to obtain an estimated assessed value for the projected development in 1) 2025 and 2) the full-build-out.

Thank you for your assistance in this matter. Please feel free to contact me at (631) 234-3444 with any questions concerning this request.

Sincerely,

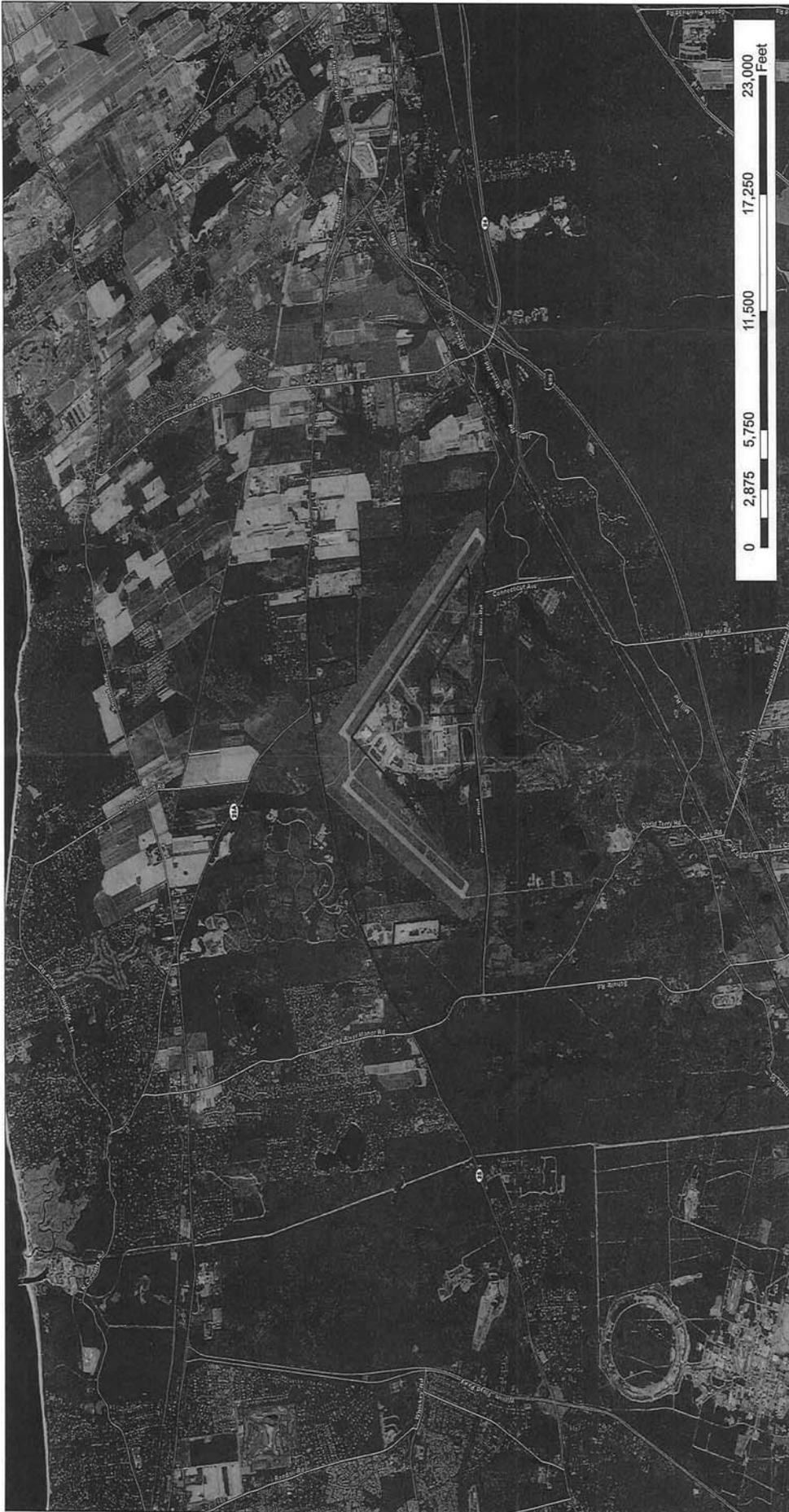
VHB Engineering, Surveying and Landscape Architecture, P.C.



Eric Zamft, AICP
Director of Planning, Long Island

EJZ/lm
enc.





Legend:

- NWIRP Calverton Property



Site Location Map

**Calverton NWIRP
Reuse Development Plan**



TOWN OF RIVERHEAD

LAURIE A. ZANESKI
Receiver of Taxes

March 31, 2014

Mr. Eric Zamft, AICP
Director of Planning, Long Island
VHG Engineering
2150 Joshua's Path
Suite 300
Hauppauge, NY 11788

Dear Mr. Zamft,

As per the email request from Laverne Tennenberg, Assessor for the Town of Riverhead, I have enclosed a copy of the 2013-2014 rate sheets.

If I can be of any further assistance, please do not hesitate to contact me at 631-727-3200, extension 247.

Sincerely,

Laurie Zaneski
Receiver of Taxes

Enclosure

TOWN OF RIVERHEAD

2013-2014

TAX CODE	SCHOOL	LIBRARY	TOWN/ COUNTY	LIGHTING	FIRE	AMB	WATER	TOTAL RATE
*3	47-30-02	47-30-02	G	LT-301	FD-302	AM-001	WD-309	\$ 167.960
*4	47-30-02	47-30-02	G	LT-301	FD-302	AM-001	WD-301	\$ 167.960
5	47-30-02	47-30-02	G	LT-301	FD-302	AM-001	WD-350	\$ 170.764
6	47-30-02	47-30-02	G	LT-301	FD-302	AM-001	WD-353	\$ 167.960
7	47-30-02	47-30-02	G	LT-301	FD-304	AM-001	WD-351	\$ 169.930
8	47-30-02	47-30-02	G	LT-301	FD-301		NONE	\$ 164.111
*9PK	47-30-02	47-30-02	G	LT-301	FD-302	AM-001	WD-301	\$ 176.904
10	47-30-02	47-30-02	G	LT-301	FD-302	AM-001	WD-352	\$ 170.442
11	47-30-02	47-30-02	G	LT-301	FD-302	AM-001	WD-310	\$ 167.960
12	47-30-02	47-30-02	G	LT-301	FD-302	AM-001	WD-309	\$ 167.960
13	47-30-01	LB-001	G	LT-301	FD-301		WD-349	\$ 196.228
14	47-30-02	47-30-02	G	LT-301	FD-302	AM-001	WD-336	\$ 167.960
15	47-30-02	47-30-02	G	LT-301	FD-301		WD-349	\$ 166.315
*16	47-30-02	47-30-02	G	LT-301	FD-305	AM-001	NONE	\$ 166.154
17	47-30-02	47-30-02	G	LT-301	FD-302	AM-001	WD-301	\$ 167.960
18	47-30-02	47-30-02	G	LT-301	FD-304	AM-001	WD-350	\$ 169.811
19	47-38-12	47-38-12	G	LT-301	FD-304	AM-001	WD-351	\$ 131.754
20	47-22-35	47-22-35	G	LT-301	FD-305	AM-001	NONE	\$ 214.591
21	47-30-02	47-30-02	G	LT-301	FD-302	AM-001	WD-335	\$ 167.960
22	47-30-02	47-30-02	G	LT-301	FD-304	AM-001	NONE	\$ 166.072
23	47-30-02	47-30-02	G	LT-301	FD-302	AM-001	NONE	\$ 167.025
24	47-30-02	47-30-02	G	LT-301	FD-304	AM-001	WD-342	\$ 167.257
25	47-30-02	47-30-02	G	LT-301	FD-302	AM-001	WD-309	\$ 167.960
26	47-30-02	47-30-02	G	LT-301	FD-304	AM-001	WD-336	\$ 167.007
27	47-30-02	47-30-02	G	LT-301	FD-302	AM-001	WD-337	\$ 167.960
28	47-30-02	47-30-02	G	LT-301	FD-301		WD-338	\$ 165.046
29	47-30-02	47-30-02	G	LT-301	FD-302	AM-001	WD-338	\$ 167.960
30	47-30-02	47-30-02	G	LT-301	FD-301		WD-339	\$ 165.264
31	47-30-02	47-30-02	G	LT-301	FD-304	AM-001	WD-340	\$ 167.007
32	47-38-12	47-38-12	G	LT-301	FD-304	AM-001	WD-340	\$ 128.831
33	47-30-02	47-30-02	G	LT-301	FD-302	AM-001	WD-341	\$ 167.960
34	47-30-02	47-30-02	G	LT-301	FD-302	AM-001	WD-342	\$ 168.210
35	47-30-02	47-30-02	G	LT-301	FD-302	AM-001	WD-343	\$ 167.960
36	47-30-02	47-30-02	G	LT-301	FD-302	AM-001	WD-344	\$ 167.960
37	47-30-02	47-30-02	G	LT-301	FD-302	AM-001	WD-345	\$ 167.960
38	47-30-02	47-30-02	G	LT-301	FD-304	AM-001	WD-346	\$ 167.007
39	47-30-01	LB-001	G	LT-301	FD-301		WD-347	\$ 195.708
40	47-30-02	47-30-02	G	LT-301	FD-301		WD-347	\$ 165.795
41	47-30-02	47-30-02	G	LT-301	FD-302	AM-001	WD-348	\$ 167.960
42	47-30-02	47-30-02	G	LT-301	FD-301		WD-343	\$ 165.046
43	47-30-02	47-30-02	G	LT-301	FD-304	AM-001	WD-301	\$ 167.007
44	47-30-02	47-30-02	G	LT-301	FD-302	AM-001	WD-354	\$ 174.206
45	47-30-02	47-30-02	G	LT-301	FD-302	AM-001	WD-340	\$ 167.960
46	47-30-02	47-30-02	G	LT-301	FD-302	AM-001	WD-355	\$ 167.960
47	47-30-02	47-30-02	G	LT-301	FD-302	AM-001	WD-356	\$ 167.960
48	47-30-02	47-30-02	G	LT-301	FD-302	AM-001	WD-360	\$ 167.960
49	47-30-02	47-30-02	G	LT-301	FD-302	AM-001	WD-368	\$ 167.960
50	47-30-02	47-30-02	G	LT-301	FD-305	AM-001	WD-301	\$ 167.089
*51	47-30-02	47-30-02	G	LT-301	FD-305	AM-001	WD-301	\$ 167.089
52	47-30-02	47-30-02	G	LT-301	FD305	AM-001	WD-371	\$ 167.089
78	47-30-02	47-30-02	G	LT-301	FD-302	AM-001	WD-331	\$ 167.960

