



## TOWN OF RIVERHEAD

### Planning Department

201 Howell Avenue, Riverhead, New York 11901-2596

Phone: (631) 727-3200 Fax: (631) 727-9101

[www.townofriverheadny.gov](http://www.townofriverheadny.gov)

*Jefferson V Murphree, AICP*  
*Building & Planning Admin.*  
*Ext. 239*

*Vacant*  
*Planner*  
*Ext. 206*

*John F. Flood Jr.*  
*Environmental Planner*  
*Ext. 207*

*Greg Bergman*  
*Planning Aide*  
*Ext. 264*

*Carissa Collins*  
*Associate Administrator to*  
*the Planning Board, ZBA &*  
*Architectural Review Board*  
*Ext. 240*

July 15, 2020 (sent electronically)

Jennifer Casey, Chair  
Suffolk County Planning Commission  
P.O. Box 6100  
Hauppauge, NY  
11788

Re: Referral of 8-Lot Subdivision Map for Enterprise Park at Calverton

Dear Chairwoman Casey:

Pursuant to Section A-14-24 of the Suffolk County Administrative Code, the Town of Riverhead is referring the following application material in support of a revised proposed 8-lot Subdivision Map for Enterprise Park at Calverton commonly known as EPCAL:

1. Suffolk County Planning Commission referral form
2. July 15, 2020 letter from Jefferson V. Murphree, AICP describing the proposed revisions to the subdivision map.
3. Subdivision plans consisting of 4 sheets prepared by L.K. McLean Associates (3/26/19)
4. Town of Riverhead Planning Board Resolution No. 2020-026 Adopting SEQRA Consistency Analysis
5. Town of Riverhead Planning Board Resolution No. 2020-056 Granting Preliminary Plat Approval
6. Sworn affidavit indicating the proposed subdivision is located within the jurisdictional limits of review of the Suffolk County Planning Commission (SCPC)
7. SEQRA Consistency Analysis, dated April 1, 2019 prepared by Jeffrey L. Seeman
8. Town of Riverhead Agricultural Data Statement
9. Prior SCPC approval (10/1/14)
10. A copy of the Suffolk County Health Department of Health Services 4/29/19 SEQRA Findings Statement. Health Department approval is pending.
11. Link to Draft and Final Environmental Impact Statements and findings statement:  
<https://www.townofriverheadny.gov/pview.aspx?id=32339>

Very truly yours,

Jefferson V. Murphree, AICP  
Building & Planning Administrator

cc: Yvette Aguiar, Supervisor  
Town Board  
Robert Kozakiewicz, Town Attorney  
Stanley Carey, Planning Board Chairman

Appendix A – Suffolk County Planning Commission Guidebook

**Suffolk County Planning Commission  
Submission Cover Form For Planning and Zoning Referrals**

Municipality: Town of Riverhead  
 Hamlet: Calverton Local Case Number: \_\_\_\_\_  
 District: 1000 Section: 135 Block: 01 Lot: 007, 033 Local Meeting Date: \_\_\_\_\_  
 Application/Action Name: Enterprise Park @ Calverton Public Hearing: Yes No

**Referring Agency:**  
 Planning Board or Commission  
 Zoning Board of Appeals  
 Town Board Village Board of Trustees

**Type of Referral:**  
 New  
 Expansion  
 Modification

**SEQRA Action:**  
 EAF  
 Lead Agency  
 Draft Scope

Draft EIS  
 Final EIS  
 Findings  
 Positive Declaration  
 Negative Declaration

Brief description of application or proposed action: Amendment to previously approved 50-lot preliminary subdivision to new proposed 8 lots

**Type of Action** Please check appropriate box below if action is located within the Suffolk County Pine Barrens Zone, within one mile of a nuclear power plant or airport or within 500 feet of:

- A municipal boundary;
- The boundary of any existing or proposed county, state, or federal park or other recreation area;
- The right-of-way of any existing or proposed county or state road;
- An existing or proposed county drainage channel line;
- The Atlantic Ocean, Long Island Sound, any bay in Suffolk County or estuary of any of the foregoing bodies of water;
- The boundary of county, state, or federally owned land held or to be held for governmental use;
- The boundary of a farm located in an agricultural district.

- Comprehensive Plan (Adoption or Amendment)       Subdivision  
 Zoning Ordinance or Map (Adoption or Amendment)      Use Variance  
 Code Amendment      Area Variance  
 Official Map      Special Use Permit/Exception/Conditional Use  
 Moratorium      Site Plan

Note: The above represents a summary of the required actions subject to referral to the Suffolk County Planning Commission. The provisions of GML and Laws of Suffolk County must be used to verify which actions are subject to referral and the related procedural requirements.

**Additional Application Information**

- Action Previously Referred to Suffolk County Planning Commission
  - Adjacent Municipality Notified (see NYS GML 239 nn)
  - Located Within Long Island Pine Barrens Zone
  - Workforce/Affordable Housing
  - Energy Efficiency
  - Zoning Board of Appeals Approval
  - Suffolk County Department of Health Approval/Comments
  - New York State Dept. of Environmental Conservation Approval/Comments
  - New York State/ Suffolk County Dept. of Public Works Approval/Comments
  - Suffolk County Sanitary Code Article 6, Groundwater Management Zone -
- Yes    No (If yes, Date 8/22/14)  
 Yes    No    N/A  
 I   II    III   IV   V   VI   VII   VIII

**Contact Information**

Municipality: Town of Riverhead Contact: Jefferson Murphree Name: \_\_\_\_\_  
 Department/Agency: Planning Dept  
 Phone Number: 631 727 3200 x 239 Email Address: \_\_\_\_\_  
 Applicant: Town of Riverhead Contact: Jefferson Murphree Name: \_\_\_\_\_  
 Applicant Address: 201 Howell Ave Riverhead  
murphree@townofriverheadny.gov



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July 15, 2020

Jennifer Casey, Chair  
Suffolk County Planning Commission  
H. Lee Dennison Building, 11th Floor  
PO Box 6100  
100 Veterans Memorial Highway  
Hauppauge, New York 11788

Dear Chairman Casey:

I am writing on behalf of the Riverhead Community Development Agency (the CDA), owner and applicant, seeking Suffolk County Planning Commission approval for the revised 8 Lot subdivision of the property commonly known and referred to as EPCAL. The EPCAL site surrounds the off-site Calverton Camelot industrial subdivision to the west, north and east, the lots of which are owned by private entities. The Calverton Camelot industrial development consist of manufacturing and industrial use of some of the former buildings and supporting infrastructure owned by the Department of Navy and leased to the Grumman Corporation, together with recent development i.e. Riverhead Building Supply and Peconic Care Rehabilitation and Research Center. As Commission members are likely aware, the EPCAL site is designated an Urban Renewal Area, an Opportunity Zone, and was subjected to numerous studies, reports, SEQRA reviews and decisions, including Suffolk County Planning Commission review and approval of the proposed 50 Lot Subdivision by Resolution adopted October 1, 2014.

The 50-Lot Subdivision Map, known as "Subdivision Map for Enterprise Park at Calverton," dated June 6, 2014 (2,323.9 acres) has been revised to reflect an 8-Lot Subdivision Map (2,106.69 acres). The preliminary subdivision map for the 8-Lot "Subdivision Map for Enterprise Park at Calverton" providing lot lines in bold is annexed hereto as Exhibit "A" to provide ease in identifying the area/acreage and lots included in the 8-Lot Subdivision.

The prior application for the 50-Lot subdivision, and zone changes were initiated by the Community Development Agency and Riverhead Town Board. The Planning Board, as an Involved Agency under SEQRA, began its initial review of the EPCAL subdivision map(s) in the spring of 2015. In coordination with the New York State Department of Environmental Conservation (NYSDEC), Suffolk County Department of Health Services, and other involved and interested parties, the CDA undertook a comprehensive environmental review of the proposed

50-Lot Subdivision and zone change pursuant to the State Environmental Quality Review Act (SEQRA) which included, among other things, the preparation of a Draft Supplemental Generic Environmental Impact Statement (DSGEIS); conducting public hearings; the preparation and adoption of the Final Supplemental Generic Environmental Impact Statement (FSGEIS); and the adoption of a Findings Statement.

The revision of the 50' Lot Subdivision Map to an 8-Lot Major Subdivision Map, is part of an ongoing subdivision review process. The Town did undertake and prepare an environmental and comparative analysis, to wit: 4/9/19 Consistency Analysis dated April 9, 2019, of the 50-Lot Subdivision Map and the revised 8-Lot Subdivision Map. The Town of Riverhead Planning Board, by Resolution 026-2019 adopted on May 16, 2019, did adopt the SEQRA Consistency Analysis and SEQRA Findings for the 8 Lot Preliminary Subdivision Map. Thereafter, by Resolution 056-2019 adopted on June 20, 2019, the Planning Board granted Preliminary Subdivision approval for 8-Lot Subdivision. The Planning Board grant of preliminary subdivision approval did acknowledge and address the comments recited in the Suffolk County Planning Commission October 1, 2014 approval of the 50-Lot Subdivision (see bottom of page 2 last "whereas" clause). A copy of Planning Board Resolutions 026 and 056 adopted on May 16, 2019 and June 20, 2019, respectively are annexed hereto for your review.

This information provided below is intended to highlight and identify important detail regarding the proposed 8 Lot Preliminary Subdivision. The property sought to be subdivided into 8 lots consists of 2,106.69 acres. The majority of the subject property includes two runways, 7000 ft westerly runway and 10,000 ft easterly runway, with associated taxiways, Town of Riverhead Community Center (known as the Henry Pfeifer Community Center and former Grumman facility guard house), Grumman Memorial Park, Town of Riverhead Veterans Memorial Park, Sewage Treatment Plant and a portion of the rail spur. The subject property is located within the Long Island Central Pine Barrens with approximately 292 acres within the Central Pine Barrens Core Preservation Area and the remainder of the EPCAL property within the Compatible Growth Area. A portion of the property lies within the boundaries of the New York State Department of Environmental Conservation designated Wild, Scenic and Recreational Rivers System. The Calverton Sewer District and Riverhead Water District will provide sewer and water to the site. It is important to note that the Riverhead Town Board, as governing body of the Calverton Sewer District, has received grants from the State and County to rebuild the existing sewage treatment plant and remove the effluent discharge from McKay Lake. This project has been let pursuant to competitive bid requirements and the construction is presently taking place on the site. The sewer project will provide sufficient sewage capacity for the foreseeable development of the lots and provides for the orderly expansion of the sewage treatment plant as necessary in the future. The 8-Lot Subdivision does not in any way alter the acreage or ecological communities for preservation of habitat identified and made part of the FSGEIS and Finding Statement.

The 8 Lot-Preliminary Subdivision Map annexed and made part of the CDA's application submittal is described as:

1. Lot # 1 (292.7 acres and formerly Lot #48 of 50 Lot Subdivision) is located in the area defined as "Core Preservation Area" pursuant to the Long Island Pine Barrens Protection Act ("Act"), adopted in 1993 contained in Article 57 of the New York State Environmental Conservation Law and shall be preserved in accordance with the Act.

2. Lot # 2 (98.9 acres and formerly Lot # 49 of 50 Lot Subdivision) is known as the Veterans Memorial Park (ball fields, dog park, picnic area, and parking) owned by the Town and impressed with New York State's longstanding common law public trust doctrine.
3. Lot # 3 (11.2 acres and formerly Lot// 21 of 50 Lot Subdivision) is known as Grumman Memorial Park (memorial to Grumman employees and advances in aerospace and aviation technology that took place at EPCAL) is owned by Town and reserved for future public emergency service.
4. Lot # 4 (34.1 acres and formerly Lot # 42 of 50-Lot Subdivision) will be used as the recharge parcel for Calverton District's upgraded sewer treatment plant.
5. Lot # 5 (25.5 acres and formerly Lots # 45 and 46 of 50-Lot Subdivision) will continue to be used as a Town of Riverhead Community Center. Since on or about the time of the transfer from the United States to the Community Development Agency, the Town has improved and maintained the former guard house and in exchange the Community Development Agency has permitted the Town to utilize the former guard house, now referred to as "Henry Pfeiffer Community Center" for a host of Town and community related uses, Town, County and State recreational and educational classes and workshops and LIPA (now PSE&G) emergency response center.
6. The remaining 44 lots, roads, and drainage areas of the original 50- Lot Subdivision Map have been replaced by three new lots:
  7. Lot # 6 comprised of 727.3 acres, constituting a new parcel not depicted on the former 50-Lot map.
  8. Lot # 7 comprised of 898.4 acres, constituting a new parcel not depicted on the former 50-Lot map.
  9. Lot # 8 comprised of 18.1 acres, constituting a new parcel not depicted on the former 50-Lot map with development yield of Lot-8 to be applied to Lot 6 and no development shall be permitted on Lot #8.

