

## **APPENDIX B**

**Notice of Completion of DEIS, Final Scope, Environmental Assessment  
Form - Parts 2 and 3, and Positive Declaration**

**The ENB SEQRA Notice Publication Form - Please check all that apply**

**Deadline:** Notices must be received by **6 p.m. Wednesday** to appear in the following Wednesday's ENB

<input type="checkbox"/> Negative Declaration - Type I	<input checked="" type="checkbox"/> Draft EIS
<input type="checkbox"/> Conditioned Negative Declaration	<input checked="" type="checkbox"/> with Public Hearing
<input type="checkbox"/> Positive Declaration	<input type="checkbox"/> Generic
	<input type="checkbox"/> Supplemental
<input type="checkbox"/> Draft Scope	<input type="checkbox"/> Final EIS
<input type="checkbox"/> with Public Scoping Session (optional)	<input type="checkbox"/> Generic
<input type="checkbox"/> Final Scope	<input type="checkbox"/> Supplemental

DEC Region # 1 County: Suffolk Lead Agency: Riverhead Planning Board

Project Title: HK Ventures - Calverton

Brief Project Description: The action involves . . .

The Riverhead Planning Board is reviewing a site plan application seeking approval to develop a vacant parcel of industrially zoned land with a commercial/industrial complex consisting of a total of 412,629 sq. ft. of floor area to be divided into individual tenant spaces, along with a 1,500 sq. ft. commissary for use by the tenants of the complex, as well as parking, lighting, and landscaping improvements, new potable water connections, an on-site sewage treatment plant, new access from Middle Country Road (State Route 25), as well as other related site improvements. The project site is located at 4285 Middle Country Road, Calverton, NY within the Industrial C zoning use district, and is more particularly described as Suffolk County Tax Map #600-116-1-2.

Project Location (include street address/municipality): 4285 Middle Country Road, Calverton, NY

Contact Person: Gregory Bergman

Address: 201 Howell Ave City: Riverhead State: NY Zip: 11901  
Phone: 631-727-3200 Fax: \_\_\_\_\_ E-mail: bergman@townofriverheadny.gov

For Conditioned Negative Declaration / Draft Scope / Draft EIS: Public Comment Period ends: 8 / 16 / 2021

For Public Hearing or Scoping Session: Date: 8 / 5 / 2021 Time: 7 : 00 am/pm

Location: Riverhead Town Board Room, Riverhead Town Hall. 200 Howell Ave, Riverhead, NY 11901

A hard copy of the Draft Scope/Final Scope/DEIS/FEIS is available at the following locations:  
Riverhead Planning Department, Riverhead Town Clerk, Riverhead Public Library

The online version of the Draft Scope/Final Scope/DEIS/FEIS is available at the following publically accessible web site: www.townofriverheadny.gov - under the "Hot Topics" tab located at the bottom of the Town's main website

For Conditioned Negative Declaration: In summary, conditions include:

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**FINAL SCOPE FOR  
DRAFT ENVIRONMENTAL IMPACT STATEMENT**

**HK VENTURES, LLC – PROPOSED INDUSTRIAL PARK**  
4285 MIDDLE COUNTRY ROAD  
CALVERTON, TOWN OF RIVERHEAD, NY  
SCTM No.: DISTRICT 0600, SECTION 116, BLOCK 1, LOT 2

November 19, 2020

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**Introduction**

This document is the Final Scope for the Draft Environmental Impact Statement (DEIS) for a site plan application to the Town of Riverhead Planning Board that includes the development of a vacant parcel of industrially zoned land with a commercial/industrial complex consisting of a total of 423,964 square feet (SF) of floor area to be divided into individual tenant spaces, which includes a 1,500 sq. ft. commissary for use by the tenants of the complex. The proposed development would be situated on an approximately 30.25 acre-parcel located at 4285 Middle County Road and zoned Industrial C (Ind C) in the hamlet of Calverton. The subject property is designated Suffolk County Tax Map (SCTM) No. 600-116-1-2.

The proposed action is subject to the following permits and approvals from the following Departments and Agencies:

- **Town of Riverhead Planning Board** – Site Plan Approval
- **Town of Riverhead Town Board** – Water District Extension
- **Town of Riverhead Zoning Board of Appeals** – Area variance
- **Town of Riverhead Building Department** – Building Permits
- **Town of Riverhead Water District** – Water Connection
- **Town of Riverhead Fire Marshal** – Fire Marshal Permit to Construct & Fire Alarm/Suppression Systems
- **Suffolk County Department of Health Services (SCDHS)** – Article 6 Permit
- **Suffolk County Planning Commission** – General Municipal Law Planning Review
- **New York State Department of Transportation (NYSDOT)** – Highway Work Permit
- **New York State Department of Environmental Conservation (NYSDEC)** – State Pollution Discharge Elimination System (SPDES) permit & Stormwater Pollution Prevention Plan (SWPPP)
- **PSEG** – Electrical Connection
- **National Grid** – Natural Gas Connection

The proposed application was filed with the Planning Board on February 2, 2020, with additional information submitted by HK Ventures, LLC (Applicant) on July 9, 2020, including revised Site

Development Plans, Stormwater Pollution Prevention Plans and Report, and revised solid waste calculations, as prepared by Key Civil Engineering, P.C.; Traffic Impact Study and Traffic Mitigation Plan, as prepared by Stonefield Engineering & Design, LLC.; Revised Ecological Letter Report, as prepared by Land Use Ecological Services; Phase IA Documentation/Assessment Report, as prepared by Carol S. Weed, MA; Service Availability Request Letters from Emtec Consulting Engineers to PSEG Long Island and National Grid; Application for Water Extension to the Riverhead Water District; Soil and Materials Management Plan (SMMP) and Land Use, Zoning and Consistency with Land Use Plans assessment, as prepared by P.W. Grosser Consulting, Inc.; and Marketing Analysis, as prepared by Zere Real Estate Services, Inc.

The Planning Board, after coordinated review, classified the action as “Type I” and assumed lead agency on July 16, 2020. After review of Part 1 of the Full Environmental Assessment Form (FEAF) filed with the original application submitted by the Applicant in February 2020, and also the supplemental information filed in July 2020, the Planning Board prepared an FEAF, Parts 2 and 3/Determination of Significance, for the proposed application. The Parts 2 and 3/Determination of Significance identifies one or more significant adverse impacts that may result from the proposed project, and thus, a Positive Declaration was issued by the Planning Board, as lead agency, on August 6, 2020.