*PLEASE ADD SEWER AND/OR BID CHARGES IF APPLICABLE

RESIDENTIAL REFUSE COLLECTION

MW210	SINGLE FAMILY RESIDENCE		\$ 282.00
MW220	TWO-FAMILY RESIDENCE		\$ 423.00
MW230	THREE-FAMILY RESIDENCE		\$ 564.00
MW280	MULTI-STRUCTURE		\$ 705.00

		2013-2014 ASSESSED VALUATION	2013-2014 TAX RATE PER \$1000	2013-2014 AMOUNT TO BE RAISED
SUFFOLK COUNTY		\$ 809,995,644.00	\$ 1.265	\$ 1,024,644.49
NYS REAL PROP TAX LAW		\$ 809,995,644.00	\$ 3.157	\$ 2,557,156.25
NYS MTA MANDATE		\$ 809,995,644.00	\$ 0.045	\$ 36,449.80
S.C. OUT OF COUNTY TUITION		\$ 809,995,644.00	\$ 0.244	\$ 197,638.94
GENERAL TOWN	G 52.282	\$ 815,704,294.00	\$ 38.960	\$ 31,779,839.29
HIGHWAY		\$ 815,704,294.00	\$ 8.611	\$ 7,024,029.68
LT 301 STREET LIGHTING		\$ 887,699,327.00	\$ 1.178	\$ 1,045,709.81
PK 301 PUBLIC PARKING		\$ 17,767,122.00	\$ 8.944	\$ 158,909.14
BD 001 BUSINESS IMPROVEMENT		\$ 25,130,184.00	\$ 4.342	\$ 109,115.26
SC 001 SCAVENGER WASTE		\$ 758,337,025.00	\$ -	\$ -
SCHOOL & LIBRARY DISTRICTS				
47-22-35 EASTPORT-SOUTH MANOR CENTRAL		\$ 63,100.00	\$ 145.357	\$ 9,172.03
47-22-35 SOUTH MANOR LIBRARY		\$ 63,100.00	\$ 7.291	\$ 460.06
47-30-01 SHOREHAM-WADING RIVER SCHOOL		\$ 103,551,750.00	\$ 128.898	\$ 13,347,613.47
LB001 NORTH SHORE LIBRARY		\$ 104,952,312.00	\$ 5.226	\$ 548,480.78
47-30-02 RIVERHEAD CENTRAL SCHOOL		\$ 735,890,345.00	\$ 100.586	\$ 74,020,266.24
47-30-02 RIVERHEAD FREE LIBRARY		\$ 735,890,345.00	\$ 3.612	\$ 2,658,035.93
47-30-02 BAITING HOLLOW FREE LIBRARY		\$ 735,890,345.00	\$ 0.013	\$ 9,566.57
47-38-12 MATTITUCK-CUTCHOGUE SCHOOL		\$ 6,979,562.00	\$ 63.671	\$ 444,395.69
47-38-12 MATTITUCK-LAUREL LIBRARY		\$ 6,979,562.00	\$ 2.364	\$ 16,499.68
STAR EXEMPTIONS:				\$ 8,407,133.57
FIRE DISTRICTS				
FD 301 WADING RIVER		\$ 185,374,595.00	\$ 6.440	\$ 1,193,812.39
FD 302 RIVERHEAD		\$ 550,457,822.00	\$ 7.424	\$ 4,086,598.87
FD 304 JAMESPORT		\$ 116,692,188.00	\$ 6.471	\$ 755,115.15
FD 305 MANORVILLE		\$ 15,572,544.00	\$ 6.553	\$ 102,046.88
AM001 RIVERHEAD AMBULANCE		\$ 702,422,676.00	\$ 1.930	\$ 1,355,675.76
WATER DISTRICTS				
WD 301 RIVERHEAD WATER DISTRICT		\$ 379,977,768.00	\$ 0.935	\$ 355,279.21
WD 309 WATER EXT. 14		\$ 41,909,150.00	\$ 0.935	\$ 39,185.06
WD 310 WATER EXT. 15		\$ 19,593,151.00	\$ 0.935	\$ 18,319.60
WD 331 WATER EXT. 18		\$ 15,539,509.00	\$ 0.935	\$ 14,529.44
WD 335 WATER EXT. 23		\$ 22,223,477.00	\$ 0.935	\$ 20,778.95
WD 336 WATER EXT. 27		\$ 20,332,595.00	\$ 0.935	\$ 19,010.98
WD 337 WATER EXT. 25		\$ 2,393,634.00	\$ 0.935	\$ 2,238.05
WD 338 WATER EXT. 26		\$ 31,389,293.00	\$ 0.935	\$ 29,348.99
WD 339 WATER EXT. 33		\$ 22,720,156.00	\$ 1.153	\$ 26,106.24
WD 340 WATER EXT. 32J		\$ 65,592,378.00	\$ 0.935	\$ 61,328.87
WD 341 WATER EXT. 22A		\$ 6,031,246.00	\$ 0.935	\$ 5,639.22
WD 342 WATER EXT. 34		\$ 21,749,747.00	\$ 1.185	\$ 25,773.45
WD 343 WATER EXT. 37R		\$ 9,937,985.00	\$ 0.935	\$ 9,292.02
WD 344 WATER EXT. 41A		\$ 10,848,342.00	\$ 0.935	\$ 10,143.20
WD 345 WATER EXT. 42		\$ 1,052,231.00	\$ 0.935	\$ 983.84
WD 346 WATER EXT. 28		\$ 8,101,485.00	\$ 0.935	\$ 7,574.89
WD 347 WATER EXT. 35		\$ 112,810,892.00	\$ 1.684	\$ 189,973.54
WD 348 WATER EXT. 41		\$ 6,528,861.00	\$ 0.935	\$ 6,104.49
WD 349 WATER EXT. 44S		\$ 46,531,886.00	\$ 2.204	\$ 102,556.28
WD 350 WATER EXT. 45		\$ 53,649,534.00	\$ 3.739	\$ 200,595.61
WD 351 WATER EXT. 47		\$ 17,064,560.00	\$ 3.858	\$ 65,835.07
WD 352 WATER EXT. 48		\$ 1,515,900.00	\$ 3.417	\$ 5,179.83
WD 353 WATER EXT. 49		\$ 3,294,096.00	\$ 0.935	\$ 3,079.98
WD 354 WATER EXT. 52		\$ 6,595,599.00	\$ 7.181	\$ 47,363.00
WD 355 WATER EXT. 59		\$ 1,618,868.00	\$ 0.935	\$ 1,513.64
WD 356 WATER EXT. 60		\$ 2,200,992.00	\$ 0.935	\$ 2,057.93
WD 359 WATER EXT. 68		\$ 22,305.00	\$ 0.935	\$ 20.86
WD 360 WATER EXT. 70		\$ 5,419,100.00	\$ 0.935	\$ 5,066.86
WD 362 WATER EXT. 72		\$ 4,593,140.00	\$ 0.935	\$ 4,294.59
WD 363 WATER EXT. 73		\$ 72,000.00	\$ 0.935	\$ 67.32
WD 365 WATER EXT. 78		\$ 1,595,320.00	\$ 0.935	\$ 1,491.62
WD 366 WATER EXT. 79		\$ 639,383.00	\$ 0.935	\$ 597.82
WD 367 WATER EXT. 81		\$ 336,800.00	\$ 0.935	\$ 314.91
WD 368 WATER EXT. 82		\$ 123,160.00	\$ 0.935	\$ 115.15
WD 369 WATER EXT. 83		\$ 2,672,220.00	\$ 0.935	\$ 2,498.53
WD 370 WATER EXT. 84		\$ 1,191,905.00	\$ 0.935	\$ 1,114.43
WD 371 WATER EXT. 85		\$ 1,058,592.00	\$ 0.935	\$ 989.78
WD 372 WATER EXT. 86		\$ 515,200.00	\$ 0.935	\$ 481.71
WD 373 WATER EXT. 87		\$ 30,323.00	\$ 0.935	\$ 28.35
WD 374 WATER EXT. 88		\$ 460,500.00	\$ 0.935	\$ 430.57
WD 375 WATER EXT. 89		\$ 269,700.00	\$ 0.935	\$ 252.17
SEWER DISTRICT				
SE 301 RHD FULL SEWER		212,445,962.00	\$ 0.446	\$ 94,750.90
SE 302 RHD PARTIAL SEWER		7,844,547.00	\$ 0.071	\$ 556.96
SE 303 RHD COMM SEWER EXT		59,736,550.00	\$ 4.952	\$ 295,797.33
SE 305/306 RIVERHEAD SEWER RENT		369,949,180.00	\$ 5.993	\$ 1,906,478.52
SE401 CALVERTON SEWER DISTRICT		11,236,400.00	\$ 0.305	\$ 3,400.00
SE450 CALVERTON SEWER RENT		9,602,400	\$ 25.809	\$ 289,508.58
REFUSE & GARBAGE DISTRICT				\$ 2,942,811.00
PRO-RATA ASSESSMENTS				\$ 182,247.55
DEMOLITION & CLEAN-UP				\$ 36,237.50
WATER ARREARS				\$ 262,466.20
TOTAL AMOUNT TO BE RAISED:				\$ 158,190,266.40



