

617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

THIS AREA FOR LEAD AGENCY USE ONLY

DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project:

Part 1

Part 2

Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one which **will not** have a significant impact on the environment, therefore a **negative declaration will be prepared**.
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a **CONDITIONED negative declaration will be prepared.***
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a **positive declaration will be prepared**.

* A Conditioned Negative Declaration is only valid for Unlisted Actions

Redevelopment of EPCAL Property at Calverton

Name of Action

Town of Riverhead Town Board

Name of Lead Agency

Sean Walter

Print or Type Name of Responsible Officer in Lead Agency

Signature of Responsible Officer in Lead Agency

Supervisor

Title of Responsible Officer

Signature of Preparer (If different from responsible officer)

VHB Engineering, Surveying and Landscape Architecture, P.C.
2150 Joshua's Path, Suite 300, Hauppauge, New York 11788

website

PART 1--PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action Redevelopment of EPCAL Property at Calverton

Location of Action (include Street Address, Municipality and County)

2,323.9 acres, situated on the south side of New York State Route 25, north of Grumman Boulevard and east of Wading River Manor Road, Hamlet of Calverton, Town of Riverhead, Suffolk County

Name of Applicant/Sponsor Town of Riverhead Town Board

Address Town Hall, 200 Howell Avenue

City / PO Riverhead State New York Zip Code 11901

Business Telephone (631) 727-3200

Name of Owner (if different) See Attachment

Address

City / PO State Zip Code

Business Telephone

Description of Action:

See Attachment

Please Complete Each Question--Indicate N.A. if not applicable

A. SITE DESCRIPTION

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use: Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Other Former Naval Base with Runways

2. Total acreage of project area: 2,323.9± acres.

APPROXIMATE ACREAGE	PRESENTLY *	AFTER COMPLETION
Meadow or Brushland (Non-agricultural) Includes 646.2 acres of Grassland	<u>750.4±</u> acres	<u>700.6±**</u> acres
Forested/Wooded	<u>1,401.9±</u> acres	<u>787.3±</u> acres
Agricultural (Includes orchards, cropland, pasture, etc.)	<u>0.0</u> acres	<u>0.0</u> acres
Wetland (Freshwater or tidal as per Articles 24,25 of ECL) (including water surface)	<u>16.4±</u> acres	<u>16.4±</u> acres
Water Surface Area (McKay Lake)	<u>9.3±</u> acres	<u>9.3±</u> acres
Unvegetated (Rock, earth or fill)	<u>1.7±</u> acres	<u>24.4±***</u> acres
Roads, buildings and other paved surfaces (Includes Runways)	<u>132.7±</u> acres	<u>418.5±</u> acres
Lawn/Landscaping (fertilizer dependent)	<u>11.5±</u> acres	<u>121.1±</u> acres
Other (Indicate type) <u>Landscaping (non-fertilizer dependent)</u>	<u>0.0</u> acres	<u>246.3±</u> acres

* Based upon survey prepared by Louis K. McLean, dated November 30, 2011.

**Includes 596.4 acres of grassland.

***Includes 22.7± acres of STP recharge area.

3. What is predominant soil type(s) on project site? See Attachment

a. Soil drainage: Well drained 98± % of site Moderately well drained 1± % of site.
 Poorly drained 1± % of site

b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? 0 acres (see 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? Yes No

a. What is depth to bedrock 1,200± (in feet)

5. Approximate percentage of proposed project site with slopes:

0-10% 95.5 % 10- 15% 2.5 % 15% or greater 2.0 %

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? Yes No

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No

8. What is the depth of the water table? 0-40± (in feet) below grade surface

9. Is site located over a primary, principal, or sole source aquifer? Yes No

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? Yes No

According to:

See Attachment

Identify each species:

See Attachment

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations?)

Yes No

Describe:

13. Is the project site presently used by the community or neighborhood as an open space or recreation area?

Yes No

If yes, explain:

Grumman Memorial Park, Town of Riverhead Community Center, Town of Riverhead-Calverton athletic fields, walking/biking trail, eastern runway used by private sky diving facility.

14. Does the present site include scenic views known to be important to the community? Yes No

Portions of the subject property are within the Scenic segment of the Peconic River Wild, Scenic and Recreational River System.