To ensure that the DEIS will address all significant issues, in accordance with the New York State Environmental Quality Review Act (SEQRA) regulations set forth at 6 NYCRR §617.8, formal scoping is being undertaken. This Final Scope provides a description of the proposed action and the proposed content for the DEIS, based upon the FEAF Part 2 and FEAF Part 3/Determination of Significance, and FEAF Part 3 Attachment, as prepared by the Town Planning Board. This Final Scope has been prepared in accordance with 6 NYCRR §617.8(e) and sets forth the following:

- Brief description of the proposed action;
- Potentially significant adverse impacts;
- Extent and quality of information needed to adequately address potentially significant adverse impacts;
- Initial identification of mitigation measures; and
- Reasonable alternatives to be considered.

The proposed organization and overall content of the DEIS is also included herein.

### **Brief Description of the Proposed Project**

The subject property is comprised of approximately 30.25 acres of undeveloped, former agricultural land on the south side of Middle Country Road and approximately 405 feet east of Fresh Pond Avenue. The subject property is located within the Industrial C zoning use district. Pursuant to Riverhead Town Code §301-121, the intent of the Industrial C (Ind C) Zoning Use District is to allow a mix of light industrial, warehouse development, and office campuses in the area between Enterprise Park and the terminus of the Long Island Expressway. The Ind C Zoning Use District is intended for



moderate-sized businesses generally defined as those with less than 40 employees. In addition, the district allows and encourages commercial recreation businesses. The use of generous landscaping and open space buffers is intended to help protect the rural appearance and minimize views of development from the expressway and arterial roads.

The proposed development would convert the property to a mix of light industrial and indoor manufacturing uses, with an assumed retail space limited to 10 percent for each tenant, subject to the Industrial C zoning use district accessory use limitations, as there is no as-of-right retail use permitted within the Industrial C zoning use district. A cafeteria/commissary for all tenants is also incorporated into the proposed design, which is anticipated to reduce traffic leaving and entering the site for meals and on-site consumption. The proposed development would not include any outdoor storage of materials or vehicles.

The proposed development is to be constructed over two phases: the first phase is proposed for completion in 2022 and the second phase in 2024. Phase 1 would include the first 226,844 SF of the overall 423,964 SF industrial park and would consist of four (4) buildings on the north side of the parcel to be occupied by various tenants, which includes a 1,500 SF cafeteria as an ancillary offering intended to serve employees of the various tenants. Phase 2 would include remaining 197,120 SF and would consist of the remaining four (4) buildings on the southern portion of the parcel.

The proposed development includes a new curb cut on Middle Country Road (NYS 25) for a full access driveway with minor striping modifications in the NYSDOT Right-of-Way for NYS 25. The Town of Riverhead requires one (1) parking stall per 400 square feet of gross floor area for an industrial establishment and one (1) parking stall per 10,000 square feet of gross floor area for a warehouse. For both phases of the proposed industrial park, the total required parking is 332 required spaces. The proposed site plan includes 332 total parking spaces, inclusive of 16 ADA-accessible parking spaces.

The subject property is located within Groundwater Management Zone III, which is characterized as a deep recharge zone. Pursuant to the regulations contained in Article 6 of the Suffolk County Sanitary Code (SCSC), the maximum permitted sanitary discharge for the use of on-site sanitary systems is 300 gallons per day per acre (43,560 square feet) (i.e., approximately 9,076 gpd for the 30.25±-acre site). Based on SCDHS design flow factors for General Industrial use (0.04 gpd/SF), the projected sanitary discharge from Phase 1 of the proposed development (226,844 SF) would be approximately 9,074 gpd. Upon implementation of Phase 2 (year 2024), which includes an additional 197,120 SF, the projected sanitary discharge would increase by approximately 7,886 gpd. Accordingly, to proceed with Phase 2, the Applicant would be required to purchase available sanitary credits under the Article 6 Transfer of Developments (TDR) program. Based on the proposed density, Phase II would require 26.3 credits (7,884 gpd over the permitted sanitary density / 300 gpd per credit) and would proceed only after such credits are obtained.

It is noted that, subsequent to the issuance of a Positive Declaration, the Applicant evaluated the feasibility of constructing an on-site STP as an alternative method of handling on-site sanitary waste. It was determined that an STP can be accommodated on-site with the expected changes in *Appendix*

*A of the Standards For Approval of Plans and Construction for Sewage Disposal Systems for Other Than Single-Family Residences* (i.e., Appendix A on-site STPs will be permitted to accommodate up to 30,000 gpd at reduced setbacks of 10 feet to commercial buildings and commercial property lines) (hereinafter, the “Appendix A changes”). As such, the proposed action is expected to be modified from the current plan of utilizing on-site systems to an on-site STP upon adoption of the Appendix A changes by the Suffolk County Legislature. The DEIS will evaluate environmental impacts associated with constructing an on-site STP in accordance with applicable Suffolk County Health Department regulations and requirements.

All stormwater generated on-site will be accommodated and recharged via an integrated system of recharge basins, drywells, pervious pavers and stone swales. The recharge basin and drywells have been designed to handle stormwater runoff for a 100-year storm event (8.77" rainfall over a 24-hour period), in accordance with the Town of Riverhead requirements. Specifically, the proposed design would accommodate a nine-inch (9") rainfall over a 24-hour period.

The proposed plan includes generous landscaping along the frontage, side and rear yards, as well as contiguous open space. The proposed landscape design includes a minimum 31 feet of planting buffer along the frontage, and along the side and rear yards are planting buffers of 40 feet minimum. Further, approximately 21.56 percent of the property would be contiguous landscaping, with an average front yard landscape buffer of 42.5 feet.

The proposed action also includes primary and accessory uses that are permitted in the Ind C zoning district. The proposed development plan complies with the bulk and dimensional requirements for the Ind C zoning district, with exception to the maximum impervious surface area, which exceeds the maximum 60 percent requirement by approximately 13 percent (i.e., 72.85 percent). The additional impervious surface area (inclusive of buildings and pavement) is due to the pavement area necessary for the truck circulation and turning movements. The building coverage is less than the 40 percent permitted, with 32.17 percent proposed.

The proposed building would include exterior site lighting and wall-mounted fixtures. Based on the preliminary design, the proposed exterior site lighting would consist of pole-mounted light fixtures at 16 feet in height and equipped with housing shields to direct light downward. The proposed wall-mounted fixtures would be mounted at 20 feet above grade level and equipped with housing shields. All lighting is proposed to be LED and dark sky compliant in accordance with Town regulations.

