

**STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)  
NOTICE OF COMPLETION  
AND  
NOTICE OF PUBLIC HEARING  
FOR THE  
DRAFT SUPPLEMENTAL GENERIC ENVIRONMENTAL IMPACT STATEMENT FOR THE  
COMPREHENSIVE PLAN FOR THE DEVELOPMENT (REUSE & REVITALIZATION PLAN), INCLUDING  
AMENDMENT TO THE TOWN OF RIVERHEAD COMPREHENSIVE PLAN, AMENDMENT TO ZONING CODE  
AND MAP, AND SUBDIVISION OF EPCAL PROPERTY AT CALVERTON  
  
SOUTH OF NEW YORK STATE ROUTE 25 (MIDDLE COUNTRY ROAD)  
EAST OF WADING RIVER MANOR ROAD  
CALVERTON, TOWN OF RIVERHEAD, SUFFOLK COUNTY**

**Date:** August 7, 2014

**Lead Agency:** Town Board of the Town of Riverhead  
Town Hall  
200 Howell Avenue  
Riverhead, New York 11901

**Applicant:** Town Board of the Town of Riverhead

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review) of the Environmental Conservation Law.

A Draft Supplemental Generic Environmental Impact Statement (DSGEIS) has been completed and accepted for the proposed action described below. A public hearing on the DSGEIS will be held on September 3, 2014 at 7:05 PM in the Town Hall, 200 Howell Avenue, Riverhead, New York at which time verbal and written comments will be accepted. Written comments (via mail or hand delivery) will be accepted until 12:00 Noon on September 15, 2014 at the Office of the Town Clerk, 200 Howell Avenue, Riverhead, NY 11901.

**Name of Action:** Proposed Redevelopment of EPCAL Property at Calverton

**SEQR Classification:** Type I

**Description of Proposed Action:**

The proposed action consists of the creation and adoption of a comprehensive development plan (Reuse & Revitalization Plan); amendment of the Comprehensive Master Plan; creation of a planned development zoning district; the amendment of the zoning code and zoning map of the Town of Riverhead to rezone the 2,323.9-acre EPCAL property to that planned development zoning district; and the subdivision of the EPCAL property into 50 lots for ultimate redevelopment with a mix of uses (e.g., industrial, energy park, business [commercial and retail] residential, recreation, utilities, open space). As the 2,323.9-acre EPCAL property is expected to be redeveloped over a multi-decade horizon, it is not possible to determine the precise uses or the precise square footage of each use that may be developed.

Thus, in order to ensure a comprehensive evaluation of the entire action (including the impacts of redevelopment in accordance with the proposed subdivision) as required pursuant to the State Environmental Quality Review Act (SEQRA) and its implementing regulations at 6 NYCRR Part 617, a conceptual development plan and subdivision plan have been prepared and evaluated in the DSGEIS.

As the EPCAL property includes regulated wetlands, land within the Peconic River Wild, Scenic and Recreational Rivers System (WSRRS) corridor, and habitat for endangered species, the subdivision provides for maintenance of buffers of a minimum of 1,000 feet around designated wetlands (to accommodate tiger salamander habitat), and also provides for approximately 596.4 additional acres of land for habitat preservation (458.1 acres of existing grassland to be maintained, and another 138.3 acres to be restored and/or designated for habitat preservation) including but not limited to habitat for the short-eared owl, northern harrier and the upland sandpiper. In addition, the subdivision provides a minimum preservation of 59.5± percent of natural area (including the aforementioned 596.4 acres identified in the preceding sentence, and an additional 787.3 acres of existing woodland to be preserved).

**Location:**

South side of New York State Route 25 (Middle Country Road), north of Grumman Boulevard, east of Wading River Manor Road, Hamlet of Calverton, Town of Riverhead

**Potential Environmental Impacts:**

A Draft Supplemental Generic Environmental Impact Statement (DSGEIS) has been prepared pursuant to the Positive Declaration issued by the Town Board to examine the potential environmental impacts of the proposed action. The environmental parameters addressed in the DSGEIS include: land use and zoning; socioeconomics community facilities and services; transportation; air quality; noise; infrastructure; cultural resources; geology, soils and topography; water quality and hydrology; terrestrial and aquatic environment; petroleum and hazardous materials; and visual resources.