15. Streams within or contiguous to project area:

No

a. Name of Stream and name of River to which it is tributary

N/A

16. Lakes, ponds, wetland areas within or contiguous to project area:

See Attachment

b. Size (in acres):

See Attachment

17. Is the site served by existing public utilities? Yes No

a. If YES, does sufficient capacity exist to allow connection? Yes No

b. If YES, will improvements be necessary to allow connection? Yes No

18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No

19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? Yes No

20. Has the site ever been used for the disposal of solid or hazardous wastes? Yes No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate).

a. Total contiguous acreage owned or controlled by project sponsor: 2,323.9± acres.

b. Project acreage to be developed: 144.2±* acres initially; 808.6± acres ultimately. *Reflects current development

c. Project acreage to remain undeveloped: 1,515.3± acres.

d. Length of project, in miles: N/A (if appropriate)

e. If the project is an expansion, indicate percent of expansion proposed. N/A %

f. Number of off-street parking spaces existing _____; proposed _____ To be determined and addressed in the DSGEIS

g. Maximum vehicular trips generated per hour: _____ (upon completion of project)? To be determined and addressed in the DSGEIS

h. If residential: Number and type of housing units: To be determined and addressed in the DSGEIS

	One Family	Two Family	Multiple Family	Condominium
Initially	_____	_____	_____	_____
Ultimately	_____	_____	_____	_____

i. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; _____ length. To be determined and addressed in the DSGEIS.

j. Linear feet of frontage along a public thoroughfare project will occupy is? 40,420± ft. To be determined and addressed in the DSGEIS.

2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? N/A tons/cubic yards.

3. Will disturbed areas be reclaimed Yes No N/A

a. If yes, for what intended purpose is the site being reclaimed?

b. Will topsoil be stockpiled for reclamation? Yes No

c. Will upper subsoil be stockpiled for reclamation? Yes No

4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 664.4± acres.

5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?

Yes No

6. If single phase project: Anticipated period of construction: N/A months, (including demolition)

7. If multi-phased:

a. Total number of phases anticipated _____ (number) Not known at this time

b. Anticipated date of commencement phase 1: _____ month _____ year, (including demolition)

c. Approximate completion date of final phase: _____ month _____ year.

d. Is phase 1 functionally dependent on subsequent phases? Yes No

8. Will blasting occur during construction? Yes No

9. Number of jobs generated: during construction _____; after project is complete To be determined and addressed in the DSGEIS

10. Number of jobs eliminated by this project 0.

11. Will project require relocation of any projects or facilities? Yes No

If yes, explain:

12. Is surface liquid waste disposal involved? Yes No

a. If yes, indicate type of waste (sewage, industrial, etc) and amount _____

b. Name of water body into which effluent will be discharged _____

13. Is subsurface liquid waste disposal involved? Yes No Type Sanitary sewage

14. Will surface area of an existing water body increase or decrease by proposal? Yes No

If yes, explain:

15. Is project or any portion of project located in a 100 year flood plain? Yes No

16. Will the project generate solid waste? Yes No To be determined and addressed in the DSGEIS

a. If yes, what is the amount per month? _____ tons

b. If yes, will an existing solid waste facility be used? Yes No

c. If yes, give name _____; location _____

d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No

e. If yes, explain:

17. Will the project involve the disposal of solid waste? Yes No

a. If yes, what is the anticipated rate of disposal? _____ tons/month.

b. If yes, what is the anticipated site life? _____ years.

18. Will project use herbicides or pesticides? Yes No To be determined and addressed in the DSGEIS

19. Will project routinely produce odors (more than one hour per day)? Yes No To be determined and addressed in the DSGEIS

20. Will project produce operating noise exceeding the local ambient noise levels? Yes No To be determined and addressed in the DSGEIS

21. Will project result in an increase in energy use? Yes No

If yes, indicate type(s)

To be determined and addressed in the DSGEIS

22. If water supply is from wells, indicate pumping capacity N/A gallons/minute.

23. Total anticipated water usage per day _____ gallons/day. To be determined and addressed in the DSGEIS

24. Does project involve Local, State or Federal funding? Yes No

If yes, explain:

The Town of Riverhead is funding all studies associated with the proposed action. Funding may be sought through the New York State Consolidated Funding Application administered through the Empire State Development Corporation/Long Island Regional Economic Development Council, and other not-yet-identified public sources.

25. Approvals Required: See Attachment

		Type	Submittal Date
City, Town, Village Board	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____	_____
		_____	_____
		_____	_____
City, Town, Village Planning Board	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____	_____
		_____	_____
		_____	_____
City, Town Zoning Board	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____	_____
		_____	_____
		_____	_____
City, County Health Department	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____	_____
		_____	_____
		_____	_____
Other Local Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____	_____
		_____	_____
		_____	_____
Other Regional Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____	_____
		_____	_____
		_____	_____
State Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____	_____
		_____	_____
		_____	_____
Federal Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No	_____	_____
		_____	_____
		_____	_____

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? Yes No

If Yes, indicate decision required:

<input checked="" type="checkbox"/> Zoning amendment	<input type="checkbox"/> Zoning variance	<input type="checkbox"/> New/revision of master plan	<input checked="" type="checkbox"/> Subdivision
<input type="checkbox"/> Site plan	<input type="checkbox"/> Special use permit	<input type="checkbox"/> Resource management plan	<input checked="" type="checkbox"/> Other

Urban Renewal Plan
modification

2. What is the zoning classification(s) of the site?

See Attachment

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

See Attachment

4. What is the proposed zoning of the site?

A planned development zoning district will be created.

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

Development potential being calculated and evaluated in the DSGEIS.

6. Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No

Town of Riverhead Comprehensive Plan (2003) indicates that recreational, business, light industrial and open space uses should be permitted at the EPCAL property.

7. What are the predominant land use(s) and zoning classifications within a 1/4 mile radius of proposed action?

Land Uses

Industrial, recreational, cemetery, single-family residential, undeveloped land.

Zoning Classifications

Defense Institutional, Natural Resources Protection, Open Space Conservation, Agricultural Protection Zone, Rural Corridor, Hamlet Center, Industrial A, Industrial C, Planned Industrial Park, Residence B-40, and Residence B-80 zoning districts of the Town of Riverhead.

A Residence 5 and A Residence 10 zoning districts within the Town of Brookhaven.

8. Is the proposed action compatible with adjoining/surrounding land uses with a 1/4 mile? Yes No

9. If the proposed action is the subdivision of land, how many lots are proposed? 50

a. What is the minimum lot size proposed? 2.93± acres

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?

Yes No

a. If yes, is existing capacity sufficient to handle projected demand?* Yes No

*To be determined and addressed in the DSGEIS.

12. Will the proposed action result in the generation of traffic significantly above present levels? Yes No

a. If yes, is the existing road network adequate to handle the additional traffic.* Yes No

*To be determined and addressed in the DSGEIS.

D. Informational Details

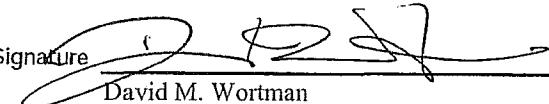
Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name Town of Riverhead Town Board Date Revised June 12, 2013

Signature



David M. Wortman

Title Director, Long Island Environmental Division

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

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

COMPREHENSIVE DEVELOPMENT PLAN (REUSE & REVITALIZATION PLAN) OF
EPCAL PROPERTY AT CALVERTON
TOWN OF RIVERHEAD

PART 1 – FULL ENVIRONMENTAL ASSESSMENT FORM

ATTACHMENT

Page 2 of 21: Name of Owners

Town of Riverhead
200 Howell Avenue
Riverhead, NY 11901
(631) 727-3200

Town of Riverhead Community Development Agency
200 Howell Avenue
Riverhead, NY 11901
(631) 727-3200 ext. 238

Riverhead Water District
1035 Pulaski Street
Riverhead, NY 11901
(631) 727-4608

U.S. Department of the Navy
Commander, Naval Facilities Engineering
Command Atlantic
6506 Hampton Boulevard
Norfolk, VA 23508

Page 2 of 21: Description of Action

The proposed action consists of the amendment of the Comprehensive Master Plan; the creation of a planned development zoning district; the amendment of the zoning code and zoning map of the Town of Riverhead to rezone the 2,323.9-acre EPCAL property to that planned development zoning district; and the subdivision of the EPCAL property into 50 lots for ultimate redevelopment with a mix of uses (e.g., business [commercial and retail], industrial, residential, recreation, utilities) and the retention of substantial open space, as follows:

- Existing woodland to remain – 787.3± acres
- Existing grassland to remain – 463.7± acres
- Grassland to be created – 132.7± acres
(includes 61.4 acres of runway/taxiway to be converted to Grassland)
- Wetlands – 16.4± acres
- McKay Lake – 9.3± acres

A Draft Supplemental Generic Environmental Impact Statement (DSGEIS) is currently being prepared to analyze the potential significant adverse environmental impacts associated with the proposed action. As the 2,323.9-acre EPCAL property is anticipated to be redeveloped over a multi-decade horizon, it is not possible to determine the precise uses or the precise square footage of each use that may be developed. Moreover, as indicated in the *Real Estate Market Assessment Calverton Enterprise Park (EPCAL) Riverhead*,

New York, prepared by RKG Associates, Inc. in association with Jeffrey Donohoe Associates LLC, dated December 8, 2011 (the "Market Study"), there are a variety of different uses that would be feasible over the multi-decade redevelopment horizon, including, but not necessarily limited to:

- Multi-Modal Freight Village
- Agri-Business/Food Processing
- High-Tech Business/Green Technology/Research Park
- Mixed Use Planned Development

Thus, in order to ensure a comprehensive evaluation of the entire action (including the impacts of redevelopment in accordance with the proposed subdivision) in accordance with the State Environmental Quality Review Act (SEQRA) and its implementing regulations at 6 NYCRR Part 617, a conceptual development plan and subdivision plan will be prepared, and the DSGEIS will calculate a theoretical development program so that the environmental impacts associated with that theoretical development program can be fully evaluated in the DSGEIS.

As the EPCAL property includes regulated wetlands, land within the Wild, Scenic and Recreational Rivers System (WSRRS) for the Peconic River, and habitat for endangered species, the subdivision provides for maintenance of 1,000-foot buffers around designated wetlands (to accommodate documented and potential tiger salamander habitat), and also provides for approximately 596.4 acres of maintained grassland (463.7 acres of existing grassland, and 132.7 acres of grassland to be created) as habitat for the short-eared owl, northern harrier and upland sandpiper. In addition, the subdivision provides for the preservation of over 35 percent of natural area. This information will be fully documented in the DSGEIS.