**Riverhead
Volunteer Ambulance Corps, Inc.**

P.O. Box 924
Riverhead, NY 11901
(631) 727-1686 Ext. 25



April 15, 2014

Ref: 28409.00

VHB Engineering, Surveying and Landscape Architecture, PC
2150 Joshua's Path, Suite 300
Hauppauge, NY 11788

RE: EPCAL questionnaire

Dear Gail A. Pesner,

We received your letter dated January 31, 2014 and our responses to the questionnaire are as follows:

1. Riverhead Volunteer Ambulance Corps, Inc. (RVAC) provides emergency 911 ambulance services for the Township of Riverhead, excluding that portion within the Wading River Fire District. Wading River Fire District provides both fire protection and emergency medical services to their District. Part of the Northern edge of the EPCAL property, located West of Fresh Pond Avenue and within 500 ft. South of Route 25, is currently within the Wading River Fire District. There have been discussions to adjust the fire district lines in response to new development at EPCAL but these have not been enacted to date.

Riverhead Volunteer Ambulance Corps operates 4 ambulances and 2 first response vehicles out of two stations. All response vehicles are equipped to provide advanced life support. The vehicles are just meeting our current response needs, with little margin to accommodate an increase in call volume. The stations are already overtaxed, with insufficient space and facilities to meet current staffing and call volume. Any significant increase in call volume, especially in the Western half of the Ambulance District, which includes EPCAL, will require the addition of a substation in that area and at least one additional ambulance and one additional first response vehicle.

2. We currently have 94 volunteer members who respond to ambulance calls. They are supplemented with additional paid providers from midnight to 6:00 PM. RVAC provides pre-hospital emergency medical care at the Basic and Advanced Life Support levels.
3. We currently provide our services from two locations, our main

station located at 1111 Osborn Avenue, Riverhead, NY and our sub-station located at Manor Lane, Jamesport, NY.

4. RVAC responded to 3210 calls in 2013. Call volume has been increasing each year and is expected to continue increasing even without the build out at EPCAL.
5. Response to the EPCAL property will normally be from our main station on Osborn Avenue. The estimated response time from our main station to the subject property is 10 minutes and 30 seconds in good weather with light traffic. Response times can increase by 50% or more due to traffic congestion on the Route 25/58 corridor and during bad weather, especially snow. Response from the Jamesport station would take in excess of 25 minutes under ideal traffic and weather conditions.
6. We primarily transport patients to Peconic Bay Medical Center and to Stony Brook University Hospital. We occasionally transport our patients to other area hospitals.
7. The addition of family based vs senior citizen based residential housing units to EPCAL would impact the number of calls we would receive. Senior citizen communities generate many more emergency medical calls per capita than communities with a broad range of age groups. Similarly, the impact created by non-residential development would depend on what types of industrial, retail, office and other businesses are introduced. For example, outdoor recreational businesses such as Sky Dive Long Island and the Splish Splash water park generate high numbers of emergency calls when they are in operation. Medical offices and retail stores generate more calls than other businesses. Without knowing the population and mix of businesses to be sited in EPCAL as it is developed, it is difficult to project the size of the impact on emergency medical services, but certain activities, as outlined above, will markedly increase the number of calls answered compared to alternative occupancies. Riverhead Volunteer Ambulance Corps can accommodate any of the proposed options as long as we are provided with the additional resources required to handle the call types and volumes they generate.

If you need any additional information, please do not hesitate to contact me.

Sincerely,



Lisa Corwin

Assistant Chief

Email: lisa7653@gmail.com

Cell: (631) 766-7653



March 14, 2014

VIA CERTIFIED MAIL – RETURN RECEIPT REQUESTED

Ref: 28409.00

Riverhead Town Volunteer Ambulance Corps
1111 Osborne Avenue
Riverhead, New York 11901

Re: Draft Supplemental Generic Environmental Impact Statement (DSGEIS)
Proposed Redevelopment of Enterprise Park at Calverton (EPCAL)
Hamlet of Calverton, Town of Riverhead
Suffolk County, New York

To Whom It May Concern:

I am writing as the environmental consultant to the Town of Riverhead to follow-up on correspondence that was previously mailed to your office on January 31, 2014, regarding the above-referenced project (see attached). A response to the attached letter would be greatly appreciated, as it would assist us in the environmental review process for the proposed project that is being undertaken by the Town.

Please feel free to contact me with any questions concerning this request. Thank you for your assistance in this matter.

Sincerely,

VHB Engineering, Surveying and Landscape Architecture, P.C.

Gail A. Pesner, AICP
Senior Project Manager

GAP/lm

enc.

P:\28409.00 Calverton Re-Use Plan\ProjRecords\FinalDocs\EMS Follow-Up Letter - Riverhead.doc



January 31, 2014

VIA CERTIFIED MAIL – RETURN RECEIPT REQUESTED

Ref: 28409.00

Riverhead Town Volunteer Ambulance Corps
1111 Osborne Avenue
Riverhead, New York 11901

Re: Draft Supplemental Generic Environmental Impact Statement (DSGEIS)
Proposed Redevelopment of Enterprise Park at Calverton (EPCAL)
Hamlet of Calverton, Town of Riverhead
Suffolk County, New York

To Whom It May Concern:

As you may be aware, the Town of Riverhead is in the process of planning for the subdivision and ultimate development of the Town-owned 2,323.9±-acre EPCAL Property, located south of New York State Road 25, east of Wading River-Manor Road, in hamlet of Calverton, Town of Riverhead, Suffolk County, New York (see enclosed site location map). VHB Engineering, Surveying and Landscape Architecture, P.C. (VHB) is serving as the Town's consultant on this matter.