**Availability of Document:** Copies of the DSGEIS are available for public review at:

Office of the Riverhead Town Clerk  
Town of Riverhead Town Hall  
200 Howell Avenue  
Riverhead, New York 11901

Riverhead Free Library  
330 Court Street  
Riverhead, New York 11901

A copy of the DSGEIS is also available for review on the Town of Riverhead website at:

[www.townofriverheadny.gov](http://www.townofriverheadny.gov)

**Contact Person:** Jill Lewis, Deputy Town Supervisor

**Address:** Town of Riverhead Town Hall,  
200 Howell Avenue  
Riverhead, NY 11901

**Telephone:** 631-727-3200

**A copy of this Notice, along with the DSGEIS, has been sent to:**

The Honorable Sean Walter, Supervisor  
and Members of the Town Board  
Town of Riverhead Town Hall  
200 Howell Avenue  
Riverhead, New York 11901

Richard O'Dea, Planning Board Chairman  
Riverhead Planning Board  
200 Howell Avenue  
Riverhead, New York 11901

Chris Kempner, Director  
Riverhead Community Development Agency  
200 Howell Avenue  
Riverhead, New York 11901

Michael Reichel – Sewer District Superintendent  
Riverhead Sewer District  
River Avenue (off Riverside Drive)  
Riverhead, New York 11901

Gary Pendzick – Water District Superintendent  
Riverhead Water District  
1035 Pulaski Street  
Riverhead, New York 11901

Board of Fire Commissioners  
Wading River Fire District  
1503 N. Country Road  
Wading River, New York 11792

Board of Fire Commissioners  
Manorville Fire District  
14 Silas Carter Road  
Manorville, New York 11949

George Woodson, Superintendent  
Town of Riverhead Highway Department  
1177 Osborne Avenue  
Riverhead, New York 11901

James L. Tomarken, MD, MPH, MBA, MSW, Commissioner  
Suffolk County Department of Health Services  
3500 Sunrise Highway, Suite 124  
Great River, New York 11739

Gilbert Anderson, P.E., Commissioner  
Suffolk County Department of Public Works  
335 Yaphank Avenue  
Yaphank, New York 11980

James F. Gaughran, Chairman  
Suffolk County Water Authority  
4060 Sunrise Highway, Suite 1000  
Oakdale, New York 11769

Peter A. Scully, Commission Chair  
Central Pine Barrens Joint Planning and Policy Commission  
624 Old Riverhead Road (CR31)  
Westhampton Beach, New York 11978

Empire State Development Corporation/Long Island Regional Economic Development Council  
c/o Andrea Lohneiss, Regional Director  
150 Motor Parkway  
Hauppauge, New York 11788

Ruth Pierpont, Deputy Commissioner/Deputy SHPO  
New York State Division for Historic Preservation  
New York State Office of Parks, Recreation & Historic Preservation  
Pebbles Island State Park  
P.O. Box 189  
Waterford, New York 12188-0189

Joseph Brown, Regional Director  
New York State Department of Transportation  
State Office Building  
250 Veterans Memorial Highway  
Hauppauge, New York 11788

Peter A. Scully, Regional Director  
New York State Department of Environmental Conservation  
Region 1  
SUNY @ Stony Brook  
50 Circle Road  
Stony Brook, New York 11790-3409

Joseph Martens, Commissioner  
New York State Department of Environmental Conservation  
625 Broadway  
Albany, New York 12233-0001

George Stafford, Director  
Division of Coastal Resources  
New York State Department of State  
99 Washington Avenue, Suite 1010  
Albany, NY 12231-0001

The Honorable Steven Bellone, County Executive  
Suffolk County  
H. Lee Dennison Building  
100 Veterans Memorial Highway  
Hauppauge, New York 11788-0099

David L. Calone, Chairman  
Suffolk County Planning Commission  
H. Lee Dennison Building - 4<sup>th</sup> Floor  
100 Veterans Memorial Hwy  
P.O. Box 6100  
Hauppauge, NY 11788-0099

The Honorable Ed Romaine, Supervisor  
Town of Brookhaven  
One Independence Hill  
Farmingville, New York 11738

Riverhead Free Library  
330 Court Street  
Riverhead, New York 11901

**This Notice has also been forwarded for publication in the Environmental Notice Bulletin**