In order to be developed, Lots 6 and 7 shall be subject to all required New York State, Suffolk County and local (Riverhead Town) approvals.

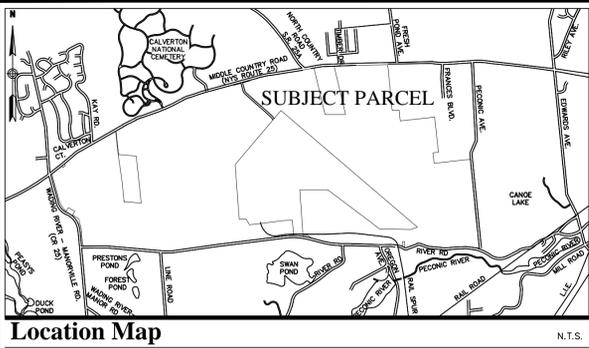
Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Jeff V Murphree". The signature is written in a cursive, flowing style.

Jefferson V. Murphree, AICP  
Building and Planning Administrator

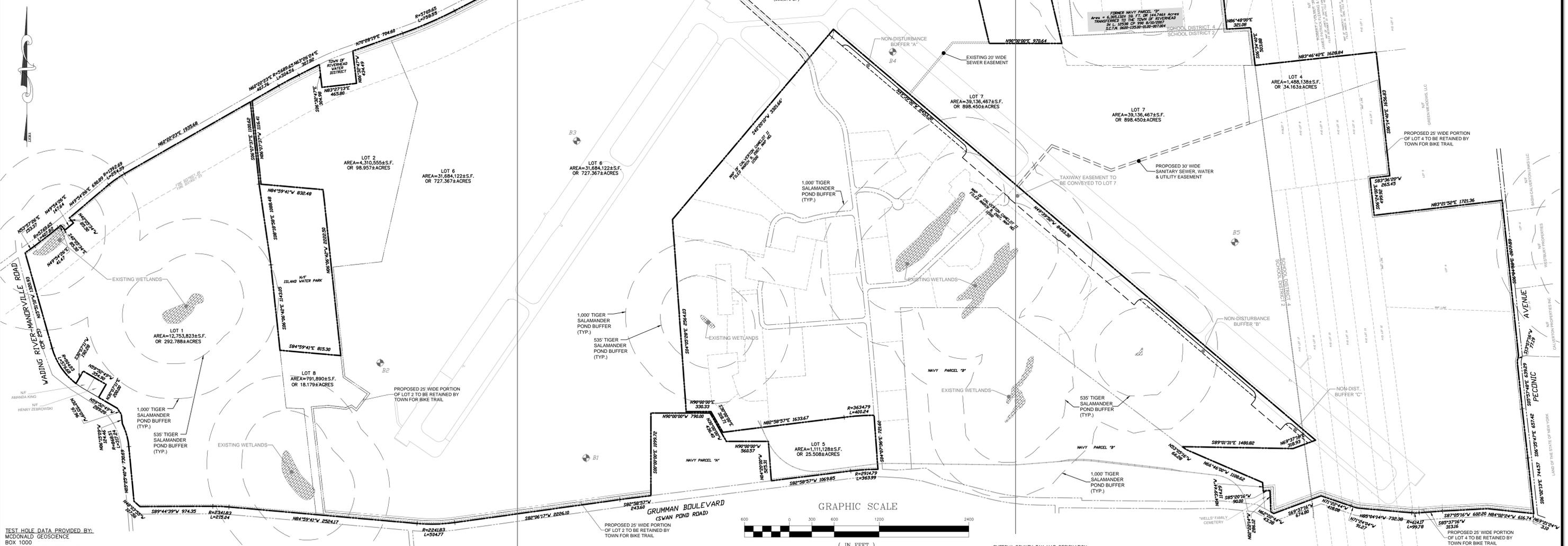
MAP OF  
**ENTERPRISE PARK AT CALVERTON**  
 SUBDIVISION MAP  
 PREPARED FOR  
**THE TOWN OF RIVERHEAD**  
 LOCATED AT  
**CALVERTON**  
 TOWN OF RIVERHEAD  
 SUFFOLK COUNTY, NEW YORK  
 MARCH 26, 2019



**Legend**

	OVERALL PROPERTY BOUNDARY
	FIRE DISTRICT BOUNDARY
	SCHOOL DISTRICT BOUNDARY
	INTERIOR LOT LINES
	LOT NUMBER
	EXISTING RAIL SPUR
	WETLAND AREA

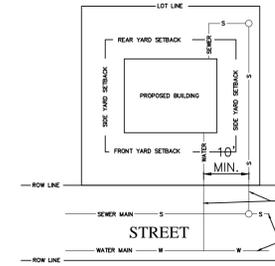
Location Map



TEST HOLE DATA PROVIDED BY:  
 McDONALD GEOSCIENCE  
 BOX 1000  
 SOUTHOLD, NEW YORK 11971

LOT	DATES	SOILS	REMARKS
B1	12/2/16	BROWN SILTY SAND	NO WATER ENCOUNTERED
B2	12/2/16	DARK BROWN LOAM, BROWN CLAY, PALE BROWN SILT, BROWN FINE TO COARSE SAND, PALE BROWN FINE SAND	WATER ENCOUNTERED 10.9' BELOW SURFACE
B3	12/2/16	MIXED SAND AND LOAM	NO WATER ENCOUNTERED
B4	12/2/16	MIXED SAND AND LOAM	NO WATER ENCOUNTERED
B5	12/2/16	DARK BROWN LOAM, BROWN SILTY SAND, PALE BROWN FINE SAND	WATER ENCOUNTERED 19.5' BELOW SURFACE

Test Hole Data



Plot Plan

SUFFOLK COUNTY REAL PROPERTY TAX MAP NO. DISTRICT 0600 SECTION 135.00 BLOCK 01.00 LOTS 007.033 & 007.004

**NOTES**

- MEASUREMENTS ARE IN ACCORDANCE WITH U.S. STANDARDS.
- BEARINGS SHOWN ARE IN NEW YORK STATE PLANE COORDINATE SYSTEM, LONG ISLAND ZONE.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S "EMBOSS" OR "INKED" SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
- CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- RIGHTS-OF-WAY NOT SHOWN ARE NOT CERTIFIED.
- THE SURVEY CLOSURES MATHEMATICALLY.

**SUBDIVISION SITE DATA:**

AREA OF PROPERTY.....2,107.2 ACRES (INCLUDES 8 LOTS AND PROPOSED RIGHT OF WAY)  
 NUMBER OF PROPOSED LOTS.....8 LOTS  
 POST OFFICE.....CALVERTON  
 SCHOOL DISTRICT.....RIVERHEAD CENTRAL  
 FIRE DISTRICT.....RIVERHEAD, MANORVILLE, WADING RIVER  
 WATER DISTRICT.....CALVERTON  
 SEWER DISTRICT.....CALVERTON  
 ELECTRIC.....PSEG LONG ISLAND  
 CURRENT ZONING.....PLANNED DEVELOPMENT DISTRICT

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES  
 GREAT RIVER, NY

DATE \_\_\_\_\_

\_\_\_\_\_

Director, Division of Environmental Quality

This is to certify the proposed Realty Subdivision or development for ENTERPRISE PARK at CALVERTON in RIVERHEAD with a total of 8 lots was approved on the above date. Water supplies and sewage disposal facilities must conform to construction standards in effect at the time of construction and are subject to separate permits pursuant to those standards. This approval shall be valid only if the realty subdivision/development map was duly filed with the County Clerk within one (1) year of this date. Consent is hereby given for the filing of this map on which this endorsement appears in the office of the County Clerk in accordance with the provisions of the Public Health Law and the Suffolk County Sanitary Code.

SUFFOLK COUNTY TAX MAP DESIGNATION  
 DISTRICT 0600; SECTION 135; BLOCK 1; LOTS 7.33 & 7.4

THE LAND SHOWN ON THIS MAP AS ROADS, STREETS, OR HIGHWAY OR FOR THE WIDENING THEREOF AND ALSO EASEMENTS, RECHARGE BASINS, PARK AREAS AND ALL OTHER LAND INDICATED AS DEDICATED FOR OTHER PUBLIC USE AND HEREBY IRREVOCABLY OFFERED FOR DEDICATION TO THE TOWN OF RIVERHEAD. THE TOWN OF RIVERHEAD IS IN NO WAY RESPONSIBLE FOR THE MAINTENANCE OF SUCH ROADS, STREETS, HIGHWAYS OR OTHER PUBLIC AREAS UNTIL THE SAME HAVE BEEN ACCEPTED BY THE TOWN.

BY: \_\_\_\_\_ OWNER  
 THIS IS TO CERTIFY THAT THIS SUBDIVISION MAP HAS BEEN APPROVED AS PROVIDED BY ARTICLE 16 OF THE TOWN LAW.  
 DATE OF APPROVAL \_\_\_\_\_  
 \_\_\_\_\_ 20\_\_\_\_  
 TOWN OF RIVERHEAD PLANNING BOARD  
 BY: \_\_\_\_\_ SECRETARY

THIS APPROVAL OF THIS MAP DOES NOT CONSTITUTE THE ACCEPTANCE OF HIGHWAYS SHOWN HEREON AS PUBLIC ROADS.

ALL EASEMENTS FOR THE INSTALLATION OF COAXIAL CABLE TRUNK DISTRIBUTION LINES, TOGETHER WITH THE NECESSARY ELECTRONIC EQUIPMENT, IS HEREBY GRANTED TO ANY CABLE TELEVISION FIRM FRANCHISED BY THE TOWN OF RIVERHEAD FOR THE LOCATION IN WHICH THE LANDS SHOWN ON THIS MAP ARE SITUATED, PROVIDED THAT SUCH INSTALLATION IS MADE IN THE SAME MANNER AND AT THE SAME TIME AS THE INSTALLATION OF ELECTRIC AND TELEPHONE DISTRIBUTION LINES. AN EASEMENT IS ALSO GRANTED TO THE PSEG LONG ISLAND, VERIZON AND THE LOCAL WATER SUPPLIER FOR THE INSTALLATION AND MAINTENANCE OF ELECTRIC, TELEPHONE AND WATER DISTRIBUTION LINES AND MAINS WITHIN THE ROADS INDICATED ON THIS MAP. AN EASEMENT IS ALSO GRANTED TO THE TOWN OF RIVERHEAD AND ITS EMPLOYEES AND AGENTS FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF TRAFFIC CONTROL DEVICES AND STREET LIGHTING FIXTURES, CABLES AND CONTROLS OVER, UNDER AND THROUGH THE ROADS CONTAINED IN THE SUBJECT DIVISION.