The plan being contemplated by the Town includes the preservation of approximately 1,572 acres, and the subdivision of the remaining 752± acres into 42 lots, for ultimate sale and development over a projected 15-to-25-year build-out period. As it is not possible to determine precisely what would be constructed over the ultimate build out, the Town of Riverhead commissioned the preparation of a *Real Estate Market Assessment Calverton Enterprise Park (EPCAL) Riverhead, New York* (hereinafter the "Market Study"), as well as a subsequent *Absorption Analysis for NWIRP/EPCAL*, which were prepared by RKG Associates, Inc., to determine potential development scenarios.

In accordance with the State Environmental Quality Review Act (SEQRA) and to ensure comprehensive environmental review, the Town of Riverhead is preparing a DSGEIS that will analyze the environmental impacts of a potential maximum development scenario, as follows:

Potential Maximum Development Full Build-Out

- 6,886,836 SF of industrial/research and development (R&D)/flex space
- 2,927,232 SF of office/flex and 740,520 SF of medical office space (3,667,752 SF total)
- 805,860 SF commercial/retail space
- 300 Residential Units (supportive of commercial/industrial development at the EPCAL Property)

In addition to the analysis of the full build-out, the DGEIS will also be evaluating an interim build-out representing the level of development that could be expected in 2025, as follows:

Projected Development in 2025

- 289,606 SF of industrial/research and development (R&D)/flex space
- 1,330,305 SF of office/medical office/flex or institutional space
- 358,785 SF of commercial/retail space
- 150 Residential Units (supportive of commercial/industrial development at the EPCAL Property)

It should be noted that the Town contemplates that any residential units ultimately developed would be supportive of the non-residential development that would take place at EPCAL.

In its DGEIS the Town will be evaluating both the existing conditions and the potential impacts of the proposed project on ambulance and emergency medical services. Accordingly, on behalf of the Town, we request that you provide written responses to the following:

1. Existing ambulance and/or emergency medical services (EMS) services provided, and the current utilization levels
2. Number of active members in the Riverhead Town Volunteer Ambulance Corps
3. The locations of any substations of the Riverhead Town Volunteer Ambulance Corps
4. Total number of calls responded to in 2013
5. Estimated response time to the subject property
6. The names of receiving hospitals and other medical facilities to which patients are transported
7. Any additional information that you believe to be relevant to the environmental review

Thank you for your assistance in this matter. Please feel free to contact me at (631) 234-3444 with any questions concerning this request.

Sincerely,

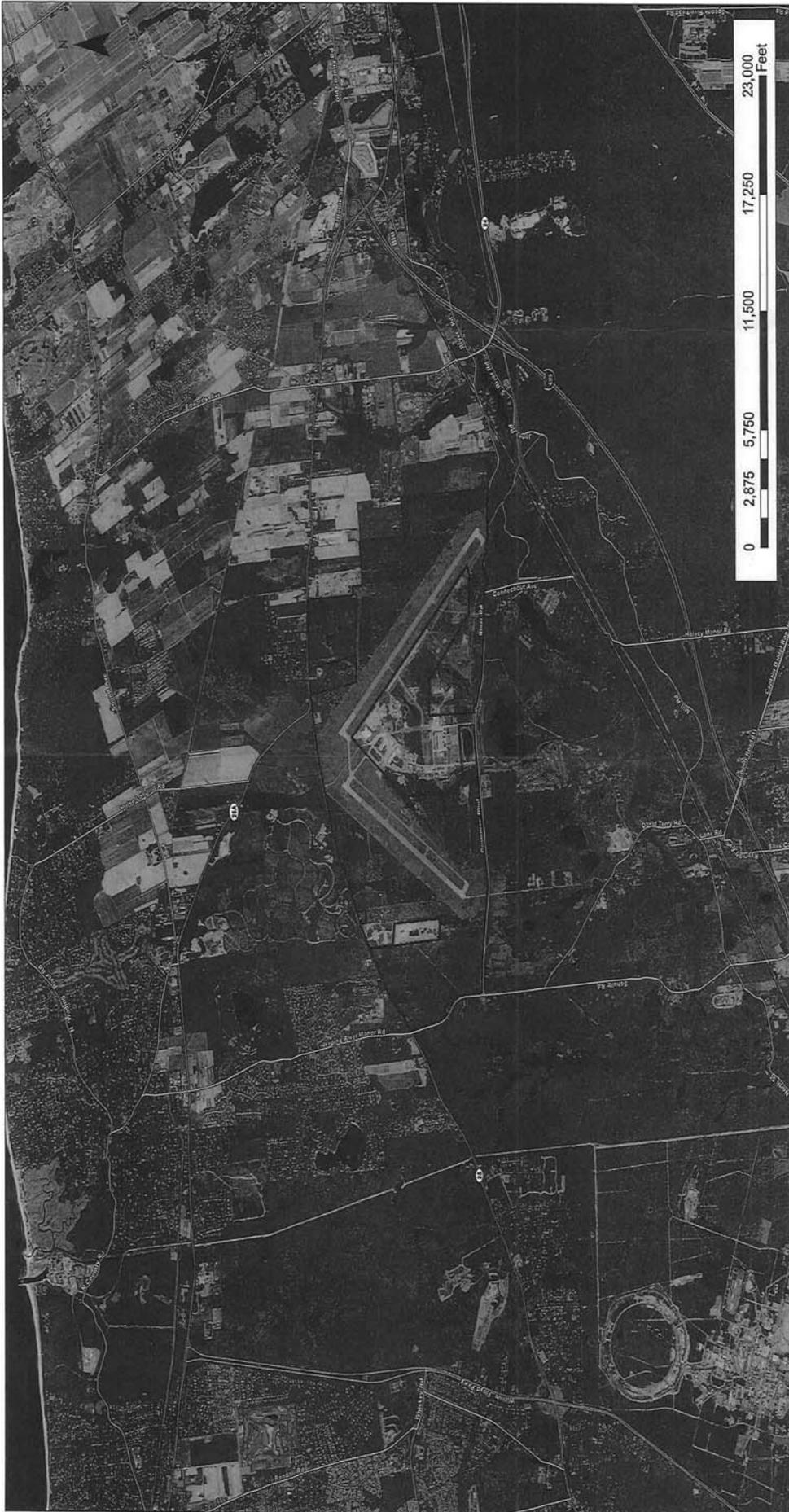
VHB Engineering, Surveying and Landscape Architecture, P.C.



Gail A. Pesner, AICP
Senior Project Manager

GAP/lm
enc.





Legend:

-  NWIRP Calverton Property



Site Location Map

**Calverton NWIRP
Reuse Development Plan**

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Riverhead Town Volunteer Ambulance
Corps
1111 Osborne Avenue
Riverhead, New York 11901

2. Article Number
(Transfer from service label)

7012 3460 0003 4472 3026

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent
X B. Received by (Printed Name) Addressee

C. Date of Delivery
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.
4. Restricted Delivery? (Extra Fee) Yes



January 31, 2014

VIA CERTIFIED MAIL – RETURN RECEIPT REQUESTED

Ref: 28409.00

Mr. Joseph Kukral, Chief and President
Manorville Community Ambulance
184 South Street
Manorville, New York 11949-0719

Re: Draft Supplemental Generic Environmental Impact Statement (DSGEIS)
Proposed Redevelopment of Enterprise Park at Calverton (EPCAL)
Hamlet of Calverton, Town of Riverhead
Suffolk County, New York

Dear Chief Kukral:

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Thank you for your assistance in this matter. Please feel free to contact me at (631) 234-3444 with any questions concerning this request.

