

**Full Environmental Assessment Form**  
**Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project: Calverton Industrial Subdivision		
Project Location (describe, and attach a general location map): 3511 Middle Country Road, hamlet of Calverton, Town of Riverhead, Suffolk County, New York (SCTM: 600 - 177 - 2 - 11 & 13) (see attached Site Location Map)		
Brief Description of Proposed Action (include purpose or need): See Attachment.		
Name of Applicant/Sponsor: Bagatelle Associates and Eletag Associates		Telephone: See Project Contact
		E-Mail: See Project Contact
Address: 124 Glen Cove Road		
City/PO: East Hills	State: New York	Zip Code: 11577
Project Contact (if not same as sponsor; give name and title/role): Keith Archer, Esq., Harras Bloom & Archer LLP		Telephone: (631) 393-6220
		E-Mail: karcher@hba-law.com
Address: 445 Broad Hollow Road, Suite 127		
City/PO: Melville	State: New York	Zip Code: 11747
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

## B. Government Approvals

**B. Government Approvals, Funding, or Sponsorship.** (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town of Riverhead Town Board: Water District Extension	
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Riverhead Planning Board: Major Subdivision Approval (Industrial Subdivision)	
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Riverhead Water District: Water Supply	
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SCDHS: Water, Sewer and Subdivision Approvals SCPC: Referral	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC: General Permit for Discharges from Construction Activities (GP-0-20-001); Water District Ext. NYSDOT: Highway Access Permit	
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

## C. Planning and Zoning

### C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

### C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☒ Yes ☐ No \*

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☒ Yes ☐ No

If Yes, identify the plan(s):

New York State Heritage Area: Long Island North Shore: US Qualified Opportunity Zone

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☒ Yes ☐ No

If Yes, identify the plan(s):

Suffolk County Agricultural and Farmland Protection Plan (2015) identifies the subject property as private, not protected farmland.

\*The Proposed Land Use Plan of the Town of Riverhead Comprehensive Plan (November 2003) identifies the subject property as "Industrial A."

### C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No

If Yes, what is the zoning classification(s) including any applicable overlay district?

The subject property is within the Industrial A (Ind A) zoning district of the Town of Riverhead.

b. Is the use permitted or allowed by a special or conditional use permit? The proposed use is permitted in the Ind A zoning district and does not require a special permit. ☐ Yes ☒ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

i. What is the proposed new zoning for the site? \_\_\_\_\_

### C.4. Existing community services.

a. In what school district is the project site located? Riverhead Central School District

b. What police or other public protection forces serve the project site?

Riverhead Police Department

c. Which fire protection and emergency medical services serve the project site?

Riverhead Volunteer Fire Department provides fire protection to the project site; Riverhead Volunteer Ambulance Corps, Inc. provides emergency medical services to the project site.

d. What parks serve the project site?

Stotzky Memorial Park, Peconic Bog County Park, Peconic Riverfront Park

### D. Project Details

#### D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Proposed subdivision for future industrial development consistent with prevailing Industrial A zoning district regulations.

b. a. Total acreage of the site of the proposed action? 130.91± acres

b. Total acreage to be physically disturbed? 125.00± acres \*

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 134.38± acres \*\*

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision? ☒ Yes ☐ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  
Industrial

ii. Is a cluster/conservation layout proposed? ☐ Yes ☒ No

iii. Number of lots proposed? 40 \*\*\*

iv. Minimum and maximum proposed lot sizes? Minimum 1.84± acres Maximum 6.44± acres \*\*\*\*

e. Will the proposed action be constructed in multiple phases? ☒ Yes ☐ No

i. If No, anticipated period of construction: N/A months

ii. If Yes:

• Total number of phases anticipated \*\*\*\*\*

• Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year

• Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_

\*Refers to area of disturbance associated with the installation of proposed subdivision infrastructure (i.e., roadways, curbing, drainage infrastructure), the grading of the proposed subdivided lots, and the relocation of the wetland area.

\*\*The Applicant also owns or controls the adjoining property located at 2140 River Road (District 600 - Section 138 - Block 2 - Lot 23.1).

\*\*\*The preferred subdivision layout includes 38 proposed industrial use building lots, as well as one lot allocated for the future development of a sewage treatment plant (STP) and one lot dedicated for open space.

\*\*\*\*Refers to the minimum and maximum sizes of the proposed industrial use lots; the preferred subdivision layout would also include a 21.07±-acre open-space area.

\*\*\*\*\*It is anticipated that the proposed subdivision would be built out over a period of multiple years, as the individual industrial lots are sold and developed. As such, the specific proposed phasing is to be determined.

f. Does the project include new residential uses? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>				
If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes,	
i. Total number of structures _____ 39*	
ii. Dimensions (in feet) of largest proposed structure: _____ TBD** height; _____ TBD** width; and _____ TBD** length	
iii. Approximate extent of building space to be heated or cooled: _____ TBD** square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
TBD***	
If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____	
iii. If other than water, identify the type of impounded/contained liquids and their source. _____	
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres	
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)	
If Yes:	
i. What is the purpose of the excavation or dredging? <u>Excavation for foundation and infrastructure installation, etc. (future site development)</u>	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
<ul style="list-style-type: none"> <li>• Volume (specify tons or cubic yards): <u>TBD</u></li> <li>• Over what duration of time? <u>TBD</u></li> </ul>	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. <u>TBD</u>	
iv. Will there be onsite dewatering or processing of excavated materials? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If yes, describe. _____	
v. What is the total area to be dredged or excavated? _____ TBD acres	
vi. What is the maximum area to be worked at any one time? _____ TBD acres	
vii. What would be the maximum depth of excavation or dredging? _____ TBD feet	
viii. Will the excavation require blasting? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
ix. Summarize site reclamation goals and plan: _____	
<u>TBD</u>	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): <u>A 23,551±-SF wetland classified under the National Wetland Inventory (NWI) as a "Palustrine-Farmed" wetland. Located along the subject property's western boundary.</u>	

\*Assumes each of the proposed industrial use lots, as well as the lot allocated for the future STP, would be improved with a single structure.