DATED \_\_\_\_\_  
 OWNER \_\_\_\_\_

I hereby certify that this map was made from an actual survey completed by me on 10/21/2011

TAMARA L. STILLMAN, P.L.S.  
 NYSPLS No. 50528

**Notes:**

- THE CDA, THE TOWN AND/OR CALVERTON SEWER DISTRICT SHALL RETAIN A GENERAL SURFACE AND SUBSURFACE EASEMENT FOR SEWER PURPOSES OVER LOTS 6 AND 7 TO CONNECT STRUCTURES AND USES ON LOTS 2, 3, 4 AND 5 TO ANY SEWER IMPROVEMENTS CONSTRUCTED ON LOTS 6 AND 7 WITHOUT PAYMENT, SUBJECT TO RESTORATION TO EXISTING CONDITIONS.
- DEVELOPMENT YIELD OF LOT 8 SHALL BE APPLIED TO LOT 6.
- OWNERSHIP: TAX LOTS 0600-135.00-0100-007.004 & 007.033 ARE OWNED BY THE TOWN OF RIVERHEAD COMMUNITY DEVELOPMENT AGENCY  
 200 HOWELL AVENUE  
 RIVERHEAD, NY 11901

DATE	BY	DESCRIPTION	APPROV. BY
REVISIONS			
Town of Riverhead Suffolk County, New York			
Enterprise Park at Calverton Subdivision Map			
Key Map Sheet			
L. K. McLEAN ASSOCIATES, P.C. CONSULTING ENGINEERS & LAND SURVEYORS 437 SO. COUNTRY ROAD, BROOKHAVEN, NEW YORK			
Designed By:	G.L.B.	Scale:	1" = 600'
Drawn By:	G.L.B.	Date:	03/26/2019
Approved By:	T.L.S.	File No.:	19043.000
			Sheet No. 1 4

MAP OF  
**ENTERPRISE PARK AT CALVERTON**  
 SUBDIVISION MAP  
 PREPARED FOR  
**THE TOWN OF RIVERHEAD**  
 LOCATED AT  
**CALVERTON**  
 TOWN OF RIVERHEAD  
 SUFFOLK COUNTY, NEW YORK  
 MARCH 26, 2019

N71°18'19"E  
 484.30'

R=1870.08'  
 L=273.06'

N62°56'21"E 537.40'  
 R=5769.65'  
 L=758.55'

N70°28'19"E 704.60'  
 R=5769.65'  
 L=758.55'

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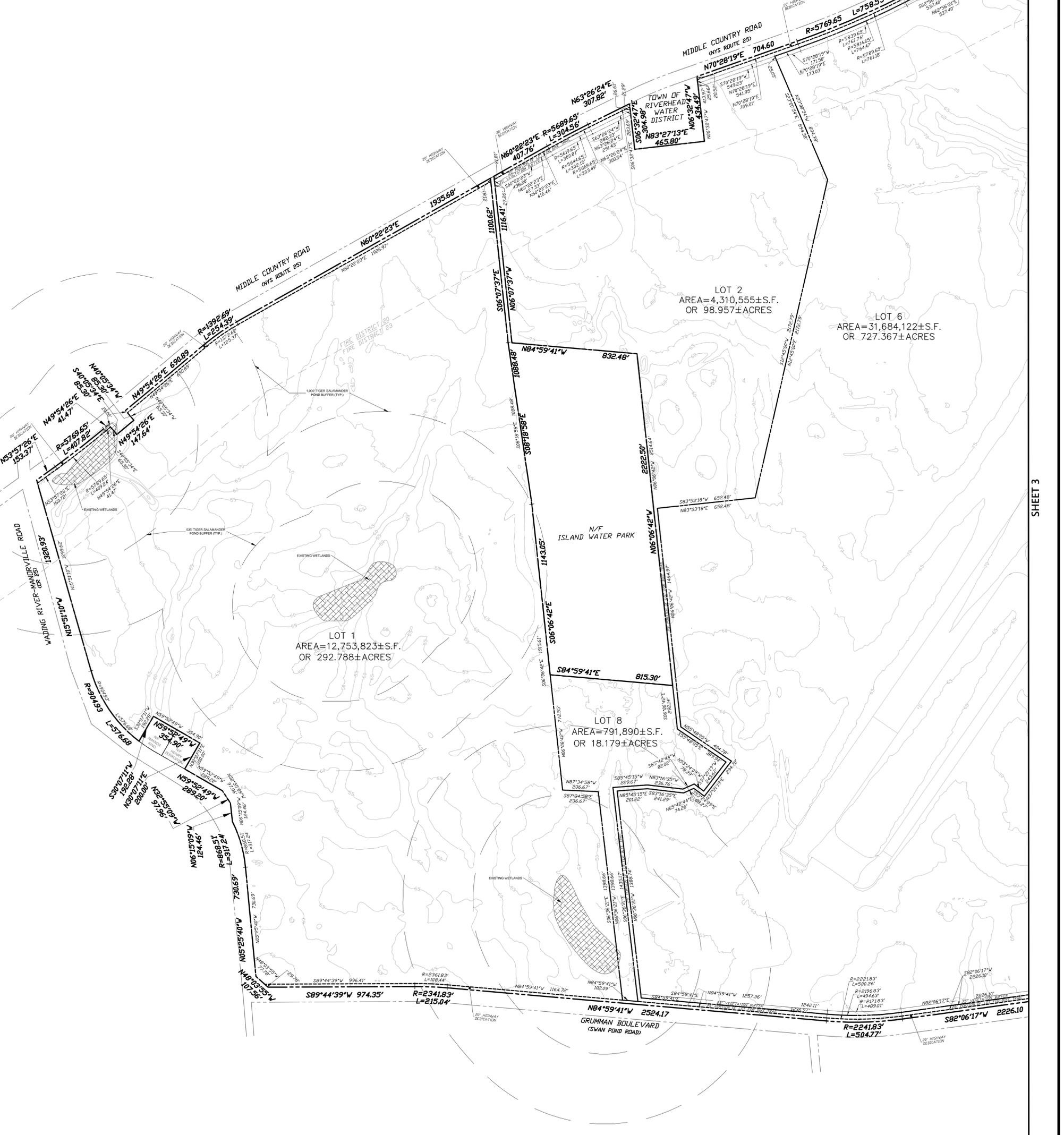
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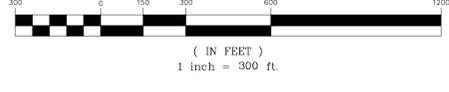
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SHEET 3

GRAPHIC SCALE



NOTES

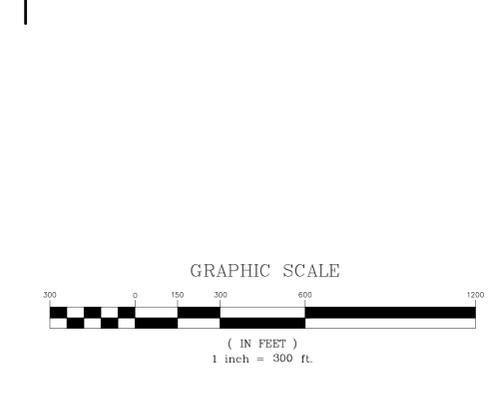
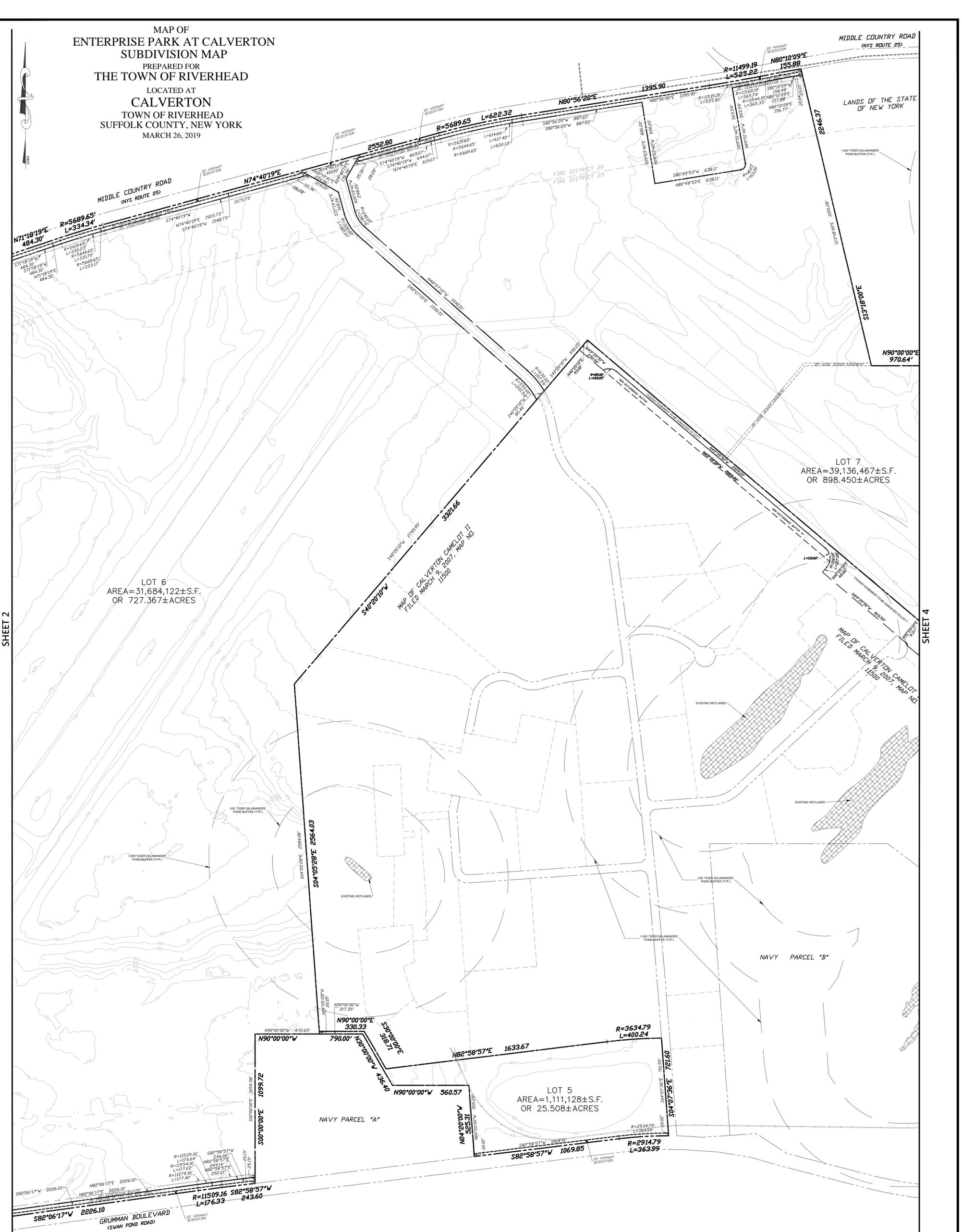
- MEASUREMENTS ARE IN ACCORDANCE WITH U.S. STANDARDS.
- BEARINGS SHOWN ARE IN NEW YORK STATE PLANE COORDINATE SYSTEM, LONG ISLAND ZONE.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S "EMBOSSSED" OR "INKED" SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
- CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- RIGHTS-OF-WAY NOT SHOWN ARE NOT CERTIFIED.
- THE SURVEY CLOSES MATHEMATICALLY.

DATE	BY	DESCRIPTION	APPROV. BY
REVISIONS			
Town of Riverhead Suffolk County, New York			
Enterprise Park at Calverton Calverton, New York			
Subdivision Map			
L. K. McLEAN ASSOCIATES, P.C. CONSULTING ENGINEERS 437 SO. COUNTRY ROAD, BROOKHAVEN, NEW YORK			
Designed By:	G.L.B.	Scale:	1" = 300'
Drawn By:	G.L.B.	Date:	03/26/2019
Approved By:	T.L.S.	File No.:	19043.000
			Sheet No. <b>2</b>
			4

MAP OF  
**ENTERPRISE PARK AT CALVERTON**  
 SUBDIVISION MAP  
 PREPARED FOR  
**THE TOWN OF RIVERHEAD**  
 LOCATED AT  
**CALVERTON**  
 TOWN OF RIVERHEAD  
 SUFFOLK COUNTY, NEW YORK  
 MARCH 26, 2019

SHEET 2

SHEET 4



- NOTES**
1. MEASUREMENTS ARE IN ACCORDANCE WITH U.S. STANDARDS.
  2. BEARINGS SHOWN ARE IN NEW YORK STATE PLANE COORDINATE SYSTEM, LONG ISLAND ZONE.
  3. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
  4. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL OR "INKED" SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
  5. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
  6. RIGHTS-OF-WAY NOT SHOWN ARE NOT CERTIFIED.
  7. THE SURVEY CLOSES MATHEMATICALLY.