Sincerely,

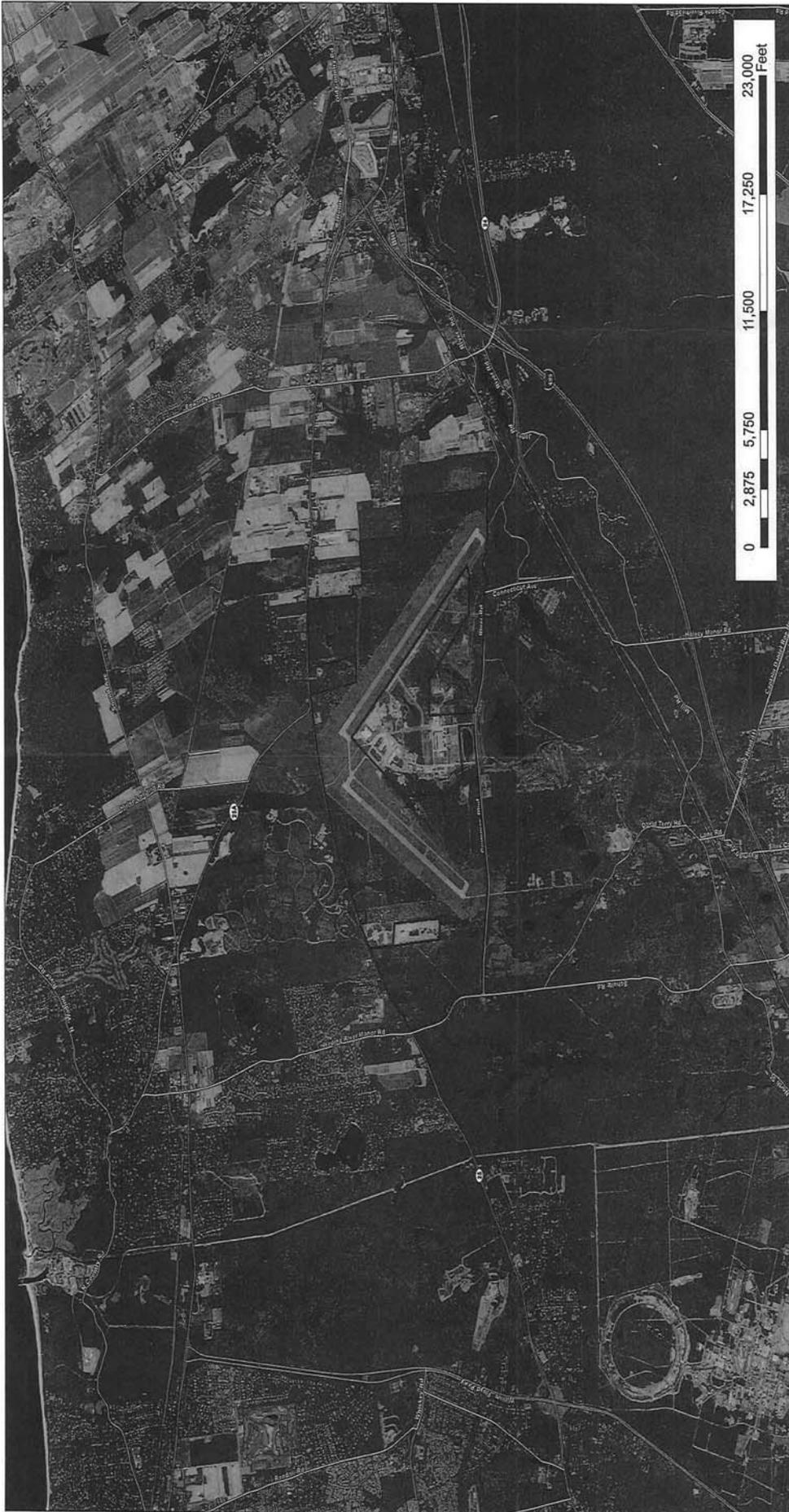
VHB Engineering, Surveying and Landscape Architecture, P.C.



Gail A. Pesner, AICP
Senior Project Manager

GAP/lm
enc.





Legend:

- NWIRP Calverton Property



Site Location Map

**Calverton NWIRP
Reuse Development Plan**

BOARD OF COMMISSIONERS

EDWARD CAREY JR., Chairman
MARK CONKLIN, Vice-Chairman
DENNIS HAMILL
WILLIAM C. KELLY
JOHN TRADESKI JR.



RIVERHEAD FIRE DISTRICT

540 Roanoke Avenue
Riverhead, New York 11901

631-603-3671
Fax: 631-727-7046

FRANK DARROW
District Manager

ROBERT ZAWESKI
Secretary / Treasurer

March 25, 2014

Gail A. Pesner, AICP
VHB Engineering
2150 Joshua's Path, Suite 300
Hauppauge, NY 11788

Dear Gail Pesner:

In response to your letter dated March 14, 2014 the Board of Fire Commissioners of the Riverhead Fire District provides the following per your request:

1. The Riverhead Fire Department currently has 180 members.
2. In addition to fire headquarters located at 540 Roanoke Avenue, Riverhead, the Riverhead Fire District also maintains substation at:
 - a. Station #1: 433 Hamilton Ave., Riverhead
 - b. Station #2: 303 Hubbard Ave., Riverhead
 - c. Station #3: 517 Twomey Ave, Calverton Estimated response time to EPCAL is approx. 7-8 minutes.
3. The Riverhead Fire Department responded to 1127 fire alarms in 2013.
4. The Riverhead Fire Department does not run ambulance calls.

The Board of Fire Commissioners of the Riverhead Fire District would like a detailed map of the proposed development in each of the three Fire Districts protecting the EPCAL property.

Sincerely,

Robert Zaweski
Secretary/Treasurer
Riverhead Fire District



March 14, 2014

VIA CERTIFIED MAIL – RETURN RECEIPT REQUESTED

Ref: 28409.00

Mr. Joseph Raynor, Chief
Riverhead Volunteer Fire Department
540 Roanoke Avenue
Riverhead, New York 11901

Re: Draft Supplemental Generic Environmental Impact Statement (DSGEIS)
Proposed Redevelopment of Enterprise Park at Calverton (EPCAL)
Hamlet of Calverton, Town of Riverhead
Suffolk County, New York

Dear Chief Raynor:

I am writing as the environmental consultant to the Town of Riverhead to follow-up on correspondence that was previously mailed to your office on January 31, 2014, regarding the above-referenced project (see attached). A response to the attached letter would be greatly appreciated, as it would assist us in the environmental review process for the proposed project that is being undertaken by the Town.

Please feel free to contact me with any questions concerning this request. Thank you for your assistance in this matter.

Sincerely,

VHB Engineering, Surveying and Landscape Architecture, P.C.

Gail A. Pesner, AICP
Senior Project Manager

GAP/lm

enc.

P:\28409.00 Calverton Re-Use Plan\ProjRecords\FinalDocs\Fire Follow-Up Letter - Riverhead.doc



January 31, 2014

VIA CERTIFIED MAIL – RETURN RECEIPT REQUESTED

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Riverhead Volunteer Fire Department
540 Roanoke Avenue
Riverhead, New York 11901

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Ref: 28409.00
Mr. Joseph Raynor, Chief
Riverhead Volunteer Fire Department
January 31, 2014
Page 2

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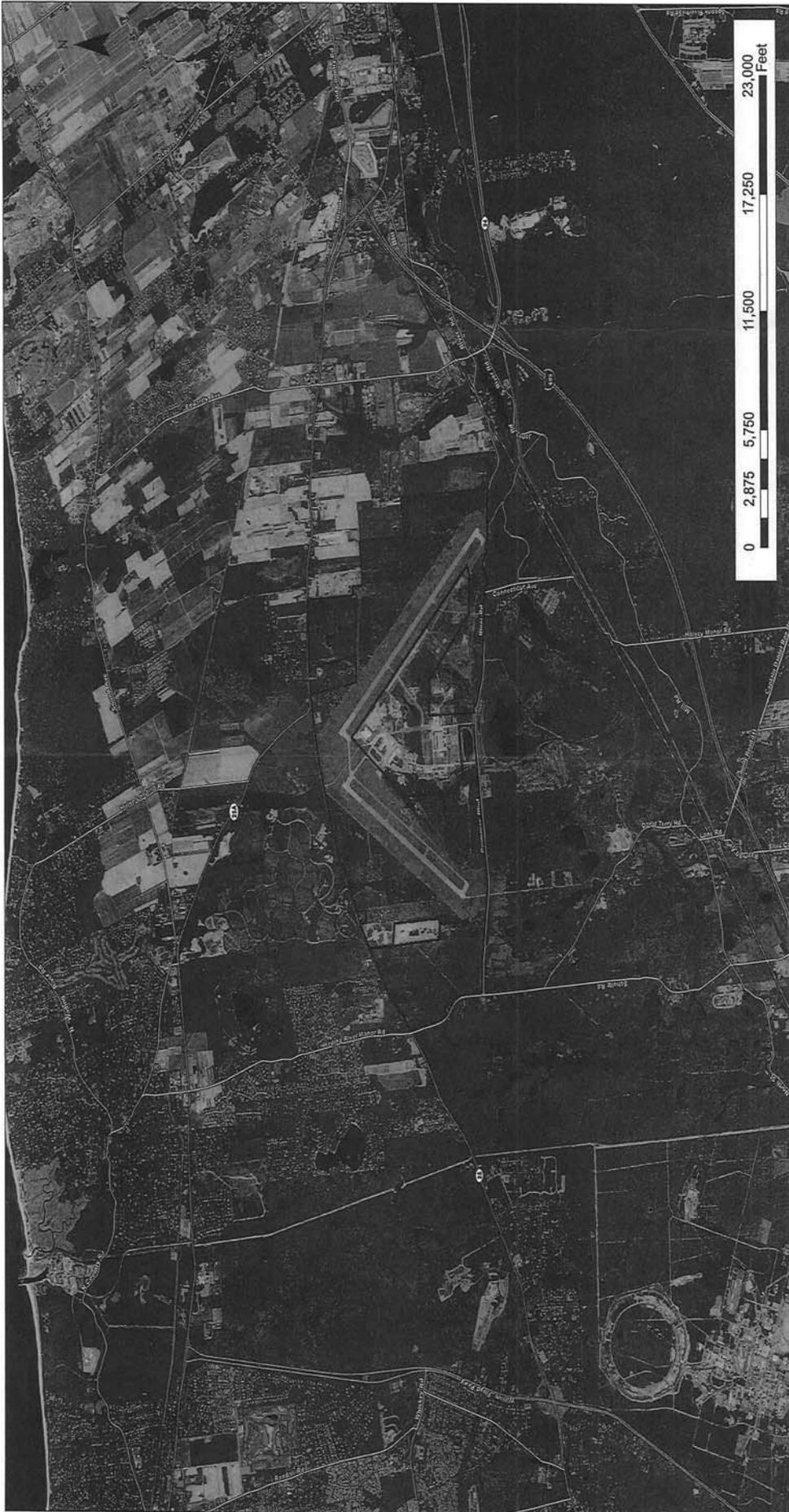
VHB Engineering, Surveying and Landscape Architecture, P.C.