\*\*The future build-out program is not yet known. As such, dimensions of future improvements are not yet known at this time.

\*\*\*The future STP would not be anticipated to involve the impoundment of any liquids. As the future build-out program is not yet known, it is not yet known if future developments would involve the impoundment of any liquids.

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:  
 The existing Palustrine-Farmed wetland would be relocated to the proposed open-space area, located within the southeast portion of the subject property. The relocated wetland would be equal in size (i.e., 23,551±-SF) as the existing wetland. The existing wetland would be filled to accommodate future redevelopment.

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iii. Will the proposed action cause or result in disturbance to bottom sediments? ☒ Yes ☐ No  
 If Yes, describe: As noted above, the existing wetland would be filled to accommodate future redevelopment.

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☒ No  
 If Yes:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_  
The relocated wetland would be designed and situated to provide enhanced wetland functional values, resulting in a net ecological benefit.

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c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No  
 If Yes:

i. Total anticipated water usage/demand per day: 70,000± gallons/day \*

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No  
 If Yes:

- Name of district or service area: Riverhead Water District
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No \*\*
- Is the project site in the existing district? ☐ Yes ☒ No
- Is expansion of the district needed? ☒ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☒ No

iii. Will line extension within an existing district be necessary to supply the project? ☒ Yes ☐ No  
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: It is anticipated that the subject property would connect to an existing high-pressure system located approximately 1,200 feet west of the subject property. A main extension would be required.
- Source(s) of supply for the district: Public wells drilled into the Glacial and Magothy aquifers.

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No  
 If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_  
N/A

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: N/A gallons/minute.

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d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No  
 If Yes:

i. Total anticipated liquid waste generation per day: 70,000± gallons/day \*

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): Sanitary wastewater.

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iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☒ No  
 If Yes:

- Name of wastewater treatment plant to be used: \_\_\_\_\_
- Name of district: \_\_\_\_\_
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

\*Assumes a full build out of the proposed industrial lots with 40 percent lot coverage by general industrial uses.

\*\*Consultations with the Riverhead Water District are ongoing; service availability will be confirmed prior to the implementation of the proposed action.

<ul style="list-style-type: none"> <li>• Do existing sewer lines serve the project site? _____</li> <li>• Will a line extension within an existing district be necessary to serve the project? _____</li> </ul> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Describe extensions or capacity expansions proposed to serve this project: _____</li> </ul>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____	
If Yes: <ul style="list-style-type: none"> <li>• Applicant/sponsor for new district: _____</li> <li>• Date application submitted or anticipated: _____</li> <li>• What is the receiving water for the wastewater discharge? _____</li> </ul>	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): The proposed subdivision would include one lot allocated to the future development of a Sewage Treatment Plant discharging to groundwater. Traditional on-site sanitary systems may also be used. The proposed system(s) would be constructed and operated in accordance with Suffolk County Department of Health Services regulations.	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ N/A _____	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____	
If Yes: <ul style="list-style-type: none"> <li>i. How much impervious surface will the project create in relation to total size of project parcel?                  _____ Square feet or 81.04± acres (impervious surface) *                  _____ Square feet or 130.91± acres (parcel size)</li> <li>ii. Describe types of new point sources. Stormwater runoff would be generated by the proposed roadways, curbing, and other impervious surfaces resulting from the the future redevelopment. _____</li> <li>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? Stormwater runoff generated by subdivision infrastructure (i.e., roadways and curbing) would be collected and recharged to groundwater via a recharge basin or a constructed stormwater wetland area. Future developments would provide sufficient storage to contain all stormwater runoff on-site.                  • If to surface waters, identify receiving water bodies or wetlands: _____</li> <li>      • Will stormwater runoff flow to adjacent properties? _____</li> </ul>	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____	
If Yes, identify: <ul style="list-style-type: none"> <li>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)                  TBD** _____</li> <li>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)                  It is anticipated that construction activities will require the use of generators. _____</li> <li>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)                  TBD** _____</li> </ul>	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____	
If Yes: <ul style="list-style-type: none"> <li>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____</li> <li>ii. In addition to emissions as calculated in the application, the project will generate:             <ul style="list-style-type: none"> <li>• _____ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)</li> <li>• _____ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)</li> <li>• _____ Tons/year (short tons) of Perfluorocarbons (PFCs)</li> <li>• _____ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)</li> <li>• _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)</li> <li>• _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</li> </ul> </li> </ul>	

\*Represents future impervious coverage of the preferred subdivision layout, assuming that each of the proposed subdivided lots would have a maximum lot coverage of 70%.

\*\*The future build-out program is not yet known. As such, specific operational sources of air emissions are not known at this time.