In order to develop the site as proposed, the following approvals are required:

Agency	Permit/Approval
Town of Riverhead Planning Board	Site Plan Review and Approval
Town of Riverhead Town Board	Riverhead Water District Extension 37R – Calverton
Town of Riverhead Board of Zoning Appeals	Area Variance
Town of Riverhead Building Department	Building Permits
Town of Riverhead Fire Marshal	Fire Marshal Construction Permits & Fire

Agency	Permit/Approval
	Alarm/Suppression Systems Permits
Town of Riverhead Water Department	Water Connection
Suffolk County Department of Health Services	Article 6 Permit
Suffolk County Planning Commission	Referral
New York State Department of Transportation	Highway Work Permit
New York State Department of Environmental Conservation	State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharge during Construction Activities
PSEG Long Island/National Grid	Electric and Natural Gas service connections

The section of the DEIS entitled *Description of the Proposed Action* will provide a thorough description of the existing conditions on the 30.25±-acre subject property and the proposed action. The *Description of the Proposed Action* section of the DEIS will specifically include information relating to the following:

- Project location, setting, land use, and zoning, with appropriate maps and aerial photographs.
- Summary of the surrounding land uses and zoning.
- Physical characteristics of the site, including property acreage, site cover types (e.g., pervious and impervious areas), and existing structures.
- Project layout and design, including information about the proposed development, zoning compliance, changes in site cover types, site landscaping and screening, access, circulation, and parking.
- Infrastructure requirements, including water supply, sanitary waste disposal, drainage, and utilities.
- Solid waste management, solid waste generation, and the proposed plans for on-site minimization and recycling, for handling and disposal by a licensed private carter.
- Project objectives and benefits.
- Projected construction schedule and description of project phasing, including sufficient details of the impacts of constructing Phase II after Phase I is constructed and in operation.
- Required local, county and state approvals.
- An Marketing Analysis with research resources demonstrating a need/demand for the proposed development, with analyses of other similar industrial parks such as the Hauppauge

Industrial Park and Hampton Business District near Gabreski Airport as well as an analysis of vacancies in Riverhead, conducted by a qualified entity without ties to the proposed development project.

### **Potentially Significant Adverse Impacts**

The DEIS will be prepared in accordance with the Final Scope promulgated by the lead agency and in accordance with 6 NYCRR §617.9(b). Based upon review of the site, architectural plans and elevations, site plans and the FEAF Part 1 prepared by the Applicant, the Planning Board prepared a FEAF - Parts 2 and 3/Determination of Significance, for the proposed application which indicates that one or more significant adverse impacts may result from the proposed project. The Planning Board issued a Positive Declaration on August 6, 2020, specifically identifying as potential moderate to large impacts to Land, Groundwater, Agricultural Resources, Plants and Animals, Aesthetic Resources, Historic and Archaeological Resources, Transportation and Energy.

The DEIS will fully address the identified potential significant adverse impacts, as well as other relevant issues. Where the impact analyses conducted in the DEIS indicate the potential for significant adverse impacts, the DEIS will set forth measures to mitigate those impacts.

The proposed outline of the DEIS is set forth below, followed by a description of each section.

### **Natural Environmental Resources**

#### **Soils and Topography**

This section of the DEIS will identify the existing soil type(s) on the subject property, based upon the Suffolk County Soil Survey and any available test hole data. The Soil and Materials Management Plan, as prepared by PW Grosser Consulting, Inc. will also be summarized. The potential impacts to soils will be discussed in terms of soil constraints and the loss of prime agricultural soils will be evaluated. This section will discuss the impacts of removing existing vegetation on-site and analyze the impacts to erosion resulting from the loss of existing vegetation. This section will also describe the actions that would be undertaken after soil sampling (to be performed prior to construction) should impacted soils be identified as present on-site. An engineered cut/fill analysis will be provided in this section to determine the volume of natural material that will be excavated and removed from the site, and will detail the methods by which the materials will be excavated and removed from the site. The topographic conditions will be evaluated, and a topographic map will be provided. Construction-related impacts will also be discussed, including truck trips for soil removal and associated truck routes. Mitigation measures for erosion, sedimentation, dust generation, and soil limitations/constraints, to the extent necessary, including a Community Air Monitoring Plan (CAMP), will be included in this section.

#### **Water Resources**

This section of the DEIS will describe the groundwater conditions, including depth to groundwater and groundwater quality beneath the subject property, based upon relevant documentation. The Groundwater Management Zone (as classified under Article 6 of the SCSC) within which the subject property is located, and site drainage characteristics will be described. Groundwater flow direction based upon Suffolk County Groundwater Contour Maps and/or other published sources (including groundwater investigation data obtained from local, state or federal regulatory agencies) will be identified and an assessment of the potential impacts to downgradient resources will be included. The location of private and public supply wells will also be determined. This section will also include calculations of projected sanitary flow and consistency with the SCSC and the TDR program only if the proposed plan includes the use of on-site sanitary systems. As noted, the proposed action is expected to be modified for an on-site STP in accordance with the expected Appendix A changes and the STP would eliminate the need to purchase available sanitary credits under the Article 6 TDR program. The DEIS will evaluate environmental impacts associated with constructing an on-site STP in accordance with applicable Suffolk County Health Department regulations and requirements. The potential nitrogen loading as a result of the proposed action (considering all potential sources of nitrogen, including the discharge point for sanitary wastewater as well as landscaping maintenance/fertilizer application) will be determined using mass-balance modeling methods, and will take into account potential impacts to nearby public and private wells. An evaluation of alternative sanitary disposal methods will also be performed and a comparative analysis of the nitrogen inputs from sanitary effluent will be presented only if the proposed plan includes the use of on-site sanitary systems rather the construction of an on-site STP.

Groundwater quantity (i.e., water usage) will also be evaluated, including the application to extend the Riverhead Water District water main and availability of water supply to service the development. A comprehensive analysis of the capacity and ability for the Riverhead Water District to serve the proposed development will be included, and will take into account the impacts to neighboring residential properties during peak water demand times. The existing and projected potable water usage for consumption, and for irrigation supply, will be provided. Drainage and post-development stormwater management will also be discussed and evaluated in accordance with the relevant standards, including an evaluation of additional stormwater management options, such as storage in subsurface chamber systems, creation and utilization of rain gardens or bioswales, and alternate locations for recharge basins. The analysis will include on-site soil conditions throughout the site to support the stormwater management system design, including soil borings throughout the Phase 1 and Phase 2 areas of construction and will be evaluated to establish the basis for the overall project stormwater design. The proposed SWPPP and construction-phasing plan will also be presented. This section will also include a discussion and evaluation of the potential impacts to any nearby wetlands and the Peconic Estuary watershed. Finally, as required for inclusion in a DEIS, the effects of climate change as it relates to sea level rise and flooding will be addressed. Mitigation measures which may reduce potential water quality or quantity impacts will also be identified, as necessary.