Gail A. Pesner, AICP
Senior Project Manager

GAP/lm
enc.





Legend:

-  NWIRP Calverton Property



Site Location Map

**Calverton NWIRP
Reuse Development Plan**

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- † Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. Joseph Raynor, Chief
 Riverhead Volunteer Fire Department
 540 Roanoke Avenue
 Riverhead, New York 11901

2. Article Number

(Transfer from service label)

7012 3460 0003 4472 2999

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

- A. Signature  Agent
 Addressee
- B. Received by (Printed Name) DRAC C. Date of Delivery 2-3-14
- D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type Express Mail Return Receipt for Merchandise
 Certified Mail Registered Insured Mail C.O.D.
 Restricted Delivery? (Extra Fee) Yes



March 14, 2014

VIA CERTIFIED MAIL – RETURN RECEIPT REQUESTED

Ref: 28409.00

Mr. Elio Zapparrata, Chief
Manorville Fire Department
14 Silas Carter Road
Manorville, New York 11949

Re: Draft Supplemental Generic Environmental Impact Statement (DSGEIS)
Proposed Redevelopment of Enterprise Park at Calverton (EPCAL)
Hamlet of Calverton, Town of Riverhead
Suffolk County, New York

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Gail A. Pesner, AICP
Senior Project Manager

GAP/lm

enc.

P:\28409.00 Calverton Re-Use Plan\Proj\Records\FinalDocs\Fire Follow-Up Letter - Manorville.doc



January 31, 2014

VIA CERTIFIED MAIL – RETURN RECEIPT REQUESTED

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Manorville Fire Department
14 Silas Carter Road
Manorville, New York 11949

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Suffolk County, New York

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Ref: 28409.00
Mr. Elio Zapparrata, Chief
Manorville Fire Department
January 31, 2014
Page 2

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Thank you for your assistance in this matter. Please feel free to contact me at (631) 234-3444 with any questions concerning this request.

Sincerely,

VHB Engineering, Surveying and Landscape Architecture, P.C.



Gail A. Pesner, AICP
Senior Project Manager

GAP/lm
enc.





Legend:

-  NWIRP Calverton Property



Site Location Map

**Calverton NWIRP
Reuse Development Plan**

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. Elio Zapparrata, Chief
 Manorville Fire Department
 14 Silas Carter Road
 Manorville, New York 11949

2. Article Number
 (Transfer from service label) 7012 3460 0003 4472 3040

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 X *Elio Zapparrata* Addressee

B. Received by (Printed Name) C. Date of Delivery
 D. Gotta 2/3/14

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type Express Mail
 Certified Mail Return Receipt for Merchandise
 Registered C.O.D.
 Insured Mail Restricted Delivery? (Extra Fee) Yes



March 14, 2014

VIA CERTIFIED MAIL – RETURN RECEIPT REQUESTED

Ref: 28409.00

Mr. James Evans, Chief
Wading River Volunteer Fire Department
1503 North Country Road
Wading River, New York 11792

Re: Draft Supplemental Generic Environmental Impact Statement (DSGEIS)
Proposed Redevelopment of Enterprise Park at Calverton (EPCAL)
Hamlet of Calverton, Town of Riverhead
Suffolk County, New York

Dear Chief Evans:

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Gail A. Pesner, AICP
Senior Project Manager

GAP/lm

enc.

P:\28409.00 Calverton Re-Use Plan\Proj\Records\FinalDocs\Fire and EMS Follow-Up Letter - Wading River.doc



January 31, 2014

VIA CERTIFIED MAIL – RETURN RECEIPT REQUESTED

Ref: 28409.00

Mr. James Evans, Chief
Wading River Volunteer Fire Department
1503 North County Road
Wading River, New York 11792

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Ref: 28409.00
Mr. James Evans, Chief
Wading River Volunteer Fire Department
January 31, 2014
Page 2

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1. Number of active members in the Wading River Volunteer Fire Department
2. The locations of any substations of the Wading River Volunteer Fire Department and estimated response time to the site
3. Total number of fire and rescue calls responded to in 2013
4. Any other information that you believe to be relevant to the environmental review

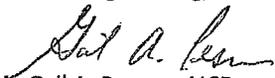
The Wading River Volunteer Fire Department was identified as providing ambulance and emergency medical services in addition to fire protection services. Therefore, please advise, in writing, of the following:

1. Existing ambulance and/or Emergency Medical Services (EMS) services provided, and the current utilization levels
2. Total number of EMS calls responded to in 2013
3. The names of receiving hospitals and other medical facilities to which patients are transported
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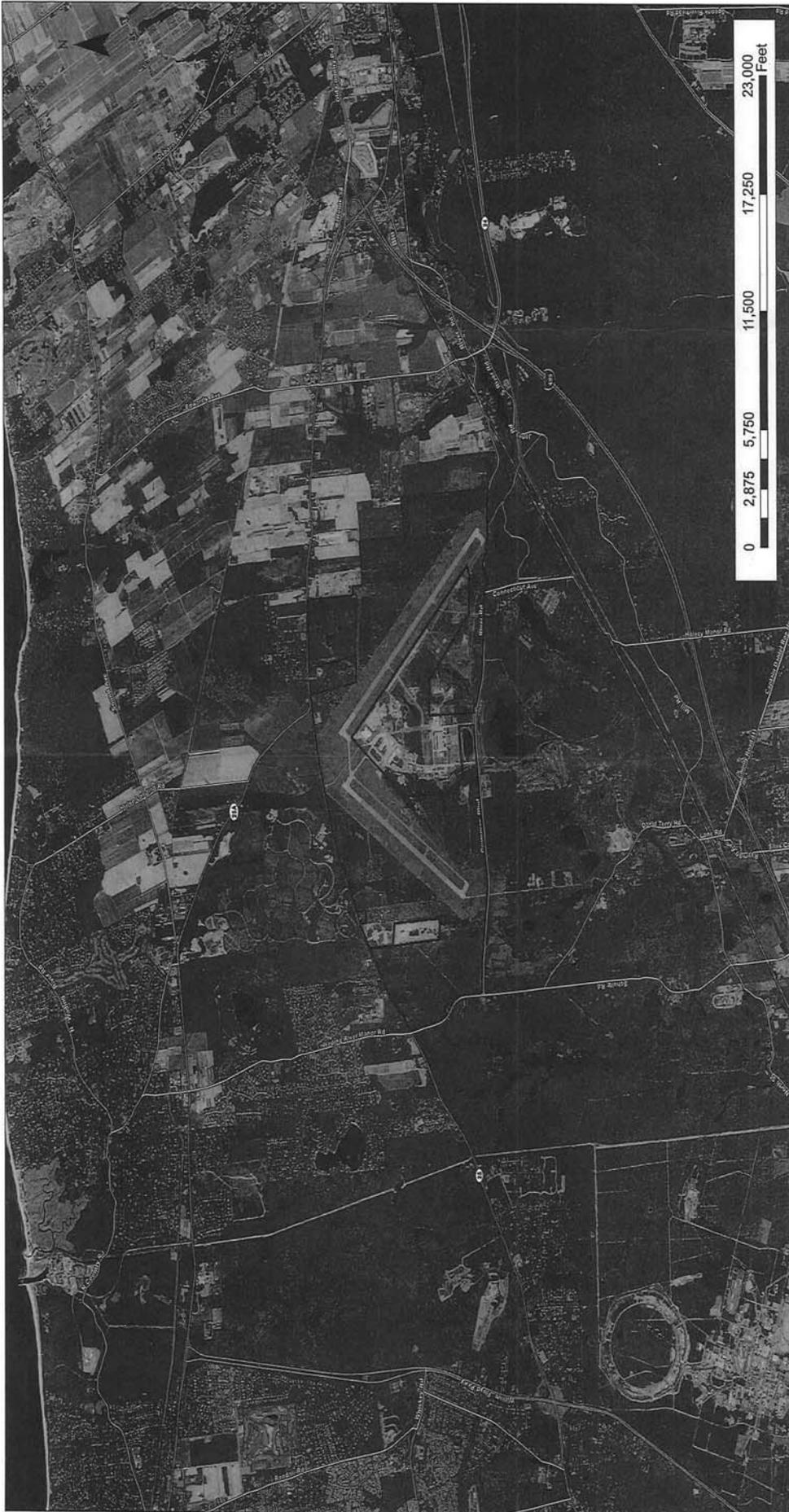
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Gail A. Pesner, AICP
Senior Project Manager
GAP/lm