<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No *</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Estimate methane generation in tons/year (metric): <u>TBD*</u></p> <p style="margin-left: 20px;">ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): <u>TBD*</u></p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):</p> <p>_____</p> <p>_____</p>			
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p style="text-align: right; font-size: small;">TBD. Traffic Impact Study to be performed under separate cover for Preliminary Plat.</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend</p> <p style="margin-left: 40px;"><input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p style="margin-left: 20px;">ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p style="margin-left: 20px;">iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p style="margin-left: 20px;">iv. Does the proposed action include any shared use parking? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p style="margin-left: 20px;">v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:</p> <p>_____</p> <p style="margin-left: 20px;">vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p style="margin-left: 20px;">vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p style="margin-left: 20px;">viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p style="margin-left: 40px;">TBD</p> <p style="margin-left: 20px;">ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):</p> <p style="margin-left: 40px;">Via connection to existing grid (i.e., PSEG Long Island).</p> <p style="margin-left: 20px;">iii. Will the proposed action require a new, or an upgrade, to an existing substation? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>7:00 a.m. - 8:00 p.m.**</u></li> <li>• Saturday: <u>N/A**</u></li> <li>• Sunday: <u>N/A**</u></li> <li>• Holidays: <u>N/A**</u></li> </ul> </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>TBD</u></li> <li>• Saturday: <u>TBD</u></li> <li>• Sunday: <u>TBD</u></li> <li>• Holidays: <u>TBD</u></li> </ul> </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>7:00 a.m. - 8:00 p.m.**</u></li> <li>• Saturday: <u>N/A**</u></li> <li>• Sunday: <u>N/A**</u></li> <li>• Holidays: <u>N/A**</u></li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>TBD</u></li> <li>• Saturday: <u>TBD</u></li> <li>• Sunday: <u>TBD</u></li> <li>• Holidays: <u>TBD</u></li> </ul>
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\*The preferred subdivision layout allocates one lot to the future development of a STP, which may have the potential to emit methane. However, the future STP has not yet been designed.

\*\*Represents typical construction hours as per Town of Riverhead noise regulations, Chapter 251.

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>Ambient noise levels may be temporarily increased during construction activities, which would be performed between the hours of 7:00 a.m. and 8:00 p.m. on weekdays in accordance with the Town of Riverhead noise regulations (Chapter 251 of the Town Code).</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>Describe: _____</p>	
<p>n. Will the proposed action have outdoor lighting? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>It is anticipated that future industrial uses would have exterior lighting for safety and security purposes. A specific lighting plan is not available. It is expected that all exterior lighting will be downward facing and shielded to prevent light spillage onto nearby properties.</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>Describe: _____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p style="text-align: right;">TBD*</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes: <span style="float: right;">TBD*</span></p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>Routine maintenance only. _____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> <li>• Construction: _____ tons per _____ (unit of time)</li> <li>• Operation : _____ TBD* tons per _____ (unit of time)</li> </ul> <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> <li>• Construction: Recyclable materials will be disposed of in accordance with prevailing regulations. _____</li> <li>• Operation: Recyclable materials will be disposed of in accordance with prevailing regulations. _____</li> </ul> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> <li>• Construction: Solid waste generated on-site will be disposed of in accordance with prevailing regulations. _____</li> <li>• Operation: Solid waste generated on-site will be disposed of in accordance with prevailing regulations. _____</li> </ul>	

\*The future build-out program is not yet known. As such, this information is not yet known.



s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No  
 If Yes:  
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_  
 ii. Anticipated rate of disposal/processing:  
     • \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or  
     • \_\_\_\_\_ Tons/hour, if combustion or thermal treatment  
 iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No  
 If Yes: \_\_\_\_\_ TBD\*  
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_  
 ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_  
 iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month  
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_  
 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No  
 If Yes: provide name and location of facility: \_\_\_\_\_  
 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: \_\_\_\_\_

## E. Site and Setting of Proposed Action

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.  
 i. Check all uses that occur on, adjoining and near the project site.  
☐ Urban ☒ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)  
☒ Forest ☒ Agriculture ☒ Aquatic ☒ Other (specify): Transportation (Long Island Rail Road; Long Island Expressway)  
 ii. If mix of uses, generally describe:  
 The subject property is an existing agricultural use, within an agricultural and commercial area, with industrial, recreational, residential and transportation uses, beyond.

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After ** Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.09±	79.79±***	+79.70±
• Forested	35.56±	20.53±	-15.03±
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	8.30±	0	-8.30±
• Agricultural (includes active orchards, field, greenhouse etc.)	85.56±	0	-85.56±
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)	0.54±	0.54±	0
• Non-vegetated (bare rock, earth or fill)	0.86±	0	-0.86±
• Other Describe: <u>Lawn/Landscaping</u>	0	30.04±	+30.04±

\*The future build-out program is not yet known. As such, it is not yet known if future industrial uses may result in the commercial generation, treatment, storage, or disposal of hazardous wastes. If necessary, future industrial uses would manage, store, and dispose of hazardous wastes in a manner that conforms with prevailing regulations.

\*\*Represents estimated future land use or covertypes of the preferred subdivision layout.

\*\*\*Assumes each of the proposed industrial lots will have a maximum lot coverage of 70 percent.

Page 10 of 13

v. Is the project site subject to an institutional control limiting property uses? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> <ul style="list-style-type: none"> <li>If yes, DEC site ID number: _____</li> <li>Describe the type of institutional control (e.g., deed restriction or easement): _____</li> <li>Describe any use limitations: _____</li> <li>Describe any engineering controls: _____</li> <li>Will the project affect the institutional or engineering controls in place? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> <li>Explain: _____  _____</li> </ul>	
<b>E.2. Natural Resources On or Near Project Site</b>	
a. What is the average depth to bedrock on the project site? _____ 1,200± feet below grade surface (bgs)	
b. Are there bedrock outcroppings on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site: <u>See Attachment.</u> _____ % _____ % _____ %	
d. What is the average depth to the water table on the project site? Average: <u>14-40±</u> feet bgs	
e. Drainage status of project site soils: <input checked="" type="checkbox"/> Well Drained: <u>100</u> % of site <input type="checkbox"/> Moderately Well Drained: _____ % of site <input type="checkbox"/> Poorly Drained: _____ % of site	
f. Approximate proportion of proposed action site with slopes: <input checked="" type="checkbox"/> 0-10%: <u>93.3</u> % of site <input checked="" type="checkbox"/> 10-15%: <u>4.5</u> % of site <input checked="" type="checkbox"/> 15% or greater: <u>2.2</u> % of site	
g. Are there any unique geologic features on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes, describe: _____ _____	
h. Surface water features. <ul style="list-style-type: none"> <li>i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></li> <li>ii. Do any wetlands or other waterbodies adjoin the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></li> </ul> If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i. <ul style="list-style-type: none"> <li>iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No *</span></li> <li>iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <ul style="list-style-type: none"> <li>Streams: Name _____ Classification _____</li> <li>Lakes or Ponds: Name _____ Classification _____</li> <li>Wetlands: Name <u>Palustrine-Farmed wetland (as per NWI)</u> Approximate Size <u>0.63± acres</u></li> <li>Wetland No. (if regulated by DEC) _____</li> </ul> </li> </ul>	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If yes, name of impaired water body/bodies and basis for listing as impaired: _____ _____	
i. Is the project site in a designated Floodway? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
j. Is the project site in the 100-year Floodplain? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
k. Is the project site in the 500-year Floodplain? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes: <ul style="list-style-type: none"> <li>i. Name of aquifer: <u>Nassau Suffolk Sole Source Aquifer</u></li> </ul>	

\*The Town of Riverhead GIS inventory identifies three wetlands at the subject property. These wetlands are not regulated by the New York State Department of Environmental Conservation. Based upon field observations made by a VHB Professional Wetland Scientist, only one of these wetlands may meet the Town's definition for a wetland, as described under Chapter 295 of the Code of the Town of Riverhead. The other two mapped wetlands are not, in fact, present at the subject property.

\*Based on correspondence undertaken with the New York Natural Heritage Program (NYNHP).

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If Yes: <ul style="list-style-type: none"> <li>i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site      <input type="checkbox"/> Historic Building or District</li> <li>ii. Name: _____</li> <li>iii. Brief description of attributes on which listing is based: _____</li> </ul>	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No *</span>	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If Yes: <ul style="list-style-type: none"> <li>i. Describe possible resource(s): _____</li> <li>ii. Basis for identification: _____</li> </ul>	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If Yes: <ul style="list-style-type: none"> <li>i. Identify resource: _____</li> <li>ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____</li> <li>iii. Distance between project and resource: _____ miles.</li> </ul>	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If Yes: <ul style="list-style-type: none"> <li>i. Identify the name of the river and its designation: _____</li> <li>ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> </ul>	

\*Portions of Lot 13 are within areas designated as sensitive for archaeological resources.

#### F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

#### G. Verification

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

Applicant/Sponsor Name Bagatelle Associates and Eletag Associates      Date October 11, 2021

Signature  \_\_\_\_\_ Title Senior Environmental Manager

David M. Wortman  
VHB Engineering, Surveying, Landscape Architecture and  
Geology, P.C., as environmental consultant to the Applicant

**Calverton Industrial Subdivision  
3511 Middle Country Road and 2140 River Road  
Hamlet of Calverton, Town of Riverhead  
Suffolk County, New York**

**Part 1 – Environmental Assessment Form  
Attachment**

**Page 1, Item 1. Brief Description of Proposed Action:**

The proposed action involves the subdivision of the 130.9±-acre industrially-zoned property located at 3511 Middle Country Road, in the hamlet of Calverton, Town of Riverhead, Suffolk County, New York (the "subject property"). The subject property is comprised of two individual tax lots, known on the Suffolk County Real Property Tax Map as District 600 – Section 177 – Block 2 – Lots 11 and 13, and is located within the Town of Riverhead's Industrial A Zoning District. The bounds of these parcels encompass the area located south of Middle Country Road (NYS Route 25), immediately west of the Splish Splash Water Park, and extend south to the Long Island Expressway (LIE) (Interstate Route 495) (see attached Site Location Map).

The subject property is currently improved with an active sod farm, which occupies the majority of the property (i.e., approximately 86 acres). Also present is an undeveloped, wooded area within the southeast corner of the site, as well as an overgrown area with the remnants of various structures along the Middle Country Road site frontage. Under the proposed action, the subject property would be subdivided to allow for future industrial development. A conceptual subdivision plan (i.e., sketch plan) has been prepared (see Sheet CP-1.0), which provides a total of 38 developable industrial use lots ranging in size from 1.84± acres to 6.44± acres. An additional lot is allocated for the future development of a sewage treatment plant (STP), to be constructed in accordance with Suffolk County Department of Health Services (SCDHS) regulations. A 21.1±-acre open space area would also be created, to be located in the southeast corner of the subject property. The proposed lots would be accessed via a network of new internal roadways extending from a new intersection along the subject property's frontage at Middle Country Road. The conceptual subdivision plan also provides for potential future access to the LIE North Service Road right-of-way. The overall proposed action would also involve the installation of stormwater management infrastructure and utility connections to accommodate service to the various industrial subdivision lots. As required for industrial subdivisions pursuant to Section 301-291 of the Code of the Town of Riverhead, two additional conceptual subdivision plan layouts (i.e., Sheets CP-2.0 and CP-3.0) have also been developed and submitted to the Town for consideration.<sup>1</sup>

As part of the proposed action, an existing 23,551±-square-foot (SF) wetland area within the area of an existing active sod farm would be relocated to within the proposed 21.1±-acre open space area. Based on the topography of the site and field observations made by a VHB wetland scientist, the existing wetland area has developed in a shallow topographical depression as a result of agricultural practices (i.e., irrigation and drainage). Further, the existing wetland area was noted to have low overall wetland functional value, due primarily to ongoing disturbance and impacts from surrounding agricultural uses. As compared to the existing wetland area, the relocated wetland would be designed and situated to provide enhanced wetland functional values, providing a net ecological benefit.

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<sup>1</sup> All data provided in the Environmental Assessment Form – Part 1 regarding the proposed subdivision is reflective of the preferred subdivision layout, i.e., Sheet CP-1.0.



As the future subdivided lots are anticipated to be developed over a period of several years, it is not possible to determine the precise square footage of each use that may be developed. However, to ensure a comprehensive evaluation of the proposed action (including the impacts of future development 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, this Part 1 – EAF assumes a maximum lot coverage of approximately 70 percent and a maximum building coverage of approximately 40 percent of the proposed industrial lots.

**Page 11, Item E.2.c. Predominant soil type(s) present on project site:**

The following soil types are present at the subject property according to the United States Department of Agriculture Web Soil Survey:

Soil Type	Percent of Subject Property
Riverhead sandy loam, 0 to 3 percent slopes (RdA)	49.4 %
Haven loam, 0 to 2 percent slopes (HaA)	21.5%
Riverhead sandy loam, 3 to 8 percent slopes (RdB)	13.4%
Plymouth loamy sand, 0 to 3 percent slopes (PIA)	5.1%
Plymouth gravelly loamy sand, 8 to 15 percent slopes, eroded (PmC3)	2.7%
Carver and Plymouth sands, 15 to 35 percent slopes (CpE)	2.2%
Plymouth loamy sand, 8 to 15 percent slopes (PIC)	1.8%
Haven loam, 2 to 6 percent slopes (HaB)	1.6%
Plymouth loamy sand, 3 to 8 percent slopes (PIC)	1.5%
Haven loam, thick surface layer (He)	0.9%



\\vhb\gb\proj\Hauppauge\20490.00 Ostad Riverhead\Graphics\FIGURES\DraftMaps\Ostad Riverhead.aprx



Subject Property

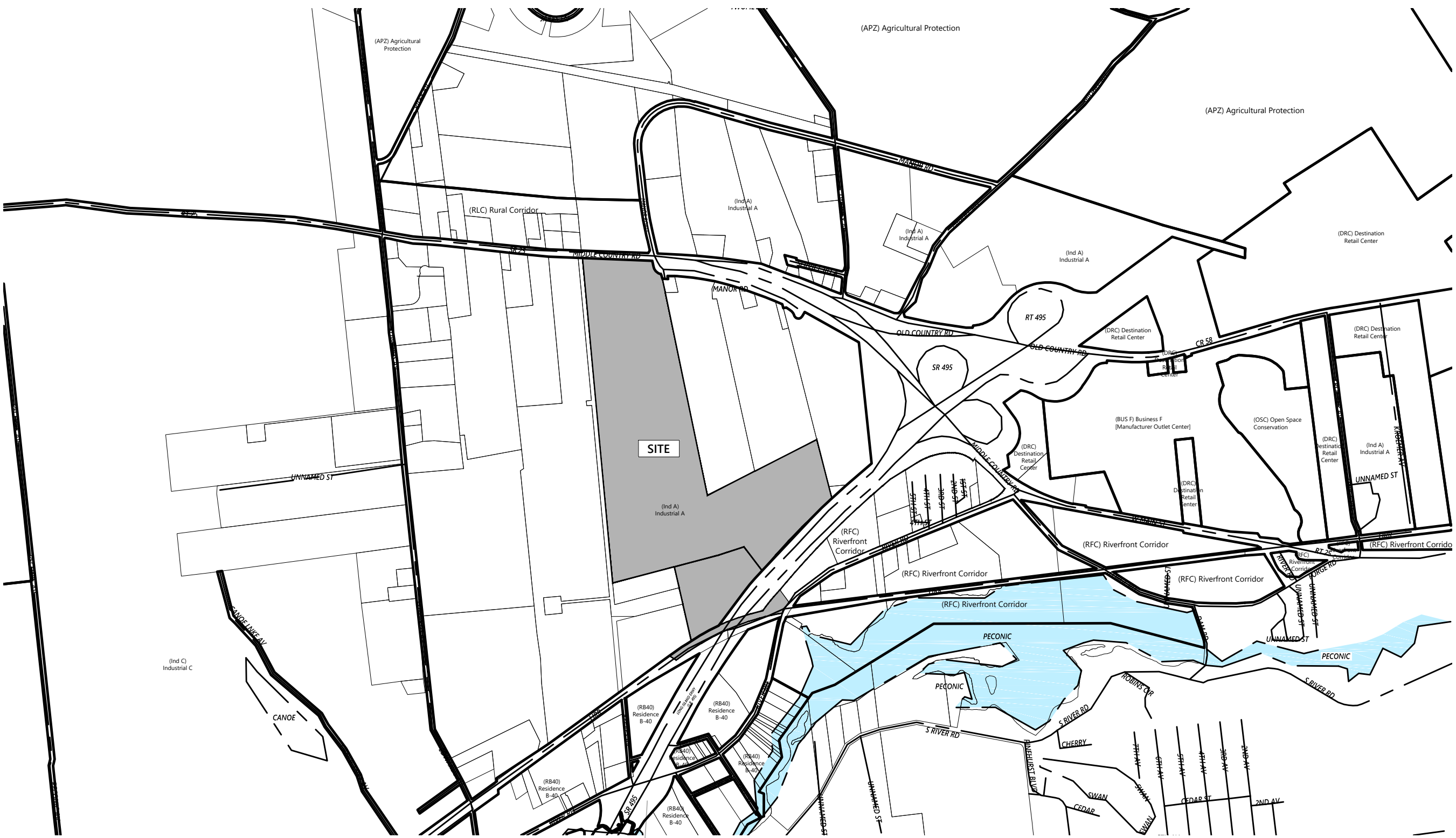
Lot Number

**Calverton Industrial Subdivision** | Calverton, NY

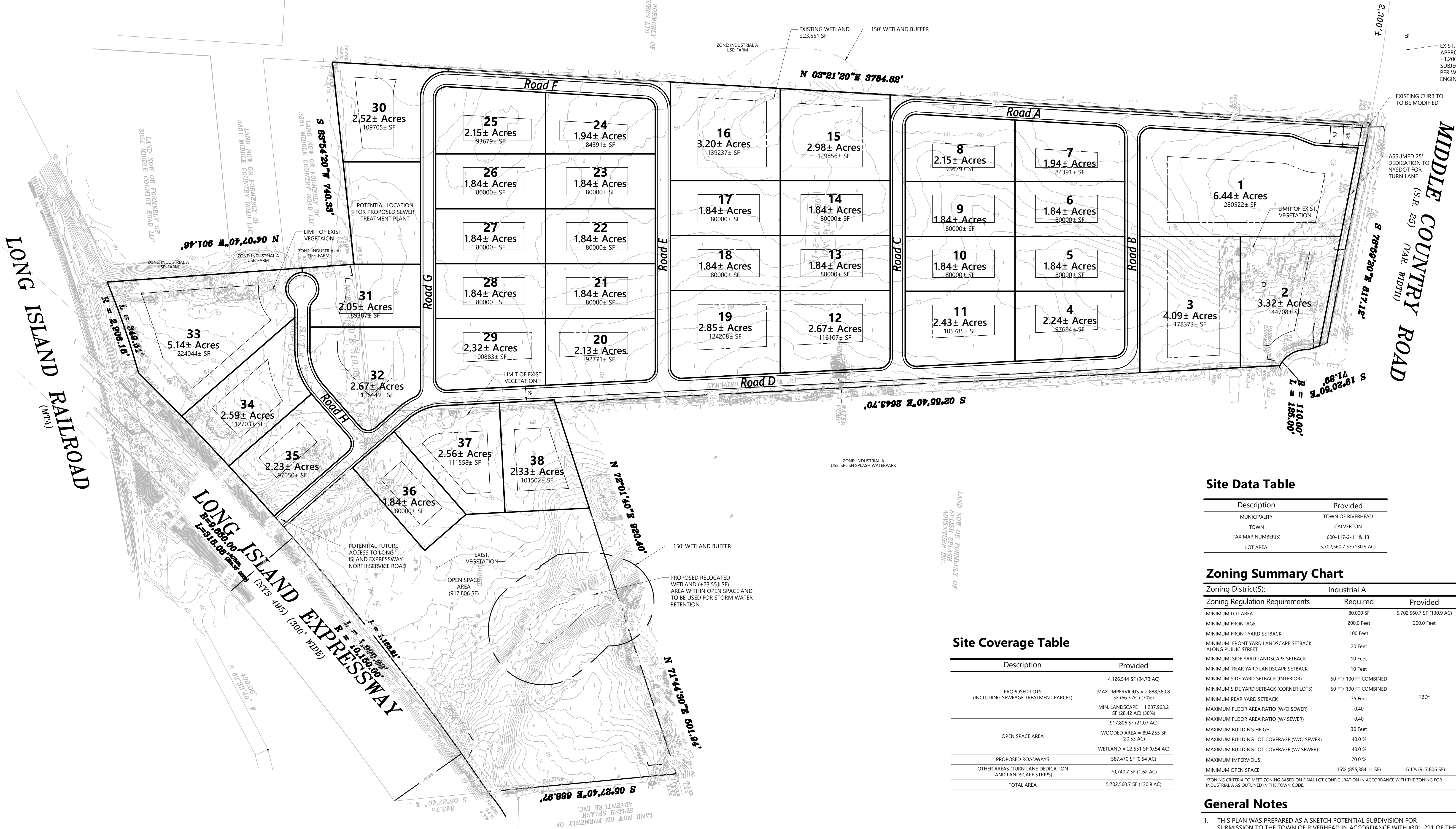
**Site Location Map**

3511 Middle Country Road  
Hamlet of Calverton, Town of Riverhead  
Suffolk County, New York





Keymap  
SCALE: 1" = 1,200'



Site Data Table

Description	Provided
MUNICIPALITY	TOWN OF RIVERHEAD
TOWN	CALVERTON
TAX MAP NUMBER(S)	600-117-2-11 & 13
LOT AREA	5,702,560.7 SF (130.9 AC)

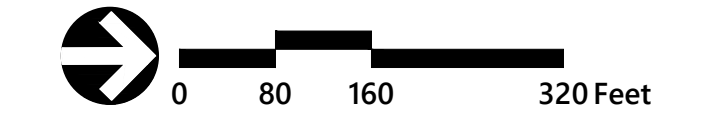
Zoning Summary Chart

Zoning District(S): Industrial A		
Zoning Regulation Requirements	Required	Provided
MINIMUM LOT AREA	80,000 SF	5,702,560.7 SF (130.9 AC)
MINIMUM FRONTAGE	200.0 Feet	200.0 Feet
MINIMUM FRONT YARD SETBACK	100 Feet	
MINIMUM FRONT YARD LANDSCAPE SETBACK ALONG PUBLIC STREET	20 Feet	
MINIMUM SIDE YARD LANDSCAPE SETBACK	10 Feet	
MINIMUM REAR YARD LANDSCAPE SETBACK	10 Feet	
MINIMUM SIDE YARD SETBACK (INTERIOR)	50 FT/ 100 FT COMBINED	
MINIMUM SIDE YARD SETBACK (CORNER LOTS)	50 FT/ 100 FT COMBINED	
MINIMUM REAR YARD SETBACK	75 Feet	TBD*
MAXIMUM FLOOR AREA RATIO (W/O SEWER)	0.40	
MAXIMUM FLOOR AREA RATIO (W/ SEWER)	0.40	
MAXIMUM BUILDING HEIGHT	30 Feet	
MAXIMUM BUILDING LOT COVERAGE (W/O SEWER)	40.0 %	
MAXIMUM BUILDING LOT COVERAGE (W/ SEWER)	40.0 %	
MAXIMUM IMPERVIOUS	70.0 %	
MINIMUM OPEN SPACE	15% (855,384.11 SF)	16.1% (917,806 SF)

\*ZONING CRITERIA TO MEET ZONING BASED ON FINAL LOT CONFIGURATION IN ACCORDANCE WITH THE ZONING FOR INDUSTRIAL A AS OUTLINED IN THE TOWN CODE.

General Notes

- THIS PLAN WAS PREPARED AS A SKETCH POTENTIAL SUBDIVISION FOR SUBMISSION TO THE TOWN OF RIVERHEAD IN ACCORDANCE WITH §301-291 OF THE TOWN CODE.
- THIS PLAN WAS PREPARED USING A PRELIMINARY SURVEY PROVIDED BY SECCAFICO LAND SURVEYING PC DATED DECEMBER 2, 2020.



Ostad Riverhead  
Middle Country Road  
Calverton, NY

No.	Revision	Date	App'd.

Designed by	JA	Checked by	AL
Issued for	January 5, 2021		

Issued For Sketch Plan Review  
Not Approved for Construction

Sketch Plan  
Option 1

CP-1.0





**Keymap**  
SCALE: 1" = 1,200'



Site Data Table	
Description	Provided
MUNICIPALITY	TOWN OF RIVERHEAD
TOWN	CALVERTON
TAX MAP NUMBER(S)	600-117-2-11 & 13
LOT AREA	5,702,560.7 SF (130.9 AC)

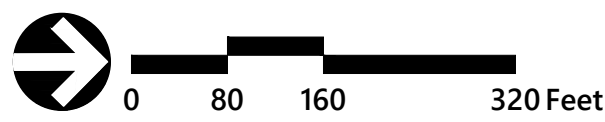
## Zoning Summary Chart

Zoning District(S):	Industrial A	
Zoning Regulation Requirements	Required	Provided
MINIMUM LOT AREA	80,000 SF	5,702,560.7 SF (130.9 AC)
MINIMUM FRONTAGE	200.0 Feet	200.0 Feet
MINIMUM FRONT YARD SETBACK	100 Feet	
MINIMUM FRONT YARD LANDSCAPE SETBACK ALONG PUBLIC STREET	20 Feet	
MINIMUM SIDE YARD LANDSCAPE SETBACK	10 Feet	
MINIMUM REAR YARD LANDSCAPE SETBACK	10 Feet	
MINIMUM SIDE YARD SETBACK (INTERIOR)	50 FT/ 100 FT COMBINED	
MINIMUM SIDE YARD SETBACK (CORNER LOTS)	50 FT/ 100 FT COMBINED	
MINIMUM REAR YARD SETBACK	75 Feet	TBD*
MAXIMUM FLOOR AREA RATIO (W/O SEWER)	0.40	
MAXIMUM FLOOR AREA RATIO (W/ SEWER)	0.40	
MAXIMUM BUILDING HEIGHT	30 Feet	
MAXIMUM BUILDING LOT COVERAGE (W/O SEWER)	40.0 %	
MAXIMUM BUILDING LOT COVERAGE (W/ SEWER)	40.0 %	
MAXIMUM IMPERVIOUS	70.0 %	
MINIMUM OPEN SPACE	15% (865,384.1 SF)	15.1% (863,848 SF)

\*ZONING CRITERIA TO MEET ZONING BASED ON FINAL LOT CONFIGURATION IN ACCORDANCE WITH THE ZONING FOR INDUSTRIAL A AS OUTLINED IN THE TOWN CODE.

## General Notes

1. THIS PLAN WAS PREPARED AS A SKETCH POTENTIAL SUBDIVISION FOR SUBMISSION TO THE TOWN OF RIVERHEAD IN ACCORDANCE WITH §301-291 OF THE TOWN CODE.
2. THIS PLAN WAS PREPARED USING A PRELIMINARY SURVEY PROVIDED BY SECCAFICO LAND SURVEYING PC DATED DECEMBER 2, 2020.



**Ostad Riverhead**  
Middle Country Road  
Calverton, NY

No.	Revision	Date	Appvd.

Designed by	Checked by
JA	AL
Issued for	Date

Issued For Sketch Plan Review  
Not Approved for Construction

### Sketch Plan Option 2

Drawing Number

# CP-2.0

Sheet 1 of 1

IT IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER ANY DOCUMENT THAT BEARS THE SEAL OF A PROFESSIONAL ENGINEER, UNLESS THE PERSON IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.

Project Number  
**20490.00**





**Keymap**  
SCALE: 1" = 1,200'



**Site Data Table**

Description	Provided
MUNICIPALITY	TOWN OF RIVERHEAD
TOWN	CALVERTON
TAX MAP NUMBER(S)	600-117-2-11 & 13
LOT AREA	5,702,560.7 SF (130.9 AC)

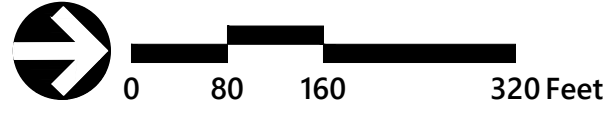
**Zoning Summary Chart**

Zoning District(S):	Industrial A	
Zoning Regulation Requirements	Required	Provided
MINIMUM LOT AREA	80,000 SF	5,702,560.7 SF (130.9 AC)
MINIMUM FRONTAGE	200.0 Feet	200.0 Feet
MINIMUM FRONT YARD SETBACK	100 Feet	
MINIMUM FRONT YARD LANDSCAPE SETBACK ALONG PUBLIC STREET	20 Feet	
MINIMUM SIDE YARD LANDSCAPE SETBACK	10 Feet	
MINIMUM REAR YARD LANDSCAPE SETBACK	10 Feet	
MINIMUM SIDE YARD SETBACK (INTERIOR)	50 FT/ 100 FT COMBINED	
MINIMUM SIDE YARD SETBACK (CORNER LOTS)	50 FT/ 100 FT COMBINED	
MINIMUM REAR YARD SETBACK	75 Feet	TBD*
MAXIMUM FLOOR AREA RATIO (W/O SEWER)	0.40	
MAXIMUM FLOOR AREA RATIO (W/ SEWER)	0.40	
MAXIMUM BUILDING HEIGHT	30 Feet	
MAXIMUM BUILDING LOT COVERAGE (W/O SEWER)	40.0 %	
MAXIMUM BUILDING LOT COVERAGE (W/ SEWER)	40.0 %	
MAXIMUM IMPERVIOUS	70.0 %	
MINIMUM OPEN SPACE	15% (855,384.11 SF)	15.3% (870,639 SF)

\*ZONING CRITERIA TO MEET ZONING BASED ON FINAL LOT CONFIGURATION IN ACCORDANCE WITH THE ZONING FOR INDUSTRIAL A AS OUTLINED IN THE TOWN CODE.

**General Notes**

- THIS PLAN WAS PREPARED AS A SKETCH POTENTIAL SUBDIVISION FOR SUBMISSION TO THE TOWN OF RIVERHEAD IN ACCORDANCE WITH §301-291 OF THE TOWN CODE.
- THIS PLAN WAS PREPARED USING A PRELIMINARY SURVEY PROVIDED BY SECCARICO LAND SURVEYING PC DATED DECEMBER 2, 2020.



**Ostad Riverhead**  
Middle Country Road  
Calverton, NY

No.	Revision	Date	App'd.

Designed by: JA	Checked by: AL
Issued for:	Date:

January 5, 2021

Issued For Sketch Plan Review  
Not Approved for Construction

Sketch Plan  
Option 3

Drawing Number

CP-3.0

Sheet 1 of 1

IT IS A VIOLATION OF SECTION 7209 OF ARTICLE 165 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER ANY DOCUMENT BEARING THE SEAL OF A PROFESSIONAL ENGINEER, UNLESS THE PERSON IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.

Project Number  
20490.00



MIDDLE COUNTRY ROAD  
(S.R. 26) (VAR. WIDTH)

EDWARDS AVENUE

SURVEY OF DESCRIBED PROPERTY  
SITUATED AT CALVERTON  
TOWN OF RIVERHEAD  
SUFFOLK COUNTY, NEW YORK

S.C.T.M. NO. 600-117-2-11 AND 13  
S.C.T.M. NO. 600-138-1-123.1  
AREA = 5,853,713 SQ. FT./134.38 ACRES

GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE. UNDERGROUND UTILITIES  
THEREIN ARE NOT SHOWN. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY SUCH UTILITIES.  
THESE LINES ARE NOT TO BE CONSIDERED AS EVIDENCE OF TITLE OR INTEREST IN THE PROPERTY.  
THEY ARE FOR SPECIFIC PURPOSE AND USE, THEREFORE ARE NOT INTENDED TO GUIDE THE  
ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS, PLAYING AREAS,  
ADDITION TO BUILDINGS, OR ANY OTHER STRUCTURES. THE SURVEYOR HAS NO KNOWLEDGE  
OF ANY SUCH UTILITIES AND/OR EVIDENCE OF RECORD, IF ANY, NOT SHOWN.  
UNAUTHORIZED ALTERATION OF ANY PART OF THIS SURVEY IS A VIOLATION OF SURVEY MAP  
SECTION 209 OF THE REAL PROPERTY LAW. ANY SUCH VIOLATION IS A VIOLATION OF THE  
REAL PROPERTY LAW AND IS A VIOLATION OF THE REAL PROPERTY LAW. ANY SUCH VIOLATION  
SHALL BE CONSIDERED A TRUE AND CORRECT COPY.  
ALL LOCATIONS OF AND DISTANCES TO WELLS AND CESSPOOLS ARE BY LOCATIONS  
FROM HOMEOWNERS. FIELD OBSERVATIONS AND/OR INFORMATION OBTAINED FROM  
HOMEOWNERS ARE NOT TO BE USED TO LOCATE AND/OR DISTANCES TO WELLS AND CESSPOOLS  
AND ARE NOT TO BE USED TO LOCATE AND/OR DISTANCES TO WELLS AND CESSPOOLS.

LAND NOW OR FORMERLY OF  
SPRINT SPARK  
ADVENTURE INC.

LAND NOW OR FORMERLY OF  
QUEST VENTURES LTD

DETAIL OF RIVER ROAD, 1"=50'

MIDDLE COUNTRY ROAD  
(S.R. 26) (VAR. WIDTH)

DETAIL OF MIDDLE COUNTRY ROAD, 1"=100'

RIVER ROAD

LONG ISLAND RAILROAD  
(N.Y.C.)

LONG ISLAND EXPRESSWAY  
(NYS 495) (300' WIDE)  
R=9,850.00'  
L=318.08'

LONG ISLAND EXPRESSWAY  
(NYS 495) (300' WIDE)  
R=9,850.00'  
L=318.08'

RIVER ROAD



SECCAFICO LAND SURVEYING PC

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