DATE	BY	DESCRIPTION	APPROV. BY
<b>REVISIONS</b>			
Town of Riverhead Suffolk County, New York			
<b>Enterprise Park at Calverton Calverton, New York</b>			
<b>Subdivision Map</b>			
L. K. McLEAN ASSOCIATES, P.C. CONSULTING ENGINEERS			
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Designed By:	G.L.B.	Scale:	1" = 300'
Drawn By:	G.L.B.	Date:	03/26/2019
Approved By:	T.L.S.	File No.:	19043.000
			Sheet No. <b>3</b>
			<b>4</b>

MAP OF  
**ENTERPRISE PARK AT CALVERTON**  
 SUBDIVISION MAP  
 PREPARED FOR  
**THE TOWN OF RIVERHEAD**  
 LOCATED AT  
**CALVERTON**  
 TOWN OF RIVERHEAD  
 SUFFOLK COUNTY, NEW YORK  
 MARCH 26, 2019

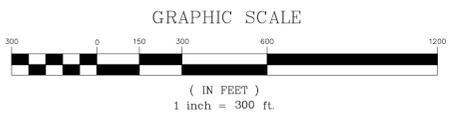
FORMER NAVY PARCEL "D"  
 Area = 6,305,132± SQ. FT. OR 144.746± ACRES  
 TRANSFERRED TO THE TOWN OF RIVERHEAD  
 IN L. 12538 CP 990 8/10/2007  
 S.C.T.M. 0600-135.00-01.00-007.004

LOT 7  
 AREA=39,136,467±S.F.  
 OR 898.450±ACRES

LOT 4  
 AREA=1,488,138±S.F.  
 OR 34.163±ACRES

**NOTES**

- MEASUREMENTS ARE IN ACCORDANCE WITH U.S. STANDARDS.
- BEARINGS SHOWN ARE IN NEW YORK STATE PLANE COORDINATE SYSTEM, LONG ISLAND ZONE.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
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DATE	BY	DESCRIPTION	APPROV. BY
REVISIONS			
Town of Riverhead Suffolk County, New York			
<b>Enterprise Park at Calverton Calverton, New York</b>			
<b>Subdivision Map</b>			
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Approved By:	T.L.S.	File No.	19043.000
		Sheet No.	4



## TOWN OF RIVERHEAD PLANNING BOARD

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

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

*Richard M. O'Dea, Member*

*Joseph H. Baier, Member*  
*George Nunnaro, Member*

May 16, 2019

Dawn Thomas, Esq.  
Community Development Director  
Town of Riverhead

**Resolution No. 2019-026**  
**Resolution Adopting SEQRA Consistency Analysis**  
**And SEQRA Findings With Respect To**  
**The Enterprise Park At Calverton Preliminary Subdivision Map**  
**(8-Lot Major Subdivision Map)**  
**SCTM # 0600-135-1-7.1, 7.2, 7.33 & 7.4**

Dear Ms. Thomas:

The following resolution was duly adopted by the Town of Riverhead Planning Board at a meeting held on May 16, 2019:

**WHEREAS**, the Town of Riverhead Community Development Agency (CDA) has submitted an amended 8-Lot subdivision map entitled "The Enterprise Park At Calverton" Preliminary Subdivision Map, last revised 26th day of March, 2019, SCTM #0600-135-1-7.1, 7.2, 7.33 & 7.4; and

**WHEREAS**, the CDA had previously submitted a 50-Lot EPCAL Subdivision Map, known as "Subdivision Map for Enterprise Park at Calverton," prepared by VHB, dated June 6, 2014; and

**WHEREAS**, the EPCAL 50-Lot Subdivision Plan and related changes to, among other things, the Town Zone Code, were subjected to a comprehensive SEQRA Supplemental Generic Environmental Impact Statement review by the Riverhead Town Board as Lead Agency, and the Riverhead Planning Board as an Involved Agency; and

**WHEREAS**, the application for the 50-Lot subdivision was initiated by the Community Development Agency and Riverhead Town Board; and

**WHEREAS**, the Planning Board, as an Involved Agency under SEQRA, began its initial review of the EPCAL subdivision map(s) in the spring of 2015; and

**WHEREAS**, the EPCAL SEQRA process undertaken by the Town Board consisted of a number of components related to the proposed redevelopment of the subject property; and

**WHEREAS**, the Town Board completed the SEQRA process when it issued a Supplemental Findings Statement for the Supplemental Draft and Final Generic Environmental Impact Statement. The following were components of the SEQRA process:

1. Creation and adoption of the Reuse and Revitalization Plan for the EPCAL Property
2. Amendment to the Town of Riverhead Comprehensive Master Plan
3. Amendment to the Calverton Urban Renewal Plan
4. Creation and adoption of a Planned Development (PD) Zoning District
5. Amendment to the zoning map of the Town of Riverhead to rezone the EPCAL Property to the PD Zoning District
6. Subdivision of the EPCAL Property into 50 lots, all but 10 of which would be for ultimate redevelopment with a mix of uses (e.g., commercial, industrial, among others); and

**WHEREAS**, after the Town Board issued its SEQRA Supplemental Findings Statement, an application for a 50-Lot subdivision was submitted by the CDA to the Planning Board in November 2016. The Planning Board initiated its review of the Preliminary 50-Lot Subdivision Map and held a Public Hearing on January 5, 2017. As an Involved Agency, the Planning Board reserved its Findings Statement on the proposed 50-Lot Subdivision Map, pending its further review; and

**WHEREAS**, since the Planning Board's Public Hearing of January 5, 2017, the CDA and Town Board have entered into an Agreement of Sale with a private entity (i.e. Calverton Aviation and Technology aka: CAT), which requires amendment of the 50-Lot Subdivision Map to a proposed 8-Lot Major Subdivision Map; and

**WHEREAS**, the CDA has now submitted an amended preliminary subdivision map which amends the previously submitted subdivision application that called for a 50-lot subdivision reflect a change in the lot layout to depict an 8-Lot Major Subdivision Map. The revised 8-lot plan is described as:

1. Lot # 1 Pine Barrens Core Area, to be preserved (formerly Lot # 48 of 50 Lots), comprised of 292.7 acres.
2. Lot # 2 (formerly Lot # 49 of 50 Lots) comprised of 98.9 acres.
3. Lot # 3 (formerly Lot# 21 of 50 Lots) to be retained by the Town of Riverhead for Grumman Park and future community service facilities comprised of 11.2 acres.
4. Lot # 4 STP Recharge Parcel (formerly Lot # 42 of 50-Lots) comprised of 35.1 acres.
5. Lot # 5 Town of Riverhead with Community Center (formerly Lots # 45 and 46 of 50-Lots) comprised of 25.5 acres.

The remaining 44 lots, roads, and drainage areas of the original 50- Lot Subdivision Map have been replaced by three new lots:

6. Lot # 6 comprised of 727.3 acres, constituting a new parcel not depicted on the former 50-Lot map.
7. Lot # 7 comprised of 898.4 acres, constituting a new parcel not depicted on the former 50-Lot map.

## EPCAL Consistency Report

8. Lot # 8 comprised of 18.1 acres, constituting a new parcel not depicted on the former 50-Lot map due to it being created by the final location of the bicycle path.

Site Plan review or yield determination for Lots 6, 7, and 8 shall comply with or be calculated based upon applicable zoning, New York State Department of Environmental Conservation wetland and tiger salamander buffer requirements/regulations, and the Town Board's July 19, 2018 Supplemental Generic Findings Statement at such time as specific site development is proposed; and

**WHEREAS**, the Town Board, by CDA Resolution #2018-10, adopted on November 7, 2018, found that the sale the property now comprised of Lots 6, 7, and 8, which includes of necessity the subdivision of the property, was "in conformance with the conditions and thresholds established in the Final Generic Impact Statement (FGEIS) of October 6, 1998, as supplemented by the Final Supplemental Environmental Impact Statement (FSEIS) adopted on March 15, 2016, and with the Supplemental Findings Statement adopted July 19, 2016, prepared in conjunction with the adoption of the Planned Development (PD) Zoning District adopted on August 16, 2016, the Town of Riverhead Comprehensive Master Plan, as amended on August 2, 2016, and the Town of Riverhead Calverton Enterprise Park Urban Renewal Plan, as amended on August 2, 2016, and therefore pursuant to SEQRA regulations (6 N.Y.C.R.R. 617.10(d)(1) no further SEQRA review is required for this action. Site specific SEQRA review will be conducted as required in connection with the Sponsor's applications for approvals for the redevelopment project"; and

**WHEREAS**, this latest map iteration, the revision of the 50-Lot Subdivision Map to an 8-Lot Major Subdivision Map, is part of the Planning Board's ongoing subdivision review process; and

**WHEREAS**, the Town Planning Department has undertaken a SEQRA Consistency Analysis to compare the original 50-Lot map and Lead Agency's adopted Findings Statement to determine if any significant changes have occurred with respect to significant adverse environmental impact(s) generated by the amended 8-Lot map configuration; and

**WHEREAS**, the Consistency Study, dated April 1, 2019, has been submitted to the Planning Board for its review; and

**WHEREAS**, the Consistency Study determined that the proposed uses of Lots # 1, 2, 3, 4, and 5 depicted on the 8-Lot map are the same as the proposed use described for Lots # 48, 49, 21, 45, 46 and 42 on the 50-Lot map and the Supplemental DGEIS, FGEIS and Lead Agency's Findings Statement and therefore will not result in any change in use not previously studied in the SEQRA; and

**WHEREAS**, the Consistency Study determined that the remaining lots comprise vacant land which will undergo full SEQRA review at such time as specific site development plans are presented to the involved agency.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board hereby accepted and adopts the Planning Board's Consistency Report dated April 1, 2019 and makes it a part of its SEQRA record in connection with the pending amended preliminary subdivision application; and be it further

**RESOLVED**, that the Planning Board hereby adopts the following SEQRA Findings in connection with this application:

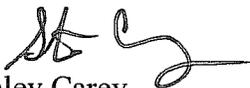
## EPCAL Consistency Report

1. Lots 1 through 5 do not require any further review under SEQRA since their uses are the same as proposed 50-Lot Subdivision Map and thus their potential impacts have been fully studied.
2. Lots 6, 7, and 8 are being created at this time as large acre parcels without directing where future development and infrastructure will occur within these subdivided parcels. The potential impact on habitats will be evaluated during SEQRA reviews during future site plan/future development application stages for these lots as required by NY State and Town Code including a SEQRA Consistency Analysis to evaluate future development plan conformance with the previous SEQRA record and Lead Agency Findings Statement. Therefore the Planning Board finds that site specific study will occur when the owner of the large acre lots determines how it wishes to proceed with development. At that time, SEQRA review will, of necessity, have to be undertaken by all permitting agencies at which time if there are identified environmental impacts that were not fully addressed in the completed SEQRA review, further study will have to be undertaken. If the site specific development impacts identified habitat areas, the developer will be required to obtain a Taking Permit from the NYSDEC which will require the development of a site specific Comprehensive Habitat Plan.
3. Having considered the draft and final Supplemental Generic Environmental Impact Statement and the Supplemental Generic Finding Statement, and having considered the preceding written facts and conclusions relied on to meet the requirements of 6 NYCRR Part 617.11, this Statement of Findings certifies that:
  - a. The requirements of 6 NYCRR Part 617 have been met; and
  - b. Consistent with social, economic and other essential considerations from among the reasonable alternatives available, the action is the one that avoids or minimizes adverse environmental impacts to the maximum extent practicable, and that adverse impacts will be avoided or minimized to the maximum extent practicable by incorporating as conditions to the decision those mitigative measures that were identified as practicable.
4. Based on the foregoing, no further study under SEQRA is required at this time for the amended 8-Lot subdivision map; and be it further

**RESOLVED**, that the Clerk of the Planning Board is hereby authorized to forward a copy of this resolution to Frank Isler, Esq., Smith, Finkelstein, Lundberg, Isler, and Yakaboski LLP, 456 Griffing Ave., Riverhead 11901, Riverhead Town Supervisor and Members of the Town Board; all involved agencies pursuant to SEQRA; Riverhead Building Department; the Office of the Town Attorney; the Planning Board Attorney; and the Town Clerk; and be it further

**RESOLVED**, that all Town Hall Departments may review and obtain a copy of this resolution from the electronic storage device and if needed, a certified copy of same may be obtained from the Office of the Town Clerk.

Very truly yours,



Stanley Carey  
Planning Board Chairman

EPCAL Consistency Report

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

THE VOTE

BAIER  YES \_\_\_ NO O'DEA  YES \_\_\_ NO

NUNNARO  YES \_\_\_ NO DENSIESKI  YES \_\_\_ NO

CAREY  YES \_\_\_ NO

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



## TOWN OF RIVERHEAD PLANNING BOARD

201 Howell Avenue, Riverhead, New York 11901-2596  
Phone: (631) 727-3200 Fax: (631) 727-9101  
www.townofriverheadny.gov

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

*Richard M. O'Dea, Member*

*Joseph Baier, Member*  
*George Nummaro, Member*

June 20, 2019

Dawn Thomas, Esq.  
Community Development Director  
200 Howell Ave  
Riverhead, NY 11901

RESOLUTION NO. 2019-056  
GRANTS APPROVAL FOR PRELIMINARY PLAT OF  
ENTERPRISE PARK AT CALVERTON (EPCAL)  
SCTM NOS. 600-135-1-7.1, 7.2, 7.33 AND 7.4

Dear Ms. Thomas:

The following resolution was duly adopted by the Town of Riverhead Planning Board at a meeting held on June 20, 2019;

**WHEREAS**, this Planning Board is in receipt of an amended preliminary plat entitled "Map of Enterprise Part At Calverton Subdivision Map" as prepared by L.K. McLean Associates, P.C., last dated March 26, 2019 which would divide a tract of 2,107.2+/- acres into 8 lots located at County Road 25, Calverton, New York; such real property more particularly described as Suffolk County Tax Map Number 0600-135-1-7.33 & 7.4, which property is owned by the Town of Riverhead Community Development Agency (hereinafter the "CDA", which preliminary plat is drawn in conformance with Section 301-289 of the Town of Riverhead Zoning Ordinance; and

**WHEREAS**, on May 2, 2019, a public hearing was held, pursuant to the Town Law in order to hear support for, objections, criticisms or protests against the approval of the subject subdivision; and

**WHEREAS**, the Planning Board adopted Resolution No. 2019-026 entitled "Resolution Adopting SEQRA Consistency Analysis and SEQRA Findings With Respect to The Enterprise Park At Calverton Preliminary Subdivision Map (8-Lot Major Subdivision Map)"; and

**WHEREAS**, that the Riverhead Planning Board has carefully considered the merits of the preliminary plat, the letter amendment to the preliminary subdivision application dated March 13, 2019, submitted by Frank A. Isler on behalf of the CDA which describes the proposed map, the May 15, 2019 report by the consulting engineer to the Planning Board, the commentary made at the relevant public hearing, as well as all other pertinent planning, zoning and environmental information; and

**WHEREAS**, the CDA has determined that the publicly purposed areas of the proposed subdivision should be subdivided from the balance of the Property and thus, this subdivision application by the CDA is the result of this determination to segregate and properly describe the legal boundaries of the currently existing town facilities and the remaining Property.

