

APPENDIX P

**Other Potential Developments (Correspondence with Town of Riverhead
Planning Department)**



December 22, 2020

VIA ELECTRONIC MAIL

Town of Riverhead Planning Department
200 Howell Avenue
Town of Riverhead, New York 11901
Attention: Greg Bergman, Planner

**Re: State Environmental Quality Review (SEQR) Request for Information
Draft Environmental Impact Statement (DEIS) for HK Ventures, LLC.
4285 Middle Country Road, Hamlet of Calverton, Town of Riverhead
District 600 - Section 16 - Block 1 - Lot 2**

Dear Mr. Bergman:

Pursuant to the Final Scope for the above-referenced action, the Draft Environmental Impact Statement (DEIS) is to provide "...a discussion of the cumulative impacts of current and proposed development, including solar farms, within the Calverton area." Kindly advise in writing of the current and proposed developments that should be considered in the DEIS, the planned or projected construction and completion dates, and the availability of documentation and/or plans that provide the project-related details so that we may consider same in the analysis of the reasonably foreseeable impacts. Also, the Final Scope articulated the need for cumulative traffic impacts. Please advise on other specific impacts of concern for consideration.

It is noted that, based on email correspondence dated December 7, 2020 between the traffic engineer (Stonefield Engineering & Design), Mr. Jefferson Murphree, AICP Building and Planning Administrator, and the Town of Riverhead's traffic consultant, L.K. McLean Associates, PC., it would not be appropriate for the DEIS to review the cumulative impacts of Enterprise Park at Calverton (EPCAL) as these cannot be foreseen between now and 2024.

Please advise of any copy charges and we will forward the respective payment to you. Thank you in advance for your assistance in this matter. If you have any questions or comments related to our request, please do not hesitate to contact the undersigned. Thank you.

Regards,

P.W. GROSSER CONSULTING

Kim Gennaro-Oancea, M.S., AICP CEP
Vice President
cc : J. Murphree

P.W. GROSSER CONSULTING, INC.
P.W. GROSSER CONSULTING ENGINEER & HYDROGEOLOGIST, P.C.

PHONE: 631.589.6353 630 JOHNSON AVENUE, STE 7
PWGROSSER.COM BOHEMIA, NY 11716

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From: [Kim Gennaro](#)
To: ["Gregory Bergman"](#)
Cc: ["Villari, Andrew"](#); [Katelyn Kaim](#); ["Jefferson Murphree"](#)
Subject: RE: HK Ventures DEIS - Request for Other Planned Developments
Date: Monday, January 4, 2021 9:23:00 AM
Attachments: [image001.png](#)

Happy New Year Greg.

Just following up on your email below. If you wish to discuss, please feel free to contact me on my cell.

Best regards,

Kim

Kim Gennaro-Oancea, AICP CEP | Vice President

PWGC
630 Johnson Ave., Suite 7
Bohemia, NY 11716
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m. 631.918.2006
kgennaro@pwgrosner.com

From: Gregory Bergman <Bergman@townofriverheadny.gov>
Sent: Thursday, December 24, 2020 8:46 AM
To: Kim Gennaro <kgennaro@pwgrosner.com>; Jefferson Murphree <murphree@townofriverheadny.gov>
Cc: Villari, Andrew <avillari@stonefieldeng.com>; Katelyn Kaim <kkaim@pwgrosner.com>
Subject: Re: HK Ventures DEIS - Request for Other Planned Developments

Hi Kim,

Jeff is out of the office this week on vacation. I believe he will be back on monday. We will sit down and get together a response for you at that time.

Greg Bergman

Planning Aide, Town of Riverhead

1-631-727-3200 x264

From: Kim Gennaro <kgennaro@pwgrosner.com>
Sent: Tuesday, December 22, 2020 3:45 PM
To: Gregory Bergman <Bergman@townofriverheadny.gov>; Jefferson Murphree

<murphree@townofriverheadny.gov>

Cc: Villari, Andrew <avillari@stonefieldeng.com>; Katelyn Kaim <kkaim@pwgrosser.com>

Subject: HK Ventures DEIS - Request for Other Planned Developments

Jeff and Greg,

Attached is formal correspondence requesting the other planned developments for consideration in the DEIS.

Please feel free to contact me to discuss.

Happy Holidays!