## **Ecological Resources**

This section of the DEIS will address the existing ecological resources on the subject property. As part of the DEIS, a qualified biologist/ecologist will inspect the site to determine the vegetation, wildlife, and general habitat character. An inventory of flora and fauna, as observed, will be prepared

and included in this section of the DEIS, and an assessment of the species that could be expected to utilize the subject site will be performed. Protected native plants, plant and animal species listed as endangered, threatened, and special concern (or with other protective status), including but not limited to the Northern Long Eared Bat and Tiger Salamander, will be identified. Consultations with the New York Natural Heritage Program will be undertaken for site information related to habitats, plant and animal species. This section of the DEIS will include the quantitative impacts to habitats as well as a qualitative assessment of the impacts to any threatened or endangered plants and animal species identified in the area of the site. Mitigation measures to reduce potential impacts will be identified.

### **Human Resources**

#### **Land Use and Zoning**

This section of the DEIS will generally describe the land uses and zoning within the Calverton area, as well as a detailed description of the uses and zoning on the subject site and in the surrounding area within 1,000 feet of the subject property. Photographs of the site and surrounding properties, as well as land use and zoning maps, particularly the Sky Materials Construction and Demolition Debris (C&D) processing facility to the west of the subject parcel, will also be included. A description of the prevailing zoning, including the bulk and dimensional standards, and supplementary guidelines for development, and consistency therewith will also be included. All proposed principal and accessory uses will be described. This section of the DEIS will also discuss the market and tax analyses for the proposed development.

This section will provide clarification as to the proposed use of the site, in the context of permitted, specially permitted, and accessory uses within the Industrial C zoning use district. This section will clarify what is meant by “assumed retail space limited to 10 percent for each tenant,” as retail is considered an accessory use to a wholesale business, and is not an as of right use within the Industrial C zoning use district, and will demonstrate how the proposed accessory use would be consistent with zoning. This section will also clarify how the 10% retail space factors into the 75% warehouse/25% industrial split for the proposed building/tenant spaces noted on the site development plans.

Being that the subject parcel shares its western property boundary with an active C&D processing facility, a comprehensive analysis of this shared property boundary must be performed, including the following:

- Detailing any environmental issues or violations associated with Sky Materials operations and the potential impacts on the proposed development of HK Ventures.
- An evaluation of how the Sky Materials site reclamation plan or any remediation required may impact the proposed site development, including a slope stability analysis.

#### **Transportation**

This section of the DEIS will describe the existing traffic conditions and evaluate the effects of the proposed action on the surrounding area roadways and parking. This section will include the previously filed Traffic Impact Study (TIS), as prepared by Stonefield Engineering & Design LLC, dated July 8, 2020, for the proposed action, as well as additional analyses to be performed including traffic counts, and the potential construction-related traffic impacts as it relates to projected truck traffic and the ability to safely construct Phase II after Phase I is operational. Specifically, the updated TIS will include the following additional tasks:

- Obtain traffic count data through available NYSDOT, County, and other sources; or perform manual intersection turning movement counts during the weekday morning and evening commuter peak hours and the during the Saturday midday recreation peak hours at the following intersections:
  - Middle Country Road and Edwards Avenue
  - Middle Country Road and Fresh Pond Avenue
  - Middle Country Road and Burman Boulevard
  - Edwards Avenue/Nugent Drive (County Road 94) at eastbound LI Expressway exit ramp.
- Tabulate traffic count data, identify peak hour factors, and adjust data for seasonal variations.
- Confirm with Town Planning Staff to identify Other Planned Developments in the nearby area that may affect the study intersections.
- Develop future No Build volumes for the study intersections. The volumes will be adjusted to future levels using an annual growth factor obtained from the NYSDOT. Volumes generated by Other Planned Developments including EPCAL and the Sky Materials property located directly to the west of this site, will be added, as appropriate.
- Perform trip generation calculations for the proposed Industrial development using statistical data contained in ITE Trip Generation, 10th Edition or related empirical data. Perform trip generation calculations or obtain existing information for the Other Planned Developments in the project area. For industrial uses, site-generated traffic in the morning peak period should be very close to that generated in the evening period.
- Prepare a trip distribution and assignment of site-generated traffic based on roadway network and existing travel patterns established by the turning movement counts. The estimates should reflect permitted uses in the Industrial C Zoning use district such as offices, commercial sports and recreation facilities and other uses. The ITE's Trip Generation Handbook, Chapter 6, should be utilized in determining mixed-use trip generation.
- Analyze the most intense trip generating uses of the property permitted under the current zoning.
- Analyze the most parking-intensive uses of the property permitted under the current zoning.
- Provide an analysis of any proposed mitigation of conflicting traffic movements.
- Perform intersection capacity analyses for the study intersections identified above and the site access driveways. Analyses will be performed using HCS software in order to provide level

of service results at the intersections and site access locations. The analyses will be completed for Existing, No Build, and Build Conditions for weekday AM, PM, and Saturday peak hours.

- Identify impacts at study intersections and develop mitigation measures, if necessary. Review the location and configuration of the proposed site access points, and make appropriate recommendations to optimize capacity and safety.
- In addition to the proposed site access direct to NY 25, due to the following concerns and in accordance with NYSDOT Access Management guidelines, analyze an alternative access scenario which, by means of cross access through the adjacent Tractor Supply site, provides access to NY 25 opposite Fresh Pond Avenue.
  - The proposed site access to NY 25 is 400' from the Fresh Pond Avenue intersection. Accident potential will be reduced by enabling westbound left turns to enter both sites, and northbound left turns to exit them, at a single access point on the State highway.
  - Evaluate the feasibility of a roundabout at the NY 25/Fresh Pond Avenue intersection before considering a traffic signal.
- Obtain traffic accident data for the latest available three-year period for the study intersections and the roadway links between them. Summarize the accident history by type of accident, time, severity, pavement condition and apparent contributing factors. Note any significant trends, and identify countermeasures to mitigate them.
- Analyze the potential impacts to the Middle Country Road transit access.
- Proposed roadway improvements should accommodate bike lane installation on NY 25 as determined by NYSDOT.
- Analyze the proposed NYSDOT transportation improvements to the Middle Country Road and Edwards Avenue, and provide an analysis of the timing of these improvements in relation to the start and completion of the proposed HK Ventures buildout.

## **Aesthetic Resources**

This section of the DEIS will describe the existing viewshed and general consistency or compatibility with existing elements of the community will be described. As part of the assessment of impacts on visual resources, to-scale 3D computer-generated imagery, including renderings of the site and proposed buildings, landscaping, and lighting will be prepared by the project architect to depict post-development viewshed changes, and an assessment of the impacts to the viewshed from all publicly accessible vantage points, including Middle Country Road and the bike path to the south will be performed. The proposed lighting plan and consistency with the Town Code (Chapter 301) will also be included. Measures to mitigate impacts will be identified, as appropriate. The proposed recharge basins along Middle Country Road, which seem to conflict with the rural character of this area, shall be included in the aesthetic impacts section.