enc.

\\nylidata\projects\28409.00 Calverton Re-Use Plan\docs\VARIOUS\DSGEIS\Community Services and Facilities\Community Service Letters\Revised 2014\Fire and EMS Letter - Wading River.doc





Legend:

-  NWIRP Calverton Property



Site Location Map

**Calverton NWIRP
Reuse Development Plan**

P-26409.00

ORDER: COMPLETE THIS SECTION

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2. Article Number
(Transfer from service label)

7012 3460 0003 4472 3019

PS Form 3811, February 2004

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102555-02-M-1540

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A. Signature Agent
  Addressee

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D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.
4. Restricted Delivery? (Extra Fee) Yes



March 14, 2014

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Mr. David Hegermiller
Chief of Police
Riverhead Town Police Department
210 Howell Avenue
Riverhead, New York 11901

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Hamlet of Calverton, Town of Riverhead
Suffolk County, New York

Dear Chief Hegermiller:

I am writing as the environmental consultant to the Town of Riverhead to follow-up on correspondence that was previously mailed to your office on January 31, 2014, regarding the above-referenced project (see attached). A response to the attached letter would be greatly appreciated, as it would assist us in the environmental review process for the proposed project that is being undertaken by the Town.

Please feel free to contact me with any questions concerning this request. Thank you for your assistance in this matter.

Sincerely,

VHB Engineering, Surveying and Landscape Architecture, P.C.

Gail A. Pesner, AICP
Senior Project Manager

GAP/lm

enc.



January 31, 2014

VIA CERTIFIED MAIL – RETURN RECEIPT REQUESTED

Mr. David Hegermiller
Chief of Police
Riverhead Town Police Department
210 Howell Avenue
Riverhead, New York 11901

Re: Draft Supplemental Generic Environmental Impact Statement (DSGEIS)
Proposed Redevelopment of Enterprise Park at Calverton (EPCAL)
Hamlet of Calverton, Town of Riverhead
Suffolk County, New York

Dear Chief Hegermiller:

As you may be aware, the Town of Riverhead is in the process of planning for the subdivision and ultimate development of the Town-owned 2,323.9±-acre EPCAL Property, located south of New York State Road 25, east of Wading River-Manor Road, in hamlet of Calverton, Town of Riverhead, Suffolk County, New York (see enclosed site location map). VHB Engineering, Surveying and Landscape Architecture, P.C. (VHB) is serving as the Town's consultant on this matter.

The plan being contemplated by the Town includes the preservation of approximately 1,572 acres, and the subdivision of the remaining 752± acres into 42 lots, for ultimate sale and development over a projected 15-to-25-year build-out period. As it is not possible to determine precisely what would be constructed over the ultimate build out, the Town of Riverhead commissioned the preparation of a *Real Estate Market Assessment Calverton Enterprise Park (EPCAL) Riverhead, New York* (hereinafter the "Market Study"), as well as a subsequent *Absorption Analysis for NWIRP/EPCAL*, which were prepared by RKG Associates, Inc., to determine potential development scenarios.

In accordance with the State Environmental Quality Review Act (SEQRA) and to ensure comprehensive environmental review, the Town of Riverhead is preparing a DSGEIS that will analyze the environmental impacts of a potential maximum development scenario, as follows:

Potential Maximum Development Full Build-Out

- 6,886,836 SF of industrial/research and development (R&D)/flex space
- 2,927,232 SF of office/flex and 740,520 SF of medical office space (3,667,752 SF total)
- 805,860 SF commercial/retail space
- 300 Residential Units (supportive of commercial/industrial development at the EPCAL Property)

Ref: 28409.00
Mr. David Hegermiller, Chief
Riverhead Town Police Department
January 31, 2014
Page 2

In addition to the analysis of the full build-out, the DGEIS will also be evaluating an interim build-out representing the level of development that could be expected in 2025, as follows:

Projected Development in 2025

- 289,606 SF of industrial/research and development (R&D)/flex space
- 1,330,305 SF of office/medical office/flex or institutional space
- 358,785 SF of commercial/retail space
- 150 Residential Units (supportive of commercial/industrial development at the EPCAL Property)

It should be noted that the Town contemplates that any residential units ultimately developed would be supportive of the non-residential development that would take place at EPCAL.

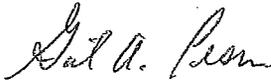
In its DGEIS the Town will be evaluating both the existing conditions and the potential impacts of the proposed project on police protection services. Accordingly, on behalf of the Town, we request that you provide written responses to the following:

1. The number of personnel and patrols in the area
2. The number and types of equipment
3. The number and types of calls received in 2013
4. Estimated response time to the subject property
5. Any other information that you believe to be relevant to the environmental review

Thank you for your assistance in this matter. Please feel free to contact me at (631) 234-3444 with any questions concerning this request.

Sincerely,

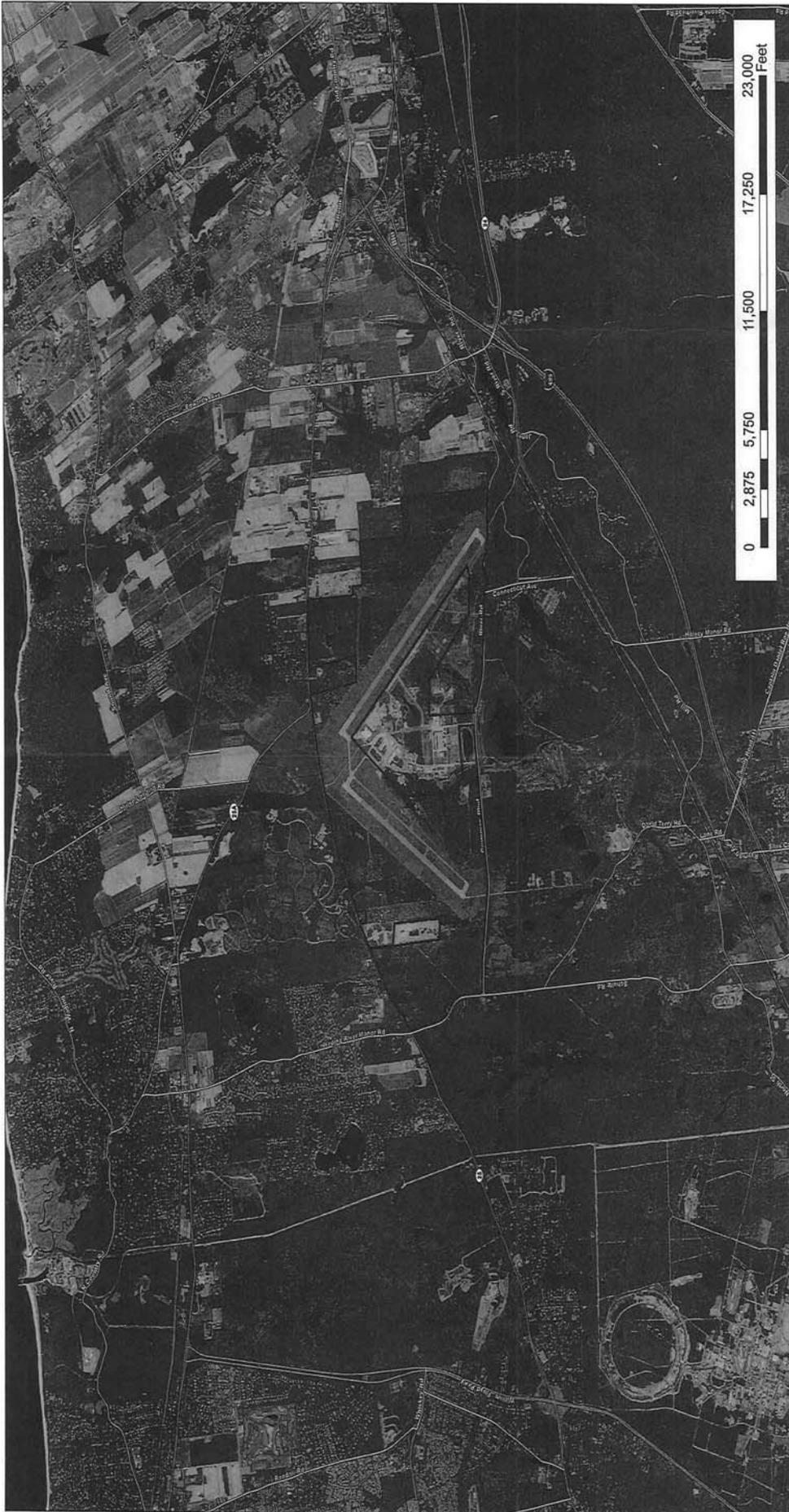
VHB Engineering, Surveying and Landscape Architecture, P.C.



