

**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

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 - 4th 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