## **Historic and Archaeological Resources**

This section of the DEIS will identify the potential historic and archaeological resources based upon published resources, including those in the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) Cultural Resources Information System (CRIS), other source locations and the work performed to date by the project archaeologist, including consultations with OPRHP. As part of this analysis, the findings of the archaeological Phase IA and IB assessments, and any



additional work that may be required in consultation with OPRHP, will be summarized. Mitigation to reduce impacts, if any, will be included. If the Phase 1B assessment indicates that further investigation is needed, a Phase 2 analysis will be performed, and will include a plan as applicable to preserve the integrity of any sensitive archaeological areas.

### **Construction-Related Impacts**

This section will address the phased construction. A phased construction plan will be presented and the ability to safely construct Phase 2 after Phase 1 is operational will be assessed. Construction-related impacts as they relate to erosion, sedimentation, traffic generation (including trucks), and stormwater management will also be analyzed. This section will also address the existing on-site buildings and the pre-construction testing of materials prior to disposal. Community Air Monitoring Plan (CAMP) requirements for air monitoring during excavation and earth moving activities during site construction will be detailed in this section, as well as plans and locations for on-site soil and materials storage and management. This section will also describe any differences in the construction and material management methods proposed for Phase 1 and Phase 2.

### **Energy Resources**

This section of the DEIS will describe the proposed energy sources, expected levels of consumption and means to reduce consumption. An analysis of alternative energy sources, including but not limited to solar panels and geothermal heating, will also be included. Consultations with the service providers (PSEG LI and National Grid) will be undertaken, including an analysis to confirm that the utility providers can meet the potential energy demands of the proposed use, assuming maximum site buildout, and the findings and recommendations of these providers will be included. An evaluation of incorporating additional energy conservation measures into building design (such as LEED certified construction) shall be included. The need for emergency backup power at the proposed site will also be included.

### **Other Required Sections**

**Unavoidable Adverse Effects** - This section enumerates those short and long-term impacts that cannot be mitigated.

**Irretrievable and Irreversible Commitment of Resources** - A brief discussion of natural resources consumed as a result of project implementation is presented in this section.

**Growth-Inducing Aspects** - The potential growth-inducing aspects of the project will be presented in this section.

**Cumulative Impacts** – A discussion of the cumulative impacts of current and proposed development, including solar farms, within the Calverton area will be presented in this section

### **Extent and Quality of Information Existing and Needed**

In order to conduct the analyses of potential adverse impacts, available information will be collected

and reviewed, and empirical information will be developed. While it is not possible to determine all information sources to be used, the following represent sources/research that have been preliminarily identified as necessary to perform the required analyses in the DEIS.

### **Soils and Topography**

- USDA, Suffolk County Soil Survey
- USGS Topographic Map
- Boundary and Topographic Survey, as prepared by Gallas Surveying Group
- Proposed Site Development Plans, as prepared by Key Civil Engineering
- Soil Boring Logs
- Cut/Fill Estimates
- Construction vehicle trip generation information

### **Water Resources**

- USGS Water Table map and monitoring well data, as available
- Suffolk County Groundwater Contour Maps
- Soil Boring Logs
- Published groundwater investigation data from local, state and/or federal regulatory agencies
- Phase I Environmental Site Assessment, as prepared by H2M Engineering
- Soil and Materials Management Plan, as prepared by P.W. Grosser Consulting, Inc.
- Relevant plans, standards and regulations, including the SCDHS Suffolk County Sanitary Code, *New York Standards and Specifications for Erosion and Sediment Control*, *New York State Stormwater Management Design Manual*, Town of Riverhead Town Code (Chapter 275), *Suffolk County Subwatersheds Wastewater Plan*, and the *Suffolk County Comprehensive Water Resources Management Plan*.
- Nitrogen Mass Balance Calculations
- BURBS model and analysis
- Consultations with Town of Riverhead Water Department
- NYSDEC Freshwater and Tidal Wetland maps
- U.S. Fish and Wildlife Service – National Wetlands Inventory
- Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map
- Peconic Estuary Watershed Map

### **Ecological Resources**

- Correspondence with the New York Natural Heritage Program
- Observation data from field investigations
- Published material regarding the potential presence of protected native plants, plant and animal species listed as endangered, threatened, and/or special concern (or with other protective status) and significant habitat areas on or in the vicinity of the project site

### **Land Use and Zoning**

- Available and relevant zoning codes and maps
- Site and Area Inspections
- Photographs of Site and Surrounding Area
- Town of Riverhead Town Code Chapter 301
- Marketing Analysis
- Post-Development Tax Analysis

### **Transportation**

- Manual traffic counts or data collection from NYSDOT, County and other sources
- Most-recent three-year accident data
- The Institute of Transportation Engineers, Trip Generation Manual, 10th Edition
- The Institute of Transportation Engineers, Parking Generation Manual, 5th Edition
- The Institute of Transportation Engineers, Trip Generation Handbook, Chapter 6
- Highway Capacity Manual, latest edition
- Consultations with NYSDOT
- Consultations with Suffolk County Department of Public Works

### **Aesthetic Resources**

- Architectural floor plans and elevations
- Computer-generated 3D imagery from viewpoints to the north and south of the site.
- Site and area inspections
- Town of Riverhead Town Code Chapter 301

### **Historic and Archaeological Resources**

- Consultations with NYS OPRHP
- Phase IA Documentation/ Assessment (sources are not limited to CRIS, New York State Library, New York City Public Library, and the USGS ESRI Historical Topographic Map Collection)
- Phase IB Archaeological Survey

### **Construction-Related Impacts**

- Proposed Site Development Plans
- Preliminary Construction Schedule for Phases 1 and 2
- Construction-related traffic assessment
- Soil and Materials Management Plan
- Construction debris estimates, as prepared by Key Civil Engineering

### **Energy Resources**

- Consultations with PSEG LI and National Grid

- Projected energy loads / demands

### **Initial Identification of Mitigation Measures**

As the DEIS analyses have not yet been conducted, no specific mitigation measures have yet been developed. Nonetheless, where the impact analyses conducted in the DEIS indicate the potential for significant adverse impacts, the DEIS will set forth measures to mitigate those impacts within the topic sections, as presented herein.