Gail A. Pesner, AICP
Senior Project Manager

GAP/lm
enc.





Legend:

-  NWIRP Calverton Property



Site Location Map

**Calverton NWIRP
Reuse Development Plan**

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front, if space permits.

1. Article Addressed to:

Mr. David Hegermiller
Chief of Police
Riverhead Town Police Department
210 Howell Avenue
Riverhead, New York 11901

2. Article Number

(Transfer from service label)

7012 3460 0003 4472 3033

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-N-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent
 Addressee

B. Received by, (Printed Name) David Hegermiller C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes



March 14, 2014

VIA CERTIFIED MAIL – RETURN RECEIPT REQUESTED

Ref: 28409.00

Ms. Nancy Carney, Superintendent
Riverhead Central School District
700 Osborn Avenue
Riverhead, New York 11901

Re: Draft Supplemental Generic Environmental Impact Statement (DSGEIS)
Proposed Redevelopment of Enterprise Park at Calverton (EPCAL)
Hamlet of Calverton, Town of Riverhead
Suffolk County, New York

Dear Superintendent Carney:

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Sincerely,

VHB Engineering, Surveying and Landscape Architecture, P.C.

Gail A. Pesner, AICP
Senior Project Manager

GAP/lm

enc.

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January 31, 2014

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Ms. Nancy Carney, Superintendent
Riverhead Central School District
January 31, 2014
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It should be noted that the Town contemplates that any residential units ultimately developed would be supportive of the non-residential development that would take place at EPCAL.

In its DGEIS the Town will be evaluating both the existing conditions and the potential impacts of the proposed project on educational facilities. Accordingly, on behalf of the Town, we request that you provide written responses to the following:

1. Identification of and enrollment and capacity of those schools that would accommodate public school-aged children from the EPCAL property
2. The latest per pupil expenditure available and the percentage of this figure obtained from property taxes
3. Availability of busing to the EPCAL Property
4. Enrollment figures for the past ten years and enrollment projections for the next ten years (or for whatever timeframe is available)
5. Capital improvement plans, if available
6. Any other information that you believe to be relevant to the environmental review

Thank you for your assistance in this matter. Please feel free to contact me at (631) 234-3444 with any questions concerning this request.

Sincerely,

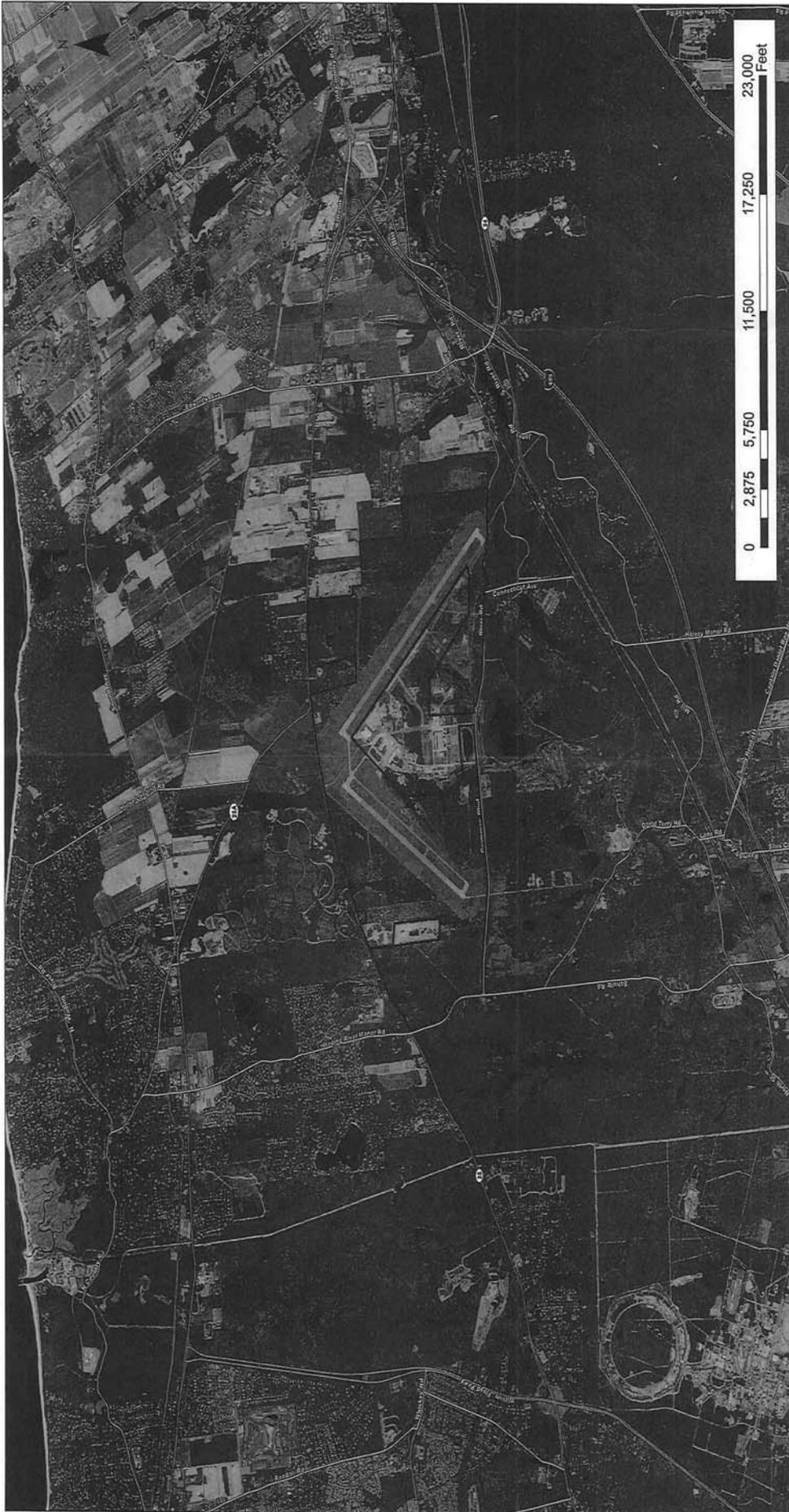
VHB Engineering, Surveying and Landscape Architecture, P.C.



Gail A. Pesner, AICP
Senior Project Manager

GAP/lm
enc.





Legend:

-  NWIRP Calverton Property



Site Location Map

**Calverton NWIRP
Reuse Development Plan**

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Ms. Nancy Carney, Superintendent
 Riverhead Central School District
 700 Osborn Avenue
 Riverhead, New York 11901

2. Article Number

(Transfer from service label)

70J2 3460 0003 4472 3002

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) C. Date of Delivery
 Eliza A. Carney
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type Express Mail
 Certified Mail Registered Return Receipt for Merchandise
 Insured Mail C.O.D.
4. Restricted Delivery? (Extra Fee) Yes