- The boundary of Lot 1 was determined by the CDA by applicable Pine Barrens requirements and this 292 acre lot of preserved land will continue in Town ownership for future preservation and use; and
- The boundary of Lot 2, the Ballfield Park, has been designated parkland and has been constructed with grant funding and placed in service; and
- The boundary of Lot 3 is the location of the existing CDA Grumman monument which has been designed by the CDA to have sufficient area for future firematic and ambulance facilities; and
- The boundary of Lot 4 has been designed to construct the groundwater recharge facility for the DEC mandated effluent discharge from the Calverton Sewer District north of the groundwater divide and contracts for the reconstruction of the Calverton Sewage Treatment Plant and the groundwater recharge area of Lot 4 have been awarded by the Riverhead Town Board as governing body of the Calverton Sewer District and are also being constructed with approved grant funding; the boundary of Lot 5 is the location of the CDA Henry Pfeiffer facility; and
- The boundary of the recreational Bicycle Path, which runs around the perimeter of the Property is also provided for by this application, was determined by the CDA as the property owner and the Bicycle Path has been constructed with grant funds from Suffolk County and placed in service; and
- The remaining three non-town purposed lots, constituting Lots 6, 7, and 8, are vacant land which will be subject to future Town review and approval;

**WHEREAS**, the approval of the amended preliminary map properly determines the Town-purposed properties and the remaining vacant land, but does not approve any specific development plan for the non-Town purposed vacant land; and

**WHEREAS**, all 8 lots have frontage on public highways with utility access and therefore no infrastructure improvements, including roads, drainage, public sewer, public water, electric and other utilities will be necessary to be constructed as a result of this subdivision approval; and

**WHEREAS**, this subdivision application with 50 lot layout was submitted to the Suffolk County Planning Commission and by Resolution adopted October 1, 2014, the Commission approved the 50 lot map without Conditions and made 11 Comments. The Amended 8 lot map submitted by the CDA approved hereby satisfies Comments number 1 by removing the lots in question. Comments 2 and 4 are satisfied by removing

the long cul-de-sac streets. Comment 3 is satisfied since all 8 lots have frontage on a public highway. Comment 6 as regards former lot 43, now lot 4, is addressed by providing lot access directly to State Road Route 25. Comments 5,7,8,9, and 10 are not applicable to the 8 lot configuration as approved herein and may be addressed, as appropriate, in all future approvals for lots 6, 7 and 8 at the time of Town review. Regarding comment 11, all lots must be connected to the existing Calverton Sewer treatment facility. Now, therefore, be it

**RESOLVED**, that based upon its considerations, the Riverhead Planning Board hereby approves the preliminary plat entitled "Map of Enterprise Part At Calverton Subdivision Map" as prepared by L.K. McLean Associates, P.C., last dated March 26, 2019, subject to the following conditions:

- (i) that the applicant addresses the comments made by the consultant engineer in his Engineering Reports dated May 15, 2019;
- (ii) that the legend on the preliminary map regarding lot 8 be changed to read:  
"Site Plan review or yield determination for Lots 6, 7, and 8 shall comply with and be calculated based upon applicable zoning, New York State Department of Environmental Conservation wetland and tiger salamander buffer requirements/regulations, and the Town Board's July 19, 2018 Supplemental Generic Findings Statement at such time as specific site development is proposed."; and be it further

**RESOLVED**, that no New York State Water Pollution Prevention Plan (SWPPP), road profile, final drainage plan, and performance security are required to be prepared or provided for this subdivision since there is no construction of public or private facilities associated with this subdivision approval; and be it further

**RESOLVED**, that the final conditional plat approval will be subject to the following;

- (i) the Town CDA and the Town shall retain a general easement for sewer purposes over portions of Lots 6, 7, and 8 which shall provide that (a) CDA and the Town shall have the right to connect structures and uses on any contiguous lots owned by CDA or the Town to any sewer improvements constructed by Purchaser without payment, subject to restoration to existing conditions, and (b) CDA and the Town shall engage in prior discussions with Purchaser as to the specific portions of the Property over which such easement is exercised, and if CDA, the Town, and Purchaser are unable to agree on such specific portions, the easement shall be over the portions of the Property that, as reasonably determined by CDA and the Town, are least intrusive, taking into account any existing development by the Purchaser and any development plans of the Purchaser of which CDA or the Town has knowledge;

- (ii) an easement as depicted on the Map across Lot 7 in favor of CDA, the Town and/or the Calverton Sewer District to access Lot 4 (the "Calverton Sewer District New Discharge Property") from Route 25;
- (iii) an easement as depicted on the Map across Lot 7 in favor of CDA, the Town and/or the Calverton Sewer District to install sewer lines on or under the easement to connect the Calverton Sewer Plant to the Calverton Sewer District New Discharge Property;
- (iv) a reservation in favor of CDA or the Town of the walkway/ bike path as shown on the Map, including the future easement over the Buffer Area along Grumman Boulevard shown on the Map to relocate the walkway/bike path into the Buffer Area in the event Grumman Boulevard is widened;
- (v) a twenty-five (25) foot non-development buffer along the portion of the Property that fronts on Route 25 and that fronts on Grumman Boulevard, as shown on the Map;
- (vi) a covenant and restriction that there will be no residential uses on Lots 6, 7, and 8.
- (vii) a covenant and restriction providing that Lots 6 and 7 will not be (i) used to operate a commercial passenger airport or (ii) listed on aviation charts or maps as a location at which aeronautical services such as fueling, hangaring, tie-down and parking, aircraft rental, aircraft maintenance, and flight instruction are provided to the general public;
- (viii) a covenant that no development shall be permitted within a 1,000 feet radius of the ponds identified on the Map;
- (ix) prior to the Chairman signing the final subdivision map, the applicant must obtain approval for the subdivision from the Suffolk County Department of Health Services and the New York State Department of Environmental Conservation; and be it further

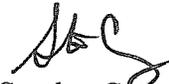
**RESOLVED**, that Lots 6, 7, and 8 are being created at this time as large acre parcels without directing where future development and infrastructure will occur within these subdivided parcels. The potential impact on habitats will be evaluated during SEQRA reviews during future site plan/future development application stages for these lots as required by NY State and Town Code including a SEQRA Consistency Analysis to evaluate future development plan conformance with the previous SEQRA record and Lead Agency Findings Statement. Therefore the Planning Board finds that site specific study will occur when the owner of the large acre lots determines how it wishes to proceed with development. At that time, SEQRA review will, of necessity, have to be undertaken by all permitting agencies at which time if there are identified environmental impacts that were not fully addressed in the completed SEQRA review, further study will have to be undertaken. If the site specific development impacts identified habitat areas, the developer will be required to obtain a Taking Permit from the NYSDEC which will require the development of a site specific Comprehensive Habitat Plan; and be it further

**RESOLVED**, that this Board consents that the final plat shall be prepared in accordance with and in the time set forth in Paragraph 6 of Section 276 of the Town Law and further in accordance with the Code of the Town of Riverhead; and be it further

**RESOLVED**, that the Clerk of the Planning Board is hereby authorized to forward a copy of this resolution to Frank A. Isler, Esq., Smith, Finkelstein, Lundberg, Isler & Yakaboski, LLP, 456 Griffing Ave., Riverhead, New York 11901, Riverhead Town Supervisor and Members of the Town Board; Riverhead Building Department; the Office of the Town Attorney; the Planning Board Attorney; and the Town Clerk; and be it further

**RESOLVED**, that all Town Hall Departments may review and obtain a copy of this resolution from the electronic storage device and if needed, a certified copy of same may be obtained from the Office of the Town Clerk.

Very truly yours,



Stanley Carey  
Planning Board Chairman

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

**THE VOTE**

BAIER ABSENT O'DEA X YES \_\_\_ NO

NUNNARO X YES \_\_\_ NO DENSIESKI X YES \_\_\_ NO

CAREY X YES \_\_\_ NO

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

**AFFIDAVIT**

July 15, 2020 (sent electronically)

I, Jefferson V. Murphree do certify that the revised proposed 8-lot Subdivision Map for Enterprise Park at Calverton commonly known as EPCAL is located within the jurisdiction of the Suffolk County Planning Commission for the following reasons:

- The subject property is located within one mile of an airport.
- The subject property is located within 500 feet of the Town of Brookhaven.
- The subject property is located within 500 feet of the Robert Cushman County Park.
- The subject property is located within 500 feet of New York State Route 25.
- The subject property is located with 500 feet of land owned by the United States Department of Navy.

  
SIGNATURE

STATE OF NEW YORK

COUNTY OF SUFFOLK

Sworn to this 15<sup>th</sup> day of July  
2020

  
Notary Public

ROBERT F. KOZAKIEWICZ  
Notary Public, State of New York  
No. 02KO6105985  
Qualified in Suffolk County  
Commission Expires 02/23/2024



Town of Riverhead Planning Board  
New York State Environmental Quality Review Act  
Consistency Analysis

EPCAL 8-Lot Major Subdivision Map  
Town of Riverhead Community Development Agency  
200 Howell Avenue  
Riverhead, Suffolk County, NY 11901

April 1, 2019

Prepared by:  
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New York State Environmental Quality Review Act (SEQRA): Consistency Analysis

Action:

Map of Enterprise Park at Calverton  
Riverhead, NY  
“EPCAL Preliminary 8-Lot Major Subdivision Map”  
SCTM # 0600-135-1-7.1, 7.2, 7.33 & 7.4

Involved Agency:

Town of Riverhead Planning Board

Applicant/Owner:

Town of Riverhead Community Development Agency  
200 Howell Avenue  
Riverhead, Suffolk County, NY 11901  
Dawn Thomas, Esq., Director

Date:

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## Introduction

The purpose of the SEQRA Consistency Analysis is for the evaluation and comparative analysis of an amended 50-Lot EPCAL Subdivision Map, known as “Subdivision Map for Enterprise Park at Calverton,” prepared by VHB, dated June 6, 2014 with a total of 2,323.9 acres to an 8-Lot Major Subdivision of real property, comprised of 2,107.2 acres, located in Calverton, NY. The subject site is within the Planned Development (PD) Zoning Use District, as described pursuant to Chapter 301, Article LXIII of the Town of Riverhead Code.

The proposed subdivision application, as depicted on the revised “Map of Enterprise Park at Calverton, Riverhead, NY” (aka: 8-Lot Major Subdivision Map), prepared by L.K. McLean Associates, P.C, last dated April 1, 2019 was submitted to the Planning Board in accordance with Riverhead Town Code Chapter 301-289 Major Subdivisions. The difference in acreage between the two subdivision maps is attributed to two (2) US Navy parcels totaling approximately 216.7 acres. These two (2) US Navy parcels described as “Parcel A” and “Parcel B” are under a remedial action program to address groundwater contamination and are not part of the proposed 8-Lot Major Subdivision Map.

The EPCAL site is owned by the Riverhead Community Development Agency (CDA). The site is designated an Urban Renewal Area, an Opportunity Zone, and was subjected to numerous studies, reports, SEQRA reviews and decisions.

The “EPCAL 50-Lot Subdivision Plan and Zone Change” was subjected to a comprehensive SEQRA Supplemental Generic Environmental Impact Statement review by the Riverhead Town Board as Lead Agency, and the Riverhead Planning Board as an Involved Agency. This Consistency Analysis reviews the Supplemental Generic Findings Statement and SEQRA record prepared for the previous action involving the 50-Lot EPCAL Subdivision Map, the site’s adopted zone change to the Planned Development District, and the revised map configuration to the 8-Lot Major Subdivision Map.

The prior application for the 50-Lot subdivision and zone changes was initiated by the Community Development Agency and Riverhead Town Board. The Planning Board, as an Involved Agency under SEQRA, began its initial review of the EPCAL subdivision map(s) in the spring of 2015. This latest map iteration, the revision of the 50-Lot Subdivision Map to an 8-Lot Major Subdivision Map, is part of the Planning Board’s ongoing subdivision review process.

The EPCAL SEQRA process undertaken by the Town Board consisted of a number of components related to the proposed redevelopment of the subject property. The Town Board completed the SEQRA process when it issued a Supplemental Findings Statement for the Supplemental Draft and Final Generic Environmental Impact Statement. The following were components of the SEQRA process:

- Creation and adoption of the Reuse and Revitalization Plan for the EPCAL Property
- Amendment to the Town of Riverhead Comprehensive Master Plan
- Amendment to the Calverton Urban Renewal Plan
- Creation and adoption of a Planned Development (PD) Zoning District

- ▶ Amendment to the zoning map of the Town of Riverhead to rezone the EPCAL Property to the PD Zoning District
- ▶ Subdivision of the EPCAL Property into 50 lots, all but 10 of which would be for ultimate redevelopment with a mix of uses (e.g., business [commercial and retail], industrial, government, energy park, recreation, utilities, residential).

After the Town Board issued its SEQRA Supplemental Findings Statement, an application for a 50-Lot subdivision was submitted by the CDA to the Planning Board in November 2016. The Planning Board initiated its review of the Preliminary 50-Lot Subdivision Map and held a Public Hearing on January 5, 2017. As an Involved Agency, the Planning Board reserved its Findings Statement on the proposed 50-Lot Subdivision Map, pending its further review.

Since the Planning Board's Public Hearing of January 5, 2017, the CDA and Town Board have entered into an Agreement of Sale with a private entity (i.e. Calverton Aviation and Technology aka: CAT), which requires amendment of the 50-Lot Subdivision Map to a proposed 8-Lot Major Subdivision Map.

Pursuant to the Findings Statement for the Supplemental Draft and Final Generic Environmental Impact Statement (SGEIS) and an adopted Supplemental Findings Statement (SFS) issued by the CDA by Resolution 11, dated July 19, 2016:

Page 5 of the FSGEIS states: "The proposed Subdivision Map contains a total of 50 lots. Development could occur on Lots 1 through 41 and 50 (excluding Lots 21 and 38), which comprise a total of 697.4± acres, including roadways/rights-of-way (ROWs)<sup>1</sup> (44.6± acres) and drainage reserve areas (DRAs) (56.2± acres). Lot 27 (111.7 acres), which is included in the 697.4±-acre total, encompasses the western runway, on which development could occur (including the placement of solar panels). Therefore, the total developable area of the lots, including the western runway, is 596.6± acres. The other lots are comprised of the following:<sup>2</sup>

- 1) Lot 21 – To be Retained by the Town of Riverhead for Grumman Park and future community service facilities (9.4 acres)
- 2) Lot 38 – Northern Area to be preserved and managed in accordance with a Habitat Protection Plan (to be approved by the NYSDEC) (154.7 acres) (*The HPP was approved by the NYSDEC*).
- 3) Lot 42 – STP Recharge Parcel (23.9 acres)
- 4) Lot 43 – Eastern Runway (127.4 acres)
- 5) Lot 44 – Eastern Area to be preserved and managed in accordance with a Habitat Protection Plan (to be approved by the NYSDEC) (423.1 acres). (*The HPP was approved by the NYSDEC*).
- 6) Lot 45 – Town of Riverhead Parcel (16.7 acres)
- 7) Lot 46 – Community Center (9.4 acres)

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<sup>1</sup> Includes internal road rights-of-way, rights-of-way for highway purposes, and Town rights-of-way for walkway/bike trail.

<sup>2</sup> All acreages have been rounded to the nearest tenth.

- 8) Lot 47 – Western Area to be preserved and managed in accordance with a Habitat Protection Plan (to be approved by the NYSDEC) (276.3 acres) (*The HPP was approved by the NYSDEC*).
- 9) Lot 48 – Pine Barrens Core Area (to be preserved) (293.1 acres)
- 10) Lot 49 – Town Park (93.0 acres)

There are two additional parcels, shown on the Subdivision Map as Navy “Parcel A” and Navy “Parcel B,” which are still owned by the U.S. Navy and comprise approximately 200 acres. These parcels are in the process of being remediated by the U.S. Navy. Upon completion of the remediation, and in accordance with the U.S. Navy’s finding of suitability to transfer (FOST), outlining the environmental suitability of a parcel for transfer to non-federal agencies or to the public, the parcels will be transferred to the Town of Riverhead Community Development Agency (CDA). These parcels will then be preserved as open space and would be managed in accordance with the Habitat Protection Plan. (Note: The Habitat Protection Plan (HPP) is at this time, not required for this subdivision map because there is no proposed development submitted with the revised map).

With respect to open space on the EPCAL Property, the open space to be retained/created is as follows:

- 1) Existing woodland to remain: 787.3 +/- acres (including 447.9 acre wetland buffer area)
- 2) Existing grassland to be created; 512.4 +/- acres
- 3) Grassland to be created: 70.6 +/- acres
- 4) Other meadow/brush-land to remain: 117.6 acres (including 66.1 areas in wetland buffer area).
- 5) Wetlands: 16.4 +/- acres
- 6) McKay Lake: 9.3 +/- acres

An additional 367.4 +/- acres of the overall site are proposed to comprise lawn/landscaping (e.g., however, in no case shall fertilizer-dependent lawn/landscaping exceed 15 percent of any individual lot). The proposed subdivision provides for preservation/creation of 65 percent of the site as natural area/open space, including wetlands and water bodies.”

The aforementioned provides a general description of the 50-Lot Subdivision Map, with anticipated development based upon limitations stated in the Lead Agency’s Findings Statement imposed as mitigation to protect human health, welfare and the environment from potential future development impacts.

### Description of the Proposed Action

The applicant, the Town of Riverhead Community Development Agency (the CDA), is the owner of the Enterprise Park at Calverton (EPCAL) which is located in the hamlet of Calverton in the Town of Riverhead. The site is identified on the Suffolk County Tax Map as District 0600-Section 135, Block 1, Lots: 7.1, 7.2, 7.33 and 7.4. The sponsor proposes to subdivide 2,107.2 acres to form eight (8) new parcels described as Lots 1 through 8. The CDA proposes to sell Lots 6, 7 and 8; totaling 1,643.8 acres of land. The balance of Lots 1 through 5 is 463.4 acres and will be retained and controlled by the Town of Riverhead CDA.

The EPCAL site (2,107.2 acres) is bounded on the north by New York State Route 25 (also known as Middle Country Road), industrial, agricultural and undeveloped/wooded parcels to the east, Grumman Boulevard/Swan Pond Road to the south and Wading River Manor Road and residential and undeveloped/wooded properties to the west.

The property surrounds the off-site Calverton Camelot industrial subdivision to the west, north and east, which is owned by a private entity. The property does not include the acreage associated with the Stony Brook University Business Incubator at Calverton, the Island Water Park Corp. property, the Town of Riverhead Water District property and the 0.5-acre Wells Family Cemetery.

Over the past several years, the Town of Riverhead and the CDA developed a Reuse and Revitalization Plan for EPCAL which required amendments to the Town's Comprehensive Master Plan, the Calverton Urban Renewal Plan and the Town's Zoning Code and Zoning Map and the preparation of a subdivision map creating the previous map of 50 lots, with drainage areas, roads and other infrastructure.

The subject site is within the Planned Development (PD) Zoning Use District. The proposed subdivision is depicted on the "Map of Enterprise Park at Calverton, Riverhead, NY" (aka: 8-Lot Major Subdivision Map), prepared by L.K. McLean Associates, P.C, last dated April 1, 2019. The application was submitted to the Planning Board in accordance with Riverhead Town Code Chapter 301-289 Major Subdivision. There are no proposed improvements (roads, drainage, water, sewer, etc.) depicted on the 8-Lot Major Subdivision Map.

#### SEQRA Review

In coordination with the New York State Department of Environmental Conservation (NYSDEC), and other involved and interested parties, the CDA undertook a comprehensive environmental review of the proposed subdivision and zone change pursuant to the State Environmental Quality Review Act (SEQRA) which included, among other things, the preparation of a Draft Supplemental Generic Environmental Impact Statement (DSGEIS); conducting public hearings; the preparation and adoption of the Final Supplemental Generic Environmental Impact Statement (FSGEIS); and the adoption of a Findings Statement pursuant to SEQRA.

Copies of the FSGEIS, the DSGEIS, the Findings Statement and the proposed 50-Lot Subdivision Map and 8-Lot Major Subdivision Map are on file with the Town of Riverhead with the subdivision application, and are incorporated herein by reference.

Upon the completion of the SEQRA process, the Town Board adopted the Reuse and Revitalization Plan for EPCAL, together with the required amendments to the Town's Comprehensive Master Plan, the Calverton Urban Renewal Plan and the Town's Zoning Code and Zoning Map. These plans and Code provisions are currently in full force and effect and control the future development of EPCAL.

Subsequently, the Town Board determined to alter the proposed subdivision map by eliminating the initial 50 lots with attendant interior roads, drainage areas and other infrastructure, and create an 8- Lot Major Subdivision. Five (5) of the lots on the new map are the same areas that were being retained by the Town under the original 50- Lot plan.

The previously submitted subdivision application that called for a 50-lot subdivision was amended to reflect a change in the lot layout to depict an 8-Lot Major Subdivision Map. The revised 8-lot plan is described as:

1. Lot # 1 Pine Barrens Core Area, to be preserved (formerly Lot # 48 of 50 Lots), comprised of 292.7 acres.
2. Lot # 2 (formerly Lot # 49 of 50 Lots) comprised of 98.9 acres.
3. Lot # 3 (formerly Lot# 21 of 50 Lots) to be retained by the Town of Riverhead for Grumman Park and future community service facilities comprised of 11.2 acres.
4. Lot # 4 STP Recharge Parcel (formerly Lot # 42 of 50-Lots) comprised of 35.1 acres.
5. Lot # 5 Town of Riverhead with Community Center (formerly Lots # 45 and 46 of 50-Lots) comprised of 25.5 acres.

The remaining 44 lots, roads, and drainage areas of the original 50- Lot Subdivision Map have been replaced by three new lots:

6. Lot # 6 comprised of 727.3 acres, constituting a new parcel not depicted on the former 50-Lot map.
7. Lot # 7 comprised of 898.4 acres, constituting a new parcel not depicted on the former 50-Lot map.
8. Lot # 8 comprised of 18.1 acres, constituting a new parcel not depicted on the former 50-Lot map with development yield of Lot-8 to be applied to Lot 6.

According to the sponsor, Lots 6, 7, and 8 shall be subject to all required New York State, Suffolk County and local (Riverhead Town) approvals.

The subject site includes existing structures, a 7,000 linear foot (LF) runway, taxiway and related support infrastructure; a 10,000 LF runway, taxiway, related support and abandoned infrastructure, drainage systems, and undeveloped land.

The Town Board was the SEQRA Lead Agency under the “EPCAL 50-Lot Subdivision Plan and Zone Change.” The Town Board completed the SEQRA process when it issued a Supplemental Findings Statement for the Supplemental Draft and Final Generic Environmental Impact Statement. For the benefit of the Planning Board, it is important to note that pursuant to SEQRA, only the Lead Agency can determine if a supplemental environmental impact statement is

necessary due to project changes or new information, Involved Agencies cannot. An Involved Agency is, however obligated to issue an independent Findings Statement.

One purpose of this Consistency Analysis is to compare the original 50-Lot map and Lead Agency's adopted Findings Statement to determine if any significant changes have occurred with respect to significant adverse environmental impact(s) generated by the amended 8-Lot map configuration. A second purpose of the Consistency Analysis is to assist the Planning Board with formulating its Findings Statement.

### SEQRA Review Comments

The sponsor proposes to subdivide 2,107.2 acres to form eight (8) new parcels described as Lots 1 through 8. The CDA proposes to sell Lots 6, 7 and 8; totaling 1,643.8 acres of land. The balance of Lots 1 through 5 is 463.4 acres and will be retained and controlled by the Town of Riverhead CDA.

There are minor changes in the acreages between several parcels the Town will retain under the revised subdivision map compared to the 50-Lot map. These alterations are cited below:

1. Lot # 1 Pine Barrens Core Area, to be preserved, (formerly Lot # 48 of 50 Lots), comprised of 292.7 acres. There is no change in the acreage between the 50-Lot map and 8-Lot map
2. Lot # 2 (formerly Lot # 49 of 50 Lots) comprised of 98.9 acres. Lot # 49 was formerly 93.0 acres on the 50-Lot map and is now 98.9 acres on the 8-Lot map, an increase of 5.9 acres.
3. Lot # 3 (formerly Lot# 21 of 50 Lots) to be retained by the Town of Riverhead for Grumman Park and future community service facilities comprised of 11.2 acres. Lot # 21 was formerly 9.4 acres on the 50-Lot map and is now 11.2 acres on the 8-Lot map, an increase of 1.8 acres.
4. Lot # 4 STP Recharge Parcel (formerly Lot # 42 of 50 Lots) comprised of 35.1 acres. Lot # 21 was formerly 23.9 acres on the 50-Lot map and is now 35.1 acres, an increase of 11.2 acres.
5. Lot # 5 Town of Riverhead with Community Center (formerly Lots # 45 and 46 of 50 Lots) comprised of 25.5 acres. Lots # 45 and 46 totaled 26.1 acres on the 50-Lot map and are now 25.1 acres, a decrease of 0.6 acres.

The proposed uses of Lots # 1, 2, 3, and 4 depicted on the 8-Lot map are the same as the proposed use described for Lots # 48, 49, 21, and 42 on the 50-Lot map and the Supplemental DGEIS, FGEIS and Lead Agency's Findings Statement.

Lots # 6, 7 and 8 are new parcels created by revising the previous lot lines depicted on the 50-Lot map. The transfer of the development yield from Lot # 8 to Lot # 6 requires a determination of yield of Lot # 8 and mechanism by which proposed development can be transferred to Lot # 6.

The minor changes in the individual lot acreages are not considered significant.

From the Findings Statement prepared for the 50-Lot map it was stated, "Subdivision of the EPCAL Property into 50 lots, all but 10 of which would be for ultimate redevelopment with a mix

of uses (e.g., business [commercial and retail], industrial, government, energy park, recreation, utilities, residential.”

The proposed 8-Lot Major Subdivision Map will require approval from the Suffolk County Department of Health Services under Article 12 (necessary to establish method(s) for the proposed subdivision’s compliance for its wastewater disposal). The County Health Department will also review the application for potable water supply, which shall be via the Riverhead Water District. However at this time, there are no pending applications with the Riverhead Water District for water supply and no existing or proposed water supply infrastructure included with the 8-Lot subdivision.

Sewer:

The Town of Riverhead maintains control and operation of an onsite wastewater treatment plant (WWTP) and collection system known as the Calverton Sewer District. The Town of Riverhead has developed engineering and construction plans to upgrade the WWTP, with funding assistance through the New York State Environmental Facilities Corporation, Albany, NY. The proposed 8-Lot Major subdivision will be required to connect to the system, should future parcel development and site plans be submitted. At this time there are no improvements proposed to the infrastructure (no roads, drainage, water supply or wastewater collection systems proposed).

The Town has applied for an extension of the boundary of the Calverton Sewer District to cover the Property to be conveyed and lots to be retained by the Town. No physical improvements will be constructed as a result of this boundary extension.

Entities associated with future development shall be responsible for the cost of all sewer improvements to serve structures and uses as established from time to time on the site, including, but not limited to, piping, force mains, lifts stations and appurtenances and the cost of the operation and maintenance thereof. All such improvements shall be constructed in accordance with the specifications of the Calverton Sewer District and shall be subject to a continuing offer of dedication to the Calverton Sewer District. Developers shall also be responsible to pay all hook-up fees and any other costs required by the Calverton Sewer District at the time structures are hooked up to the District.

The CDA and the Town shall retain a general easement for sewer purposes over portions of the Property which shall be recited in the Deed, which shall provide that (a) CDA and the Town shall have the right to connect structures and uses on any contiguous lots owned by CDA or the Town to any sewer improvements constructed by developer(s) without payment, subject to restoration to existing conditions, and (b) CDA and the Town shall engage in prior discussions with Purchaser as to the specific portions of the site over which such easement is exercised, and if CDA, the Town, and developer(s) are unable to agree on such specific portions, the easement shall be over the portions of the site that, as reasonably determined by CDA and the Town, are least intrusive, taking into account any existing development by the developer(s) and any development plans of the developer(s) of which CDA or the Town has knowledge.

Water:

According to the Findings Statement for the 50-Lot Subdivision, sanitary discharge to the Calverton STP associated with development of all parcels within the EPCAL Property shall not

collectively exceed 1,137,000 gallons per day (gpd). In the event that development/redevelopment is proposed that would cause this capacity to be exceeded, additional evaluation must be conducted and additional sewage capacity must be secured from the Calverton Sewer District to support the additional development. The Town has applied for an extension of the boundary of the Riverhead Water District to cover the site to be conveyed and lots to be retained by the Town. Development at the EPCAL Property cannot collectively demand more than 1,990,000 gpd (1,382 gpm) of potable water until additional well capacity is permitted and developed.

Future developers shall agree to pay key money as shall be assessed by the Riverhead Water District at the time required by the District based upon the reasonably anticipated use of potable water to be supplied by the Water District. The facilities on the site shall be served by master meter and private mains constructed by Purchaser at its sole expense in conformance with District specifications.

The Town has gone to bid on the upgrade of the sewer plant and will award during month of April and that the Town's engineers, H2M shall have map and plan also completed in April.

*Sensitive Habitat Areas:*

The proposed subdivision is located within the Peconic River watershed. The subdivision incorporates the following measures to improve and further protect the Peconic Headwaters and the Peconic River:

- ▶ Wetland and adjacent upland habitats associated with the Peconic Headwaters and the Peconic River WSRRS corridor would remain as undeveloped/preserved lands following implementation of the proposed action.
- ▶ The proposed subdivision provides for the relocation of the sewage disposal area to north of the groundwater divide (and away from the Peconic River). This would also have a positive impact on the ecological resources within the Peconic Headwaters and WSRRS corridor.
- ▶ Much of the area along Grumman Boulevard will remain undisturbed thereby providing natural screening from the road.

The New York State Department of Environmental Conservation, will review the subdivision application under its permit authority pursuant to the Wild, Scenic and Recreational Rivers System (WSSRS). There are ten (10) NYSDEC designated wetland/eastern tiger salamander ponds within and or adjacent to the proposed subdivision. The NYSDEC has also reviewed and accepted a Habitat Protection Plan for the purposes of preserving, restoring and, or protecting grassland and woodland habitats.

As per the Lead Agency's Findings Statement it states, "As the EPCAL Property includes regulated wetlands, land within the Wild, Scenic and Recreational River System for the Peconic River, and habitat for endangered species, the subdivision provides for maintenance of buffers, of a minimum of 1,000 feet, around designated wetlands (to accommodate tiger salamander habitat), and also provides for approximately 583.0 acres of maintained grassland (512.4 acres of existing grassland, and 70.6 acres of grassland to be created), as habitat for the short-eared owl, northern harrier and

upland sandpiper. The proposed subdivision provides for preservation/creation of 65 percent of the site as natural area/open space, including wetlands and water bodies.”

The Findings Statement also cited correspondence dated April 13, 2016 from George W. Hammarth, Deputy Regional Permit Administrator, NYSDEC which addressed:

Wild, Scenic and Recreational River System permit; The Calverton Sewer District; the northern Long Eared Bat; the frosted elfin butterfly; Audubon best management practices; tiger salamander breeding ponds; the Comprehensive habitat Protection Plan; the five-foot wide non-disturbance buffer; the use of runways and the planting and maintenance of drainage reserve areas.

In partial response to the NYSDEC comment letter, the Lead Agency’s Findings Statement (page5) stated that, “Accordingly the analyses conducted through the SEQRA process established conditions and thresholds for future development, set forth in this Findings Statement, and the Subdivision Map ultimately filed (and/or amended in the future) may differ somewhat from that included in the FSGEIS and described herein. However, if the conditions and thresholds established herein are complied with, no further SEQRA review would be necessary. In the event the proposed Subdivision Map is modified from that contained in the FSGEIS, the Town would ensure that such modifications would be equally protective of sensitive environmental features on the EPCAL property (e.g. protected grasslands, tiger salamander habitat, pine barrens).”

For its Findings Statement, prepared for the 8-Lot Major Subdivision Map, it is recommended the Planning Board acknowledge these mitigating measures designed to protect sensitive habitats and species from potential impacts generated by future site development shall be evaluated during site plan applications as part of the standard SEQRA process. The Planning Board’s Findings Statement should where practicable, acknowledge and be consistent with the Lead Agency’s Supplemental Findings Statement. Albeit the subdivision of land will not generate physical environmental impacts, it is recommended that mitigating measures designed for future development as stated in the Lead Agency’s Findings Statement, be re-stated or cited by reference in the Planning Board’s Findings Statement.

### The Potential for Future Development and Yield from Lot 8 to Lot 6

Do to the environmental constraints on Lot # 8, development may be difficult and one solution might be a transfer or assignment of development rights to Lot # 6. However this not an issue that must be resolved as part of this subdivision review process and would be subject to review, if necessary, at the time specific development plans are submitted in the future.

The 50-Lot Subdivision Map depicts Lot # 47 as inclusive of Lot # 8 within the southwest section of the Lot # 47 parcel. The 50-Lot map depicts the WSSR Boundary along the northerly boundary of the proposed Lot # 8 (causing Lot # 8 to be subjected to the NYSDEC WSSR permit process).

The Lead Agency’s Findings Statement stated, for Lot # 47 – “Western Area to be preserved and managed in accordance with a Habitat Protection Plan (to be approved by the NYSDEC) (276.3 acres),” However it is noted that the previously submitted HPP is not required for the 8-Lot Major Subdivision because there is no proposed development for the 8-Lot plan. Until a development scenario is submitted and evaluated, the need for a HPP can be determined.

The “Bike Path” depicted on the 8-Lot Subdivision Map, separates Lot # 8 from Lot # 6 causing complications with merging Lot # 6 and Lot # 8 together. The Bike Path is included within Lot # 2, which shall be retained by the Town of Riverhead CDA. This continuous walkway/bikeway trail is to be maintained within a 25-foot buffer area outside of the individual lots, to consist of portions of existing paved and unpaved trails. As necessary, the existing trail will be connected by newly-constructed trails.

In its SEQRA Findings Statement, to avoid complications, the Planning Board should acknowledge that there is currently no proposed development plan (or site plan) and thus no yield can be determined or development transfer required during the subdivision review process.

### Summary

The “Map of Enterprise Park at Calverton, Riverhead, NY” (aka: 8-Lot Major Subdivision Map), prepared by L.K. McLean Associates, P.C, last dated April 1, 2019 as revised does not include the same subdivision map notations (“Area Under Supervision of Habitat Protection Plan,” “Existing Wetland,” etc.) that were included on the 50-Lot Subdivision Map. The notes have been removed because at this time, there is no proposed development plan, and no ability to assess preservation area or habitat protection zones. However, the impact potential on habitats will be evaluated during SEQRA reviews during future site plan/future development application stages as required by NY State and Town Code. A SEQRA Consistency Analysis will be required to evaluate future development plan conformance with the previous SEQRA record and Lead Agency Findings Statement.

Because the proposed 8-Lot Major Subdivision Map is a revision to the 50-Lot Subdivision Map, and the Lead Agency’s Supplemental Draft/Final Generic Environmental Impact Statements and Findings Statement referenced particular lot numbers and cited specific restrictions and reference to these map notes, it is strongly recommended the Planning Board require the notes be added to the 8-Lot Major Subdivision Map. A Yield Map must be prepared at the time development is proposed and the site plan review process begins, whereby any proposed “cluster development plan” or “development right transfer program” can be better assessed under SEQRA.

It is recommended the revised 8-Lot Major Subdivision Map identify the zoning use district for each proposed lot.

It is recommended a notation be placed on the 8-Lot Major Subdivision Map to explain the U.S. Navy’s “Parcel A” and Parcel B” are not included and therefore the reduction in acreage between the 2,323.9 acres for the 50-Lot Subdivision Map, prepared by VHB and revised map depicting 2,107.2 acres for the 8-Lot Major Subdivision, prepared by L.K. McLean Associates, P.C can be clarified.

Providing the development is within the parameters described in the Lead Agency’s Findings Statement, with identical conditions designed as mitigating measures, the revision of the 50-Lot Subdivision Map to an 8-Lot map (as described above) does not require additional review under SEQRA, because the revision does not generate recognizable significant impact potential. The Lead Agency’s Findings Statement prepared for the 50-Lot Subdivision Map must apply to the 8-Lot Major Subdivision Map.

The 8-Lot Subdivision Map proposes 42 fewer lots. Future development of Lot # 6, Lot # 7 and Lot # 8 are governed by the EPCAL Revitalization Plan, the Town Comprehensive Master Plan, the Calverton Urban Renewal Plan and the Town's Zoning Code and Zoning Map and the Lead Agency's SEQRA Findings Statement as amended and adopted as a result of the full environmental review process that had been undertaken with respect to the original 50- Lot plan.

The future development of Lot # 6, Lot # 7 and Lot #8 will require State, County and local approvals that will require its own review under SEQRA to determine whether the future development might have significant impacts that have not already been studied in the FSGEIS and analyzed in the current SEQRA Finding Statement.

The Calverton Sewer District and Wastewater Treatment Plant upgrades should include an evaluation of adding industrial wastewater to the plant. It is recommended the Planning Board request additional information regarding industrial wastewater pre-treatment requirements, proposed wastewater discharge standards, industrial wastewater pre-treatment monitoring program(s) and method of enforcement. General protocols to address what occurs if pre-treated industrial wastewater fails to meet the required standards, and actions taken by responsible parties (the Calverton Sewer District and/or the industrial user) should be identified during the subdivision review process. This recommendation may be resolved during the subdivision review by the Suffolk County Department of Health Services.

It is recommended the revised subdivision map include the location of the groundwater divide for the wastewater recharge area comprised of 35.1 acres and identified as Lot # 4. The location of the groundwater divide and the directional flow of groundwater together with a reference as to the source of the information should be depicted on the 8-Lot Major Subdivision Map. The Riverhead Water District maintains and operates drinking water wells in the vicinity north of Fresh Pond Avenue (north of Lot # 4). It is recommended the Planning Board seek additional information regarding any water supply well head protection program(s) prepared for the EPCAL site, to avoid potential adverse impacts from the wastewater recharge area.

One important mitigating measure was stated in the Lead Agency's Findings Statement (page5). It stated, "Accordingly the analyses conducted through the SEQRA process established conditions and thresholds for future development, set forth in this Findings Statement, and the Subdivision Map ultimately filed (and/or amended in the future) may differ somewhat from that included in the FSGEIS and described herein. However, if the conditions and thresholds established herein are complied with, no further SEQRA review would be necessary. In the event the proposed Subdivision Map is modified from that contained in the FSGEIS, the Town would ensure that such modifications would be equally protective of sensitive environmental features on the EPCAL property, (e.g. protected grasslands, tiger salamander habitat, pine barrens)." It is expected that during future proposed site plan submissions, SEQRA will be applicable and a determination of significance issued. The NYSDEC will determine the need for CHPP applicability during site plan review.

As per the Agenda Items for June 2, 2017 Meeting among Riverhead Town representatives and the NYSDEC, regarding Natural Resource Permitting, the NYSDEC's determined that an *Endangered Species Incidental Take Permit* would not be required of the Town for the 8-Lot Major Subdivision.

The NYSDEC stated, “if the description of the modified proposed action remains as most recently described (subdivision of the acreage into approximately five lots, two of which will be purchased by Luminati Aerospace with remaining parcels retained by the Town for various municipal uses), Riverhead will not require an Endangered Species Incidental Take permit for the subdivision. The modified action will require DEC Wild, Scenic & Recreational Rivers System approval for the subdivision. Post purchase physical alteration of land or certain other activities by Luminati may require an Endangered Species – Incidental Take permit and would be the responsibility of the company.”

It is further recommended the Planning Board issue an independent Findings Statement for the 8-Lot Major Subdivision Map. As an Involved Agency, the Planning Board’s Findings Statement should as may be appropriate, be as specific as possible and utilize the SEQRA history and statements provided in the Lead Agency’s Findings Statement. This will provide a more defensible Findings Statement, support the Planning Board’s future actions and decisions regarding the application, and avoid misinterpretations generated by a more generic Findings Statement.

The revised 8-Lot Major Subdivision creates large acre vacant lots without directing where future development will occur within the subdivided parcels. Therefore the Planning Board’s Findings Statement may be based on the nature of potential environmental impacts that were fully identified and studied in the completed SEQRA process. Under the amended 8-Lot Major Subdivision Map, site specific study will occur when the owner of the large acre lots determines how it wishes to proceed with development. At that time, SEQRA review will, of necessity, have to be undertaken by all permitting agencies at which time if there are identified environmental impacts that were not fully addressed in the completed SEQRA review, further study will have to be undertaken. If the site specific development impacts identified habitat areas, the developer will be required to obtain a Taking Permit from the NYSDEC which will require the development of a site specific Comprehensive Habitat Plan.

Submitted by:  
Jeffrey L. Seeman  
Jeffrey L. Seeman, CEP  
Board Certified Environmental Professional



# Town of Riverhead Agricultural Data Statement

*When to use this form:* This form must be completed by the applicant for any use variance, Special Use Permit, site plan approval, or subdivision approval on property within an Agricultural District containing a farm operation OR on property with boundaries within 500 ft. of a farm operation located in an Agricultural District. Applications requiring an Agricultural Data Statement require referral to the Suffolk County Planning Commission unless exempt in accordance with the inter-municipal agreement regarding zoning referrals.

- 1) Name of Applicant: Town of Riverhead
- 2) Address of Applicant: 200 Howell Avenue, Riverhead, New York 11901
- 3) Name of Land Owner (if other than the applicant): Riverhead Community Development Agency/Town of River
- 4) Address of Land Owner: 200 Howell Avenue, Riverhead, New York 11901
- 5) Description of Proposed Project: \*\*\*See description attached

- 6) Location of property (street address): EPCAL, Calverton, NY
- 7) Project site tax map number: SCTM #s: 0600-135-1-7.1, 7.2, 7.33 & 7.4.
- 8) Is the project located on property within an Agricultural District containing a farm operation? Yes (yes or no)
- 9) Is the project located on property outside an Agricultural District, but with a boundary or boundaries within 500 ft. of a farm operation located in an Agricultural District? No (yes or no).
- 10) Tax map # and name and address of any owner(s) of parcels of land within the Agricultural District containing farm operation(s) located within 500 ft. of the boundaries of the parcel subject to the pending application.

<u>Tax Map #</u>	<u>Name &amp; Address</u>
1. <u>0600-116-1-3.1</u>	<u>Edward L. Korus, et al. 4245 Middle Country Rd. Calverton, NY</u>
2. <u>0600-116-1-7.2</u>	<u>Green Meadows, LLC Peconic Avenue, Calverton, NY</u>
3.	
4.	
5.	
6.	
7.	

(Use the back side of the page if more than seven properties are identified.)

Tax map numbers within 500 ft. may be obtained when requested in advance from the Planning Department at 631-727-3200 x267. Information regarding property/mailling addresses and whether a property is an active farm operation is available by contacting the Assessor's office in advance at 631-727-3200 x255.

- 11) Submit a copy of the current tax map page(s) labeling the site of the proposed project and highlighting the farm operation parcels identified in item 10 above.
- 12) Submit pre-addressed legal size envelopes, pre-addressed to each of the landowners identified in item 10 above with pre-paid certified mail postage, together with pre-addressed green, return receipt cards for each mailing. The return address on the return receipt card must read "Riverhead Town Planning Department, 200 Howell Ave., Riverhead, NY 11901."

Signature of Applicant *Yvette Aguiar* Date 7/14/2020

Note: 1. The Planning Department will solicit comments via mail from the owners of land identified above in order for the applicable Board to consider the effect of the proposed action on their farm operation. This will include a copy of this statement. 2. Comments returned will be taken into consideration by the applicable Board as part of the overall review of an application. 3. Failure to provide a complete Agricultural Data Statement means the application cannot be acted upon by the applicable Board.



Steven Bellone  
SUFFOLK COUNTY EXECUTIVE  
Department of  
Economic Development and Planning

Joanne Minieri  
Deputy County Executive and Commissioner

Division of Planning  
and Environment

October 3, 2014

Town of Riverhead  
200 Howell Avenue  
Riverhead, New York 11901-2596  
Attn: Kim E. Fuentes

Re: Enterprise Park at Calverton (EPCAL)  
Local File No.: S-RH-14-02  
S.C.P.C. File No.: ZSR-14-22

Dear Ms. Fuentes:

The Suffolk Planning Commission at its regular meeting on October 1, 2014, reviewed the referral from the Town of Riverhead entitled, "Enterprise Park at Calverton (EPCAL)" referred to it pursuant to Section A14-14 thru A14-25, Article XIV of the Suffolk County Administrative Code.

The attached Resolution signifies action taken by the Commission relative to this application.

Very Truly Yours,

Sarah Lansdale  
Director of Planning

Theodore R. Klein  
Senior Planner

TRK/cd

Resolution No. ZSR-14-22 of the Suffolk County Planning Commission  
Pursuant to Sections A14-14 to thru A14-25 of the Suffolk County Administrative Code

WHEREAS, pursuant to Sections A14-14 thru A14-25 of the Suffolk County Administrative Code, a referral was received on August 22, 2014 at the offices of the Suffolk County Planning Commission with respect to the application of "**Enterprise Park at Calverton (EPCAL)**" located in the Town of Riverhead

WHEREAS, said referral was considered by the Suffolk County Planning Commission at its meeting on **October 1, 2014**, now therefore, Be it

RESOLVED, that the Suffolk County Planning Commission hereby approves and adopts the report of its staff, as amended, as the report of the Commission, Be it further

RESOLVED, pursuant to Section A14-16 of the Suffolk County Administrative Code and Section 239-m 6 of the General Municipal Law, the referring municipality within thirty (30) days after final action, shall file a report with the Suffolk County Planning Commission, and if said action is contrary to this recommendation, set forth the reasons for such contrary action, Be it further

RESOLVED, that the Suffolk County Planning Commission **Approves** said referral subject to the following comments:

1. The Town should consider modifying the proposed subdivision to eliminate the proposed double frontage lots along the southerly side of NYS Route 25A; And as an alternative create an "open space" buffer strip along this section of the proposed subdivision fronting NYS Route 25A while maintaining the proposed access roads. This would eliminate the need for many access/curb-cut (assuming one for each new lot), reduce the potential for numerous traffic disruptions as well as parked vehicles along the road; It would allow for the continued use of the existing walkway/bikeway during construction (which could be years); It would also allow for the existing trees and all newly planted landscaped vegetation to continue to grow and mature along NYS Route 25A while development occurs on the newly subdivided subject property.
2. Cul-de-sac streets within an industrial subdivision should be avoided. The road system for an industrial subdivision should be laid out for efficient movement of traffic, particularly large trucks and tractor trailers. Industrial cul-de-sacs are often blocked by haphazard parking, and large trucks have difficulty turning around in cul-de-sac areas because of turning radius limitations complicated by haphazard parking.

The Town should consider reconfiguring the proposed subdivision street plan to eliminate the proposed long cul-de-sacs. The excessive lengths of the proposed cul-de-sacs are also problematic (proposed Road "D" measures 4,200 feet from the corner of proposed Road "B") with the respect that with no other means of access emergency and service vehicles would have no way of reaching a property if the one road leading to it was blocked. One potential alternative to this would be to connect the existing and proposed cul-de-sacs across the two runways/proposed open space parcels. Both would be preferred layouts to what is being proposed, and provide a more safe and efficient truck/vehicle circulation within the proposed subdivision.

3. Some type of alternative means of access should be provided to any newly created lot to insure access by emergency and service vehicles in the remote possibility that the sole means of access has been blocked.
4. The long, straight streets that are depicted in the proposed subdivision (proposed Road "B" measuring nearly 1.5 miles end-to-end) would encourage speeding which could endanger all occupancies and users of the proposed subdivision, and result in other social and economic problems.
5. The Town should consider optimizing the existing rail spur onto the subject property, and also in no way limit its potential resource while subdividing the subject property. It is recommended that it be considered a significant amenity of the property and any subdivision of the property should continue to allow for its possible extension in order to maximize its regional benefit.
6. Proposed Lot #43 appears to be "landlocked" and creation of such a lot is contrary to good subdivision layout principals even if intended for an unoccupied uses as a recharge area. It should be accessible for monitoring and service purposes.
7. The Suffolk County Planning Commission's publication on Managing Stormwater - Natural Vegetation and Green Methodologies should be reviewed and additional stormwater mitigations incorporated where practical.
8. The applicant should review the Suffolk County Planning Commission Guidebook particularly with respect to public safety and incorporate practical methodologies for the assurance of public safety into the design of the subdivision where appropriate.