### **Reasonable Alternatives to Be Considered**

Pursuant to 6 NYCRR Part 617, the DEIS must contain a description and evaluation of reasonable alternatives to the proposed action that are feasible, considering the objectives and capabilities of the project sponsor. This DEIS will analyze the impacts of the following alternatives and compare (quantitatively and qualitatively) these impacts to those associated with implementation of the proposed action, based upon the specific issues outlined above:

- No-Action (site remains as it currently exists)
- Maximum Buildout Plan with As-of-Right Uses – This alternative would include a maximum build out scenario for the most intense, as-of-right, land uses with respect to water demand, traffic and parking, that are permitted under the current zoning of the property. This alternative is intended to assess the full magnitude of the potential impact to the Riverhead Water District Extension 37R – Calverton, as well as the maximum impact on surrounding roadways as well as on-site parking demands.
- Proposed Development Plan with Alternative Water Source – This alternative would include the development program, as proposed, with an on-site supply well to meet the water demands of the overall project.
- Completing construction of the proposed facility in a single phase, rather than as a phased development.
- Proposed development with on-site septic systems vs. on-site STP for sanitary wastewater discharge.
- Alternate locations for on-site stormwater recharge basins (not visible from Middle country Road or the EPCAL recreational bike path) and incorporation of additional measures for on-site stormwater management, including rain gardens or bioswales.
- Establishing cross-access across the Sky Materials site to the west in order to bring traffic to the intersection of Middle Country Road and Fresh Pond Avenue.

### **Proposed Organization and Overall Content of the DEIS**

The DEIS will conform with the basic content requirements as contained in 6 NYCRR Part 617.9 (b)(3). The proposed outline of the DEIS is as follows:

**Executive Summary**

**1.0 Description of the Proposed Action**

- 1.1 Project Location and Site Conditions
- 1.2 Project Design and Layout
- 1.3 Project Objectives and Benefits
- 1.4 Construction and Operations
- 1.5 Required Permits and Approvals

**2.0 Natural Environmental Resources**

**2.1 Soils and Topography**

- 2.1.1 Existing Conditions
- 2.1.2 Potential Impacts
- 2.1.3 Proposed Mitigation

**2.2 Water Resources**

- 2.2.1 Existing Conditions
- 2.2.2 Potential Impacts
- 2.2.3 Proposed Mitigation

**2.3 Ecological Resources**

- 2.3.1 Existing Conditions
- 2.3.2 Potential Impacts
- 2.3.3 Proposed Mitigation

**3.0 Human Environmental Resources**

**3.1 Land Use and Zoning**

- 3.1.1 Existing Conditions
- 3.1.2 Potential Impacts
- 3.1.3 Proposed Mitigation

**3.2 Transportation**

- 3.2.1 Existing Conditions
- 3.2.2 Potential Impacts
- 3.2.3 Proposed Mitigation

**3.3 Aesthetic Resources**

- 3.3.1 Existing Conditions
- 3.3.2 Potential Impacts
- 3.3.3 Proposed Mitigation

**3.4 Historic and Archaeological Resources**

- 3.4.1 Existing Conditions
- 3.4.2 Potential Impacts
- 3.4.3 Proposed Mitigation

**3.5 Construction-Related Impacts**

- 3.5.1 Proposed Construction Schedule and Activities
- 3.5.2 Potential Impacts
- 3.5.3 Proposed Mitigation

**3.6 Energy Resources**

- 3.6.1 Existing Conditions

3.6.2 Potential Impacts

3.6.3 Proposed Mitigation

**4.0 Other Required Sections**

4.1 Adverse Impacts That Cannot Be Avoided (Short-Term and Long-Term)

4.2 Irretrievable and Irreversible Commitment of Resources

4.3 Growth-Inducing Impacts

**5.0 Alternatives and Their Impacts**

5.1 Alternative 1: No-Action

5.2 Alternative 2: Maximum Build Out Plan with As-of-Right Uses

5.3 Alternative 3: Proposed Development Plan with Alternative Water Source

5.4 Alternative 4: Completing Construction in a Single Phase Rather Than Phased Development.

5.5. Alternative 5: Proposed Development Plan with On-Site Septic Rather Than On-Site STP.

5.6. Alternative 6: Proposed Development With Alternate Locations for Recharge Basins.

5.7. Alternative 7: Proposed Development With Cross Access Across Sky Materials Site to the West.

**6.0 References**

**Full Environmental Assessment Form**  
**Part 2 - Identification of Potential Project Impacts**

Agency Use Only [If applicable]	
Project :	HK Ventures - Calverton
Date :	08/06/2020

**Part 2 is to be completed by the lead agency.** Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

**Tips for completing Part 2:**

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “**Yes**” to a numbered question, please complete all the questions that follow in that section.
- If you answer “**No**” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

<b>1. Impact on Land</b> Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i> <div style="float: right; text-align: right;"> <input type="checkbox"/> NO      <input checked="" type="checkbox"/> YES </div>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**2. Impact on Geological Features**

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

☒ NO☐ YES

*If "Yes", answer questions a - c. If "No", move on to Section 3.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

**3. Impacts on Surface Water**

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

☒ NO☐ YES

*If "Yes", answer questions a - l. If "No", move on to Section 4.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>



I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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#### 4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer.

☐ NO

☒ YES

(See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: <u>Riverhead Water District: Extension 37R - Calverton</u>	D2c	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: <u>Based upon the permitted uses within the Industrial C zoning district, which include indoor manufacturing and laboratories, the potential for petroleum and chemical storage must be addressed by the applicant.</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### 5. Impact on Flooding

The proposed action may result in development on lands subject to flooding.

☒ NO

☐ YES

(See Part 1. E.2)

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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<b>6. Impacts on Air</b> The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO <sub>2</sub> ) ii. More than 3.5 tons/year of nitrous oxide (N <sub>2</sub> O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF <sub>6</sub> ) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>7. Impact on Plants and Animals</b> The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input checked="" type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>8. Impact on Agricultural Resources</b> The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) <span style="float: right;"><input type="checkbox"/> NO <input checked="" type="checkbox"/> YES</span> <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>9. Impact on Aesthetic Resources</b> The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>10. Impact on Historic and Archeological Resources</b> The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E3e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered "Yes", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>11. Impact on Open Space and Recreation</b> The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If "Yes", answer questions a - e. If "No", go to Section 12.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<b>12. Impact on Critical Environmental Areas</b> The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If "Yes", answer questions a - c. If "No", go to Section 13.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	<b>Relevant Part I Question(s)</b>	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

**13. Impact on Transportation**

The proposed action may result in a change to existing transportation systems.  
(See Part 1. D.2.j)

☐ NO☒ YES

*If "Yes", answer questions a - g. If "No", go to Section 14.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

**14. Impact on Energy**

The proposed action may cause an increase in the use of any form of energy.  
(See Part 1. D.2.k)

☐ NO☒ YES

*If "Yes", answer questions a - e. If "No", go to Section 15.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other Impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

**15. Impact on Noise, Odor, and Light**

The proposed action may result in an increase in noise, odors, or outdoor lighting.  
(See Part 1. D.2.m., n., and o.)

☐ NO☒ YES

*If "Yes", answer questions a - f. If "No", go to Section 16.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

#### 16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

☒ NO

☐ YES

*If "Yes", answer questions a - m. If "No", go to Section 17.*

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			



**17. Consistency with Community Plans**

The proposed action is not consistent with adopted land use plans.

(See Part 1. C.1, C.2. and C.3.)

If "Yes", answer questions a - h. If "No", go to Section 18.

☒ NO

☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

**18. Consistency with Community Character**

The proposed project is inconsistent with the existing community character.

(See Part 1. C.2, C.3, D.2, E.3)

If "Yes", answer questions a - g. If "No", proceed to Part 3.

☒ NO

☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>



**Full Environmental Assessment Form**  
**Part 3 - Evaluation of the Magnitude and Importance of Project Impacts**  
**and**  
**Determination of Significance**

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

**Reasons Supporting This Determination:**

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

Reasons supporting determination provided in attachment.

**Determination of Significance - Type 1 and Unlisted Actions**

SEQR Status: ☒ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☒ Part 1 ☒ Part 2 ☒ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the  
Town of Riverhead Planning Board as lead agency that:

☐ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.d).

☒ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: HK Ventures - Calverton

Name of Lead Agency: Town of Riverhead Planning Board

Name of Responsible Officer in Lead Agency: Gregory Bergman

Title of Responsible Officer: Planning Aide, Town of Riverhead Planning Department

Signature of Responsible Officer in Lead Agency:

Date: 8/06/2020

Signature of Preparer (if different from Responsible Officer)

Date:

**For Further Information:**

Contact Person: Gregory Bergman, Planning Aide, Town of Riverhead Planning Department

Address: 201 Howell Avenue Riverhead, NY 11901

Telephone Number: 631.727.3200 ex 264

E-mail: bergman@townofriverheadny.gov

**For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:**

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)  
Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>



## TOWN OF RIVERHEAD PLANNING DEPARTMENT

201 HOWELL AVENUE, RIVERHEAD, NEW YORK 11901-2596  
(631) 727-3200, FAX (631) 727-9101

Jefferson V. Murphree, AICP  
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Planning Administrator*  
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John F. Flood, Jr.  
*Environmental Planner*  
Ext. 207

Brian Cunningham  
*Planner*  
Ext. 206

Greg Bergman  
*Planning Aide*  
Ext. 264

Carissa Collins  
*Planning Board Secretary  
Zoning Board Secretary*  
Ext. 240

**August 6, 2020**

### **HK Ventures – Calverton: Full Environmental Assessment Form Part 3 – Evaluation of the Magnitude and Importance of Project Impacts and Determination of Significance**

#### **1. Impact on Land:**

1d. The applicant must provide a detailed cut/fill analysis to determine the amount of natural material that may need to be excavated and exported from the project site.

1e. The applicant must provide a construction phasing plan and detail the duration of time that the project will be under construction.

1f. The applicant must demonstrate that the removal of vegetation from the site will not contribute to increased erosion.

#### **4. Impact on groundwater:**

4a. Development of the project will require an extension of the Riverhead Water District Extension No. 37R – Calverton, which currently only serves a portion of the project site. The applicant must provide a detailed analysis of the water usage from the proposed development. The analysis should take into account the most intense water demanding uses permitted under the current zoning of the property in order to assess the full magnitude of the potential impact to the Riverhead Water District Extension 37R - Calverton. The Planning Board, as Lead Agency, can only assess the adequacy of the existing water supply system once the potential water demands from the proposed development are understood.

4b. Development of the project will require an extension of the Riverhead Water District Extension No. 37R – Calverton, which currently only serves a portion of the project site. The applicant must provide a detailed analysis of the water usage from the proposed development. The analysis should take into account the most intense water demanding uses permitted under the current zoning of the property in order to assess the full magnitude of the potential impact to the Riverhead Water District Extension 37R - Calverton. The Planning Board, as Lead Agency, can only assess the adequacy of the existing water supply system once the potential water demands from the proposed development are understood.

4d: The project site is located within Suffolk County Groundwater Management Zone III, which permits 300 gallons per day (gpd) per acre of sanitary density. The 30.2545 acre site's allowable sanitary density based upon 300 gpd/acre, is 9,076 gpd. The project's current proposed sanitary calculations (general industrial and commissary) indicate that the project proposes a sanitary density of 16,960 gpd, which

exceeds the site's allowable sanitary density by 7,884 gpd, requiring the purchase and redemption of 26.3 sanitary credits. The applicant must provide an analysis of the direction of groundwater flow, and provide an analysis of the most intense sanitary generating uses permitted within the Industrial C zoning use district, and provide alternatives to traditional subsurface sanitary wastewater management systems in order to protect the quality of the existing groundwater supply.

#### **5. Impact on Agricultural Resources:**

5a. The applicant must provide an analysis of the on-site soil composition, and provide details of plans for excavation and removal of any soils classified within soil group 1 through 4 of the NYS Land Classification System.

#### **7. Impact on Plants and Animals**

7a-d: The site plan calls for the clearing of all existing vegetation on-site, including approximately 5.7 acres of wooded land in the northeast corner of the subject parcel. The applicant must provide an analysis of the wooded lands on the property and identify if it is home to any threatened or endangered species, as listed by the New York State or the Federal Government, and identify if the proposed action will result in the reduction or degradation of any such habitat or the loss or reduction in population of any threatened or endangered species.

#### **9. Impacts on Aesthetic Resources:**

9ci & 9cii: The applicant must provide visual renderings of the proposed facility from publically accessible areas in the vicinity of the project site in order to accurately assess the visual impacts of the proposed development, including visual impacts from points along Middle Country Road (State Rt. 25), and from the public bike & recreation trail on the neighboring EPCAL property.

#### **10. Impact on Historic and Archeological Resources:**

10b. The applicant must provide a Phase 1 analysis of the subject property, and Phase 2 analysis if warranted. The findings of the Phase 1 analysis and subsequent analyses must be coordinated with the New York State Office of Parks, Recreation, and Historic Preservation.

10e i-iii. Pending the results from the Phase 1 and further analyses, the applicant must provide a plan to preserve the integrity of any sensitive archeological areas.

#### **13. Impact on Transportation:**

13a: The applicant must provide a Traffic Impact Statement (TIS) which analyzes the most intense trip generating uses of the property permitted under the current zoning, and provide an analysis of any proposed mitigation of conflicting traffic movements, including, but not limited to, cross access with neighboring parcels, signalization of the intersection of Middle Country Road and the site's access point, or other alternative traffic mitigating measures. With the occupancy of the proposed industrial development yet to be determined, the project has a likelihood to contribute to increased trip generation for traffic directed towards the Long Island Expressway. Of specific concern to the Planning Board are the traffic impacts to the following intersections, and their ability to efficiently manage the increased trip traffic:

- Middle Country Road and Edwards Avenue.
- Middle Country Road and Fresh Pond Avenue.

13b: The applicant must provide alternative buildout scenarios of the project site which take into account the permitted uses within the Industrial C zoning use district which are more intense uses with regard to required parking.

13c: The applicant must provide a Traffic Impact Statement (TIS) which analyzes the most intense trip generating uses of the property permitted under the current zoning in order to understand the potential impacts to the Middle Country Road transit access.

13e: The applicant must provide a Traffic Impact Statement (TIS) which analyzes the most intense trip generating uses of the property permitted under the current zoning in order to understand the potential impacts to the Middle Country Road transit access.

#### **14. Impact on Energy**

**14b, 14c, 14d:** The applicant must provide an analysis of the most intense energy demanding uses permitted under the current zoning, and demonstrate the ability for utility providers to meet the necessary potential energy demands within the capacity of the current energy distribution system.

The applicant must also provide an analysis of alternate sources of renewable energy, i.e. solar panels, geo-thermal heating, in order to help reduce demand on existing fossil fuel energy production sources. The applicant must also provide an analysis of incorporating additional energy conservation measures into building design, i.e. using LEED certified construction techniques.



## TOWN OF RIVERHEAD PLANNING BOARD

201 HOWELL AVENUE, RIVERHEAD, NEW YORK 11901-2596  
(631) 727-3200, EXT. 240, FAX (631) 727-9101

*Stanley Carey, Chairman*  
*Ed Densieski, Vice-Chair/Secretary*

*Joseph Baier, Member*

*Richard O' Dea, Member*  
*George Nunnaro, Member*

August 6, 2020

Keith Brown, Esq.  
538 Broadhollow Rd, Suite 301W  
Melville, NY 11747

### **Resolution No. 2020-050**

**Assumes Lead Agency Status for the Purposes of SEQRA Review and Issues Positive Declaration Pursuant to SEQRA for the Site Plan Application of HK Ventures – Calverton  
4285 Middle Country Road, Calverton, NY  
SCTM No. 600-116-1-2**

**WHEREAS**, the applicant, HK Ventures, LLC, has made a site plan application to the Riverhead Planning Board proposing to develop a vacant parcel of industrially zoned land with a commercial/industrial complex consisting of a total of 423,964 sq. ft. of floor area to be divided into individual tenant spaces, along with a 1,500 sq. ft. commissary for use by the tenants of the complex, as well as parking, lighting, landscaping, stormwater management, sanitary systems, and a new curb cut to serve as access from Middle Country Road; and

**WHEREAS**, the subject property, particularly identified as SCTM No. 600-116-1-2, is a 30.28 acre parcel located on the south side of Middle Country Road (State Route 25), at 4285 Middle Country Road, Calverton, NY, within the Industrial C (Ind C) zoning use district; and

**WHEREAS**, the Planning Board has received and reviewed the site plan application, including a site plan, prepared and stamped by Jaclyn R. Peranteau, PE, last dated June 3, 2020, a Full Environmental Assessment Form (FEAF), prepared by Jaclyn Peranteau, PE, dated January 28, 2020; and related documentation; and

**WHEREAS**, by Resolution No. 2020-031, dated May 21, 2020, the Riverhead Planning Board classified the proposed action as a Type 1 Action pursuant to SEQRA and initiated a coordinated SEQRA review with involved agencies, with the Planning Board requesting Lead Agency designation; and

**WHEREAS**, by letter dated June 9, 2020, the Riverhead Planning Department circulated a Lead Agency request letter and request for site plan comments to involved agencies; and

**WHEREAS**, as the 30 day coordination period has ended, and with no objections to the Planning Board's request for Lead Agency status being received, the Planning Board is now able to assume Lead Agency status for the purposes of SEQRA review; and

HK Ventures - Calverton – Assumes Lead Agency and Issues Positive Declaration Pursuant to SEQRA

**WHEREAS**, the Planning Department has prepared Part 2 and Part 3 of the FEAF, dated August 6, 2020. Now, therefore be it

**RESOLVED**, that the Riverhead Planning Board, 201 Howell Avenue, Riverhead, NY 11901, hereby assumes Lead Agency status for the purposes of SEQRA review; and be it further

**RESOLVED**, that the Planning Board as SEQRA Lead Agency declares the proposed action may have a significant potential adverse impact on the health, welfare and the environment for the reasons outlined in Part 3 of the FEAF, dated August 6, 2020; and be it further

**RESOLVED**, the Planning Board, as Lead Agency, hereby issues a Positive Declaration, for the purposes of Environmental Conservation Law Article 8, requiring the formal process, public input, and due deliberation attendant to the preparation of an Environmental Impact Statement pursuant to the State Environmental Quality Review Act; and be it further

**RESOLVED**, the applicant be directed to prepare a draft Scope pursuant to SEQRA for review by the Lead Agency; and be it further

**RESOLVED**, the requisite SEQRA Notice of Determination/Positive Declaration be filed with the NYSDEC Environmental News Bulletin (ENB) and all relevant information be filed with the Town Clerk; and be it further

**RESOLVED**, upon submission of a Draft Scope by the applicant, the public will have the opportunity to comment on the Draft Scope at a publicly accessible meeting held via an electronic telecommunications method which complies with the requirements of the New York State Open Meetings law; and

**RESOLVED**, that those interested parties seeking additional information on this application can contact Gregory Bergman, Planning Aide, Town of Riverhead, at 631-727-3200 Ext. 264; and be it further

**RESOLVED**, that the Clerk of the Planning Board is hereby authorized to forward a copy of this resolution to HK Ventures, LLC, 150 W. 36<sup>th</sup> Street, New York, NY 10018; Key Civil Engineering, 664 Blue Point Rd, Unit B, Holtsville, NY 117421; 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.

A motion was made by Mr. \_\_\_\_\_ and seconded by Mr. \_\_\_\_\_ that the aforementioned resolution be approved:

#### THE VOTE

BAIER \_\_\_\_ YES \_\_\_\_ NO    O'DEA \_\_\_\_ YES \_\_\_\_ NO  
NUNNARO \_\_\_\_ YES \_\_\_\_ NO    DENSIESKI \_\_\_\_ YES \_\_\_\_ NO  
CAREY \_\_\_\_ YES \_\_\_\_ NO

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

Very truly yours,

Stanley Carey, Chairman  
Riverhead Planning Board