The Town of Riverhead is also working with the New York State Legislature on legislation to designate the EPCAL property as an urban renewal area, set guidelines and time parameters for review of development actions and applications within EPCAL.

Page 3 of 21: Question A. 3. - Predominant Soil Types

Soil and Land Types Found at Subject Property

Symbol	Soil Type
At	Atsion Sand
CpA	Carver and Plymouth Sands, 0 to 3 percent slopes
CpC	Carver and Plymouth Sands, 3 to 15 percent slopes
CpE	Carver and Plymouth Sands, 15 to 35 percent slopes
CuB	Cut and fill land, gently sloping
CuC	Cut and fill land, sloping
De	Deerfield sand
HaA	Haven loam, 0 to 2 percent slopes
HaB	Haven loam, 2 to 6 percent slopes
HaC	Haven loam, 6 to 12 percent slopes
PIA	Plymouth loamy sand, 0 to 3 percent slopes
PIB	Plymouth loamy sand, 3 to 8 percent slopes
PIC	Plymouth loamy sand, 8 to 15 percent slopes
PmB3	Plymouth gravelly loamy sand, 3 to 8 percent slopes

Symbol	Soil Type
PmC3	Plymouth gravelly loamy sand, 8 to 15 percent slopes
RdA	Riverhead sandy loam, 0 to 3 percent slopes
RdB	Riverhead sandy loam, 3 to 8 percent slopes
RdC	Riverhead sandy loam, 8 to 15 percent slopes
RhB	Riverhead and Haven soils, graded, 0 to 8 percent slopes

Page 4 of 21: Question A. 11. - Species of Plant and Animal Life Identified as Threatened or Endangered

The 1997 Draft Environmental Impact Statement (DEIS) and 2008 New York State Department of Environmental Conservation (NYSDEC) REPCAL correspondence indicated the presence of the following endangered and threatened animal and plant species at the subject property.

**Endangered and Threatened Animal and
Plant Species Identified at the Subject Site**

Species	Status
Animal Species:	
Eastern Tiger Salamander (<i>Ambystoma tigrinum</i>)	Endangered
Northern Harrier (<i>Circus cyaneus</i>)	Threatened
Short-Eared Owl (<i>Asio flammeus</i>)	Endangered
Upland Sandpiper (<i>Bartramia longicauda</i>)	Threatened
Plant Species:	
Slender Pinweed (<i>Lechea tenuifolia</i>)	Threatened

Page 4 of 21: Question A. 16. - Wetland Areas Within or Contiguous to the Subject Property

NYSDEC-regulated Freshwater Wetlands are present wholly or partially within, and contiguous to, the subject property (i.e., Freshwater Wetlands R-5, W-16, W-24, W-25, W-26, W-27 and W-28).

Approximately $16.4 \pm$ acres of designated wetlands are within the $2,323.9 \pm$ -acre subject property.

Page 8 of 21: Question B. 25. – Approvals Required

Required Approvals/Permits

Agency	Approval
Town of Riverhead Town Board	<ul style="list-style-type: none"> • Amendment to Comprehensive Master Plan • Creation of Zoning District • Rezoning of EPCAL Property • Adoption of Updated Urban Renewal Plan • Potential Modifications to Buffers along Grumman Boulevard and NYS Route 25 • Resolution Approving Alteration of Boundaries of Adjoining Fire Districts
Town of Riverhead Planning Board	Preliminary and Final Subdivision Approval
Town of Riverhead Sewer District	Sewer Availability
Town of Riverhead Water District	Water Availability
Town of Riverhead CDA	Revision of Urban Renewal Plan
Town of Riverhead Highway Department	Road Opening Permit (Town Roads)
Wading River Fire District Manorville Fire District	Joint Resolution of Boards of Fire Commissioners Approving Alteration of Adjoining Fire Districts
Suffolk County Department of Health Services	<ul style="list-style-type: none"> • Subdivision Approval • Water Supply • Sanitary Sewerage Disposal
Suffolk County Department of Public Works	Highways Permit (County Roads)
Suffolk County Planning Commission	Referral
Suffolk County Water Authority	Water Supply (Potential)
New York State Department of Transportation	Highway Work Permit (State Roads)
New York State Department of Environmental Conservation	<ul style="list-style-type: none"> • General Permit for Stormwater Discharges • Modification to SPDES Permit for discharge to McKay Lake • Potential Public Water Supply Permit • ECL Article 11 Incidental Take Permit • Freshwater Wetlands Permit • Wild, Scenic and Recreational Rivers Permit (for Subdivision of Land) • Modification of Wild, Scenic and Recreational Rivers System Corridor Boundary

In addition, the New York State Legislature is being requested to create legislation to designate the EPCAL property as an urban renewal area, set guidelines and time parameters for review of development actions and applications within EPCAL.

Page 9 of 21: Question C.2.- Zoning Classifications of the Subject Property

The subject property is situated within the Calverton Office, Light Industrial, Planned Industrial Park, and Planned Recreational Park zoning districts.

Page 9 of 21: Question C.3 -Maximum Potential Development of the Site Permitted by the Present Zoning

The maximum potential development of the site, by zoning district, is indicated below.

Maximum Development Potential by Zoning District

Town of Riverhead Zoning District	Acres Situated on Subject Property	Maximum Floor to Area Ratio Permitted	Maximum Development Potential (Square Feet)
Calverton Office	144.6±	0.70 ⁽¹⁾	4,409,143±
Light Industrial	435.8±	0.60 ⁽¹⁾	11,390,069±
Planned Industrial Park	239.5±	0.35 ⁽²⁾	3,651,417±
Planned Recreational Park	1,504.0±	0.20	13,102,848±
Total:	2,323.9±	N/A	32,553,477±

Source: Town of Riverhead GIS

⁽¹⁾Includes TDR Bonus

⁽²⁾For multi-story office uses

PART 2 - PROJECT IMPACTS AND THEIR MAGNITUDE

Responsibility of Lead Agency

General Information (Read Carefully)

In completing the form the reviewer should be guided by the question: Have my responses and determinations been reasonable? The reviewer is not expected to be an expert environmental analyst.

The Examples provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.

The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.

The number of examples per question does not indicate the importance of each question.

In identifying impacts, consider long term, short term and cumulative effects.

Instructions (Read carefully)

- a. Answer each of the 20 questions in PART 2. Answer Yes if there will be any impact.
- b. Maybe answers should be considered as Yes answers.
- c. If answering Yes to a question then check the appropriate box (column 1 or 2) to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- d. Identifying that an Impact will be potentially large (column 2) does not mean that it is also necessarily significant. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- e. If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- f. If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the Yes box in column 3. A No response indicates that such a reduction is not possible. This must be explained in Part 3.

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change *
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Impact on Land

1. Will the Proposed Action result in a physical change to the project site?

Nb Yes

Examples that would apply to column 2

Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%.

Construction on land where the depth to the water table is less than 3 feet.

Construction of paved parking area for 1,000 or more vehicles.

Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.

Construction that will continue for more than 1 year or involve more than one phase or stage.

Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> Nb
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> Nb
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> Nb
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> Nb
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

*All potential significant adverse impacts and mitigation are being evaluated in the DSGEIS that is being prepared.

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
Construction or expansion of a sanitary landfill.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> Nb
Construction in a designated floodway.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> Nb
Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> Nb

2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.)

Nb Yes

Specific land forms:

Yes Nb

Impact on Water

3. Will Proposed Action affect any water body designated as protected?

(Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)

Nb Yes

Examples that would apply to column 2

Developable area of site contains a protected water body.

Yes Nb

Dredging more than 1 00 cubic yards of material from channel of a protected stream.

Yes Nb

Extension of utility distribution facilities through a protected water body.

Yes Nb

Construction in a designated freshwater or tidal wetland.

Yes Nb

Other impacts:

Yes Nb

Designated freshwater wetlands, and property designated within Peconic River Wild, Scenic and Recreational River System (WSRRS), are situated on EPCAL Property.

4. Will Proposed Action affect any non-protected existing or new body of water?

Nb Yes

Examples that would apply to column 2

A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease.

Yes Nb

Construction of a body of water that exceeds 10 acres of surface area.

Yes Nb

Other impacts:

Yes Nb

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
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5. Will Proposed Action affect surface or groundwater quality or quantity?

NO YES

Examples that would apply to column 2

Proposed Action will require a discharge permit.

may require

Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.

Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.

Construction or operation causing any contamination of a water supply system.

Proposed Action will adversely affect groundwater.

Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.

Proposed Action would use water in excess of 20,000 gallons per day.

Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.

may

Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.

Proposed Action will allow residential uses in areas without water and/or sewer services.

Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.

Other impacts:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> Nb
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> Nb
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> Nb
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> Nb
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> Nb
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> Nb
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> Nb
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> Nb
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> Nb
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> Nb
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> Nb

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	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
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6. Will Proposed Action alter drainage flow or patterns, or surface water runoff?

NO YES

Examples that would apply to column 2

Proposed Action would change flood water flows

Yes No

Proposed Action may cause substantial erosion.

Yes Nb

Proposed Action is incompatible with existing drainage patterns.

Yes No

Proposed Action will allow development in a designated floodway.

Yes Nb

Other impacts:

Yes Nb

Drainage system will be required to handle stormwater runoff.

IMPACT ON AIR

7. Will Proposed Action affect air quality?

NO YES

Examples that would apply to column 2

Proposed Action will induce 1,000 or more vehicle trips in any given hour.

Yes Nb

Proposed Action will result in the incineration of more than 1 ton of refuse per hour.

Yes No

Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour.

Yes Nb

Proposed Action will allow an increase in the amount of land committed to industrial use.

Yes Nb

Proposed Action will allow an increase in the density of industrial development within existing industrial areas.

Yes Nb

Other impacts:

Yes Nb

IMPACT ON PLANTS AND ANIMALS

8. Will Proposed Action affect any threatened or endangered species?

NO YES

Examples that would apply to column 2

Reduction of one or more species listed on the New York or Federal list, using the site, over or near the site, or found on the site.

Yes Nb

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
Removal of any portion of a critical or significant wildlife habitat.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> Nb
Other impacts:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> Nb

Existing isolated areas of unmaintained grassland that are reported to provide habitat for the short-eared owl will be removed. A total of 463.7± acres of existing grassland would remain, and an additional 132.7± acres of grassland would be created.

9. Will Proposed Action substantially affect non-threatened or non-endangered species?

NO YES

Examples that would apply to column 2

Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.

Yes Nb

Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.

Yes Nb

Other impacts:

Yes No

IMPACT ON AGRICULTURAL LAND RESOURCES

10. Will Proposed Action affect agricultural land resources?

NO YES

Examples that would apply to column 2

The Proposed Action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)

Yes Nb

Construction activity would excavate or compact the soil profile of agricultural land.

Yes Nb

The Proposed Action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land.

Yes No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
The Proposed Action would disrupt or prevent installation of agricultural land management systems (e.g., subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g. cause a farm field to drain poorly due to increased runoff).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> Nb
Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> Nb

IMPACT ON AESTHETIC RESOURCES

11. Will Proposed Action affect aesthetic resources? (If necessary, use the Visual EAF Addendum in Section 617.20, Appendix B.)

NO YES

Examples that would apply to column 2

Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.

Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource.

Project components that will result in the elimination or significant screening of scenic views known to be important to the area.

Other impacts:

Areas proximate to WSRRS will be developed.

IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES

12. Will Proposed Action impact any site or structure of historic, prehistoric or paleontological importance?

NO YES

Examples that would apply to column 2

Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places.

Any impact to an archaeological site or fossil bed located within the project site.

may

Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> Nb

Other impacts:

Upon conveyance of the subject property from the U.S. Navy to the Riverhead Community Development Agency (CDA), an agreement between the Riverhead CDA and the New York State Historic Preservation Officer was executed on August 27, 1998 to establish specific covenants on the subject property related to historic and archaeological resources.

IMPACT ON OPEN SPACE AND RECREATION

13. Will proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities?

NO YES

Examples that would apply to column 2

The permanent foreclosure of a future recreational opportunity.

Yes Nb

A major reduction of an open space important to the community.

Yes Nb

Other impacts:

Yes Nb

Existing recreational zoning will be altered.

IMPACT ON CRITICAL ENVIRONMENTAL AREAS

14. Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6NYCRR 617.14(g)?

NO YES

List the environmental characteristics that caused the designation of the CEA.

Central Suffolk Special Groundwater Protection Area and Long Island Central Pine Barrens - deep aquifer recharge area.

Examples that would apply to column 2

Proposed Action to locate within the CEA? (LI Central Pine Barrens)
(Central Suffolk Groundwater Protection Area)

Yes Nb

Proposed Action will result in a reduction in the quantity of the resource?

Yes Nb

Proposed Action will result in a reduction in the quality of the resource?

Yes Nb

Proposed Action will impact the use, function or enjoyment of the resource?

Yes Nb

Other impacts:

Yes Nb

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
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IMPACT ON TRANSPORTATION

15. Will there be an effect to existing transportation systems?

NO YES

Examples that would apply to column 2

Alteration of present patterns of movement of people and/or goods.

Yes Nb

Proposed Action will result in major traffic problems.

Yes Nb

Other impacts:

Yes Nb

There will be a significant increase in trip generation upon full development of the site.

16. Will Proposed Action affect the community's sources of fuel or energy supply?

NO YES

Examples that would apply to column 2

Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.

Yes Nb

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 major commercial or industrial use.

Yes Nb

Other impacts:

Yes Nb

Proposed action will increase energy use and may require extension of transmission facilities.

NOISE AND ODOR IMPACT

17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action?

NO YES

Examples that would apply to column 2

Blasting within 1,500 feet of a hospital, school or other sensitive facility.

Yes Nb

Odors will occur routinely (more than one hour per day).

Yes Nb

Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.

Yes Nb

Proposed Action will remove natural barriers that would act as a noise screen.

Yes Nb

Other impacts:

Yes Nb

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
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IMPACT ON PUBLIC HEALTH

18. Will Proposed Action affect public health and safety?

NO YES

Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission.

Yes Nb

Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)

Yes Nb

Storage facilities for one million or more gallons of liquefied natural gas or other flammable liquids.

Yes Nb

Proposed Action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.

Yes Nb

Other impacts:

Yes Nb

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IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

19. Will Proposed Action affect the character of the existing community?

NO YES

Examples that would apply to column 2

The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.

Yes Nb

The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.

Yes Nb

Proposed Action will conflict with officially adopted plans or goals.

Yes Nb

Proposed Action will cause a change in the density of land use.

Yes No

Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.

Yes No

Development will create a demand for additional community services (e.g. schools, police and fire, etc.)

Yes Nb

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
Proposed Action will set an important precedent for future projects. (on the EPCAL site - Positive)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> Nb
Proposed Action will create or eliminate employment. (Positive)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> Nb
Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> Nb

20. Is there, or is there likely to be, public controversy related to potential adverse environment impacts?

NO YES

If Any Action in Part 2 Is Identified as a Potential Large Impact or If you Cannot Determine the Magnitude of Impact, Proceed to Part 3

Part 3 - EVALUATION OF THE IMPORTANCE OF IMPACTS

Responsibility of Lead Agency

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

Instructions (if you need more space, attach additional sheets)

Discuss the following for each impact identified in Column 2 of Part 2,

1. Briefly describe the impact.
2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).
3. Based on the information available, decide if it is reasonable to conclude that this impact is important.

To answer the question of importance, consider:

- The probability of the impact occurring
- The duration of the impact
- Its irreversibility, including permanently lost resources of value
- Whether the impact can or will be controlled
- The regional consequence of the impact
- Its potential divergence from local needs and goals
- Whether known objections to the project relate to this impact.

See Attachment

**PROPOSED COMPREHENSIVE DEVELOPMENT PLAN, INCLUDING AMENDMENT TO TOWN
OF RIVERHEAD COMPREHENSIVE PLAN, AMENDMENT TO ZONING AND SUBDIVISION OF
EPCAL PROPERTY AT CALVERTON
TOWN OF RIVERHEAD**

**PART 3 – ENVIRONMENTAL ASSESSMENT FORM
EVALUATION OF THE IMPORTANCE OF IMPACTS**

In accordance with the requirements of 6 NYCRR Part 617, the lead agency, the Town Board of the Town of Riverhead has caused to be prepared this Part 3 – EAF. The purpose of the Part 3 – EAF is to identify the impacts that are anticipated from the proposed action, the comprehensive development plan, including amendment to Town of Riverhead Comprehensive Plan, amendment to zoning code, and subdivision of the EPCAL property and its ultimate development over a multi-decade horizon, the magnitude of those impacts and the potential for mitigation. However, as explained in the Part 1 – EAF, the Town Board has been aware that there was a potential for significant adverse environmental impacts to result from implementation of the proposed action and has already commissioned the preparation of a Draft Supplemental Generic Environmental Impact Statement (DSGEIS). Thus, this Part 3 – EAF will, in accordance with the SEQRA regulations, identify and determine the magnitude of the potential significant adverse impacts, which are in the process of being fully evaluated in the DSGEIS.

Impact on Land

The subdivision and ultimate development of the 2,323.9±-acre EPCAL property has the potential to result in significant adverse environmental impacts on land. As this is a large property, and as the development horizon is expected to take multiple decades, construction will continue for more than one year and will consist of more than one phase or stage. In addition, parking will ultimately be provided for more than 1,000 vehicles. The construction impacts and development impacts will be assessed in the DSGEIS, and mitigation measures for those impacts will be identified.

Impact on Water

The EPCAL property contains designated wetlands and is partially within a designated Wild, Scenic and Recreational Rivers System (WSRRS -- Peconic River) corridor. The Town of Riverhead has also requested that the New York State Department of Environmental Conservation (NYSDEC) amend the WSRRS boundary, and if granted, the result would be an increase in area in the regulated WSRRS. The subdivision plan also includes wetland buffers around the freshwater wetlands that are far in excess of 100 feet. In most cases, the buffer provided is 1,000 feet or greater. These issues will be evaluated in the DSGEIS, and mitigation measures will be presented.

Ultimate development of the property may result in the storage of petroleum or chemicals of greater than 1,000 gallons, and all such storage will be required to conform to prevailing regulations of the NYSDEC and Suffolk County Department of Health Services (SCDHS). This issue will be discussed in the DSGEIS.

The existing sewage treatment plant located in the south-central portion of the subject property, which serves the EPCAL property requires upgrading, which is being pursued by the Town of Riverhead. The

DSGEIS will discuss the status of this upgrade and the proposed change in the discharge point, and will include the results of consultations with the Riverhead Sewer District and its consultant. In addition, the DSGEIS will project the amount of sewage to be generated upon full redevelopment and the impact of same on the sewage treatment plant.

With respect to water supply, the DSGEIS will evaluate projected water use (expected to be over 20,000 gallons per day) and the impacts of same. The DSGEIS will also include the results of consultations with the Riverhead Water District, and will discuss any required mitigation.

As the ultimate development of the subdivision will include an increase in impervious area, a drainage analysis will be prepared and an evaluation of the impacts of the increase in stormwater will be presented in the DSGEIS.

Air Quality

As, upon full development of the subdivision, the number of trips generated per hour would be expected to exceed 1,000, the air quality impacts of this increase, combined with those from expected heating and other sources related to the redevelopment, will be assessed.

Impact on Plants and Animals

The EPCAL property is situated within the Central Pine Barrens (a Critical Environmental Area), and areas of Core Preservation Area and Compatible Growth Area are within the property boundaries. No disturbance is proposed in the Core Preservation Area. The DSGEIS will evaluate impacts resulting from development proposed in the Compatible Growth Area. Prior studies conducted on the EPCAL property have identified the presence of tiger salamanders and short-eared owls on the site. In order to protect these species, the subdivision plan includes, among other things, the preservation of a 1,000-foot buffer around confirmed and suspected tiger salamander breeding ponds. In addition, there have been reports of short-eared owls foraging on the unmaintained patches of grassland on the EPCAL property. In order to minimize potential impacts to the short-eared owl, 458.1 acres of existing grassland will be maintained, and 138.3 acres of grassland will be created and maintained.

Impacts on Aesthetics

In order to evaluate this issue, the DSGEIS will determine if there are any areas of sensitivity (e.g., visibility from the WSRRS), and will identify means to mitigate potential impacts thereto (e.g., buffers, building setbacks, landscaping).

Impact on Historic and Archaeological Resources

Phase I and Phase II Archaeological Surveys of the subject property were conducted in accordance with the Sections 106 and 110 of the National Historic Preservation Act. These surveys indicated that there are no historic buildings on the property, although there are three buildings located in the adjacent industrial subdivision are potentially eligible for the National Register of Historic Places. The collection of buildings on the overall site was ruled by the New York State Historic Preservation Officer (NYSHPO) to be non-eligible as a potential historic district. There are, however, several areas on the subject property

that have been identified as having potential high archaeological sensitivity. Upon conveyance of the subject property from the U.S. Navy to the Riverhead Community Development Agency (CDA), an agreement between the Riverhead CDA and the NYSHPO was executed on August 27, 1998 to establish specific covenants on the subject property related to historic and archaeological resources. These covenants will be outlined in the DSGEIS, and the potential impacts of the proposed action as they relate to such covenants will be evaluated.

Impact on Open Space and Recreation

One of the zoning districts that currently apply to the EPCAL site is Planned Recreational Park (PRP). This district currently allows, among other things, sporting uses and facilities, outdoor and indoor concert venues, bed-and-breakfasts, campgrounds, other lodging facilities, exposition and exhibition centers, and health spas, gymnasia and wellness centers. As part of this proposed action, a planned development zoning district will be created that would impact the existing PRP zoning district. This impact will be evaluated, along with the impacts of the subdivision of the property and the development associated therewith. The DSGEIS will also identify mitigation measures to minimize any potential significant adverse impacts that may result from implementation of the proposed action.

Impact on Critical Environmental Areas

The EPCAL property is situated within the Central Pine Barrens and the Central Suffolk Special Groundwater Protection Area (SGPA), which are designated Critical Environmental Areas. The DSGEIS will identify the location therein and evaluate the impacts of the subdivision and the ultimate development of the EPCAL property on the Central Pine Barrens and the Central Suffolk SGPA, as well as mitigation measures that would be implemented.

Impact on Transportation

The subdivision and ultimate development of the EPCAL property will generate a significant number of vehicular trips. The DSGEIS will include a traffic impact study that will evaluate the impact of the increased traffic on the area roadways, as well as access to the property. Mitigation measures will also be identified to minimize traffic impacts.

Impact on Energy

The subdivision and ultimate development of the EPCAL property will increase the use of energy on the site. The DSGEIS will evaluate the impact of the increased energy use due to implementation of the proposed action on energy providers. Mitigation and energy conservation measures will also be identified.

Impact on Public Health

On-site operations generated hazardous waste from 1954 to 1996, and these activities were largely confined to the area of the adjacent existing industrial subdivision. Based on past site operations and use of hazardous materials, the subject site is listed on the NYSDEC Registry of Inactive Hazardous Waste Disposal Sites. As such, the proposed action may result in the excavation or disturbance within 2,000 feet of such identified areas.

Remedial actions have taken place or are in the process of occurring at the site. Information regarding the status of the remediation will be presented and addressed in the DSGEIS, and potential impacts and mitigation measures (if warranted) will be identified.

Impact on Growth and Character of the Community

As the proposed action includes the development of a new zoning district, the application of same to the EPCAL property and the development of that property in accordance with the new district, it has the potential to impact the growth and character of the community. It must be understood, however, that the EPCAL property was transferred from the Federal Government (United States Department of the Navy) to the Town of Riverhead Community Development Agency in 1998 for economic development purposes. This proposed action will help the Town to achieve that goal as it would increase tax revenues and generate employment opportunities. It will also provide the framework for the development of the former U.S. Navy facility. These impacts will be evaluated in the DSGEIS.