Best regards,

Kim

Kim Gennaro-Oancea, AICP CEP | Vice President



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kgennaro@pwgrosser.com

From: Gregory Bergman <Bergman@townofriverheadny.gov>
Sent: Tuesday, January 26, 2021 3:24 PM
To: Kim Gennaro <kgennaro@pwgrosser.com>
Subject: Re: HK Ventures DEIS - Request for Other Planned Developments

Hi Kim,

Sorry for the delay in response. The current planned developments that we have pending (with applications formally submitted or approved) are the following:

1. Island Water Park - [5835 Middle Country Road, Calverton](#) (SCTM No. 600-135-1-7.34) This application proposes to amend a previously approved site plan and establish a mixed-use recreation/entertainment facility consisting of approximately 9,400 sq. ft. of indoor recreation/entertainment space, a 3,000 sq. ft. health and fitness center, a 232 seat restaurant/dining facility, as well as the use of a +/- 490,000 sq. ft. lake for recreation purposes (rope tow water skiing, kayaking, paddle boarding, etc.). This is currently under review by the Town Board. The applicant for that project is currently in the process of preparing a Traffic Impact Statement for the project and its proposed uses.
2. Tractor Supply Site - [4331 Middle Country Road, Calverton](#) (SCTM No. 600-98-1-25) This was a previously approved site plan which permitted the construction of a 19,097 sq. ft. Tractor Supply retail store with associated 15,000 sq. ft. outdoor sales area, which has already been constructed. The site plan also approved an additional 17,450 sq. ft. of retail space on the same parcel, which has yet to be constructed. The applicant had prepared a Traffic Impact Statement for this project, which is currently on file with the Planning Department.
3. Calverton Industrial Subdivision (Ostad Riverhead) - [3511 Middle Country Road, Calverton](#) (SCTM Nos. 600-117-2-11 & 13) This application, which was recently submitted, proposes a major industrial subdivision of two existing parcels, totaling approximately 135 acres, which has frontage on Middle Country Road and the Long Island Expressway. Although no site plan

applications are currently proposed, the parcel is located within the Industrial A zoning use district, which permits a wide range of heavy industrial uses, detailed in Riverhead Town Code Article XXIII.

Upon FOIL request, we can provide the TIS for the Tractor Supply site. I expect the Island Water Park TIS to be finalized in the near future, while the proposed major industrial subdivision was just submitted and has not yet undergone any significant level of review.

Greg Bergman

Planning Aide, Town of Riverhead

1-631-727-3200 x264

From: Kim Gennaro <kgennaro@pwgrosner.com>

Sent: Tuesday, January 26, 2021 1:33 PM

To: Gregory Bergman <Bergman@townofriverheadny.gov>

Subject: RE: HK Ventures DEIS - Request for Other Planned Developments

Hi Greg,

I wanted to follow up with you on our request for other planned developments for consideration in the DEIS. In your email of December 24 (below), you had advised that you would discuss and provide a response in coordination with Jeff Murphree. To date, we have not received a response and thought to follow up in writing.

Thank you in advance.

Best regards,

Kim

Kim Gennaro-Oancea, AICP CEP | Vice President

PWGC



Katelyn Kaim <kkaim@pwgrosser.com>

HK Ventures - Other Planned Developments for DEIS (Confirmation)

1 message

Kim Gennaro <kgennaro@pwgrosser.com>

Wed, Feb 3, 2021 at 8:30 AM

To: Gregory Bergman <Bergman@townofriverheadny.gov>

Cc: "Villari, Andrew" <avillari@stonefieldeng.com>, Katelyn Kaim <kkaim@pwgrosser.com>, "Keith P. Brown" <kbrown@brownaltman.com>

Good morning Greg,

Thank you for taking the time to speak with us yesterday. Based on our call, the DEIS will consider the following potential projects:

1. Island Water Park - The TIS for H.K. Ventures LLC will include a blanket growth number based on the documentation the Town has to date for this potential development. We will assume full build-out by 2023 to coincide with the completion of Phase 1 for our proposed action. A FOIL request will be submitted by Stonefield to obtain all documentation including the EAF and TIS (if available).
2. Tractor Supply Site - The DEIS and TIS will analyze the full build-out of the additional 3 pad sites on this property assuming full build-out with Phase 1 of the proposed action by 2023. A FOIL request will be submitted by Stonefield to obtain the approved site plan.
3. Calverton Industrial Subdivision - As there is no site plan on file with the Town, the DEIS will acknowledge this other potential project but cannot include a quantitative analysis. The TIS background growth rate is assumed to capture the potential buildout of this parcel.

Thank you.

Best regards,

Kim Gennaro-Oancea, AICP CEP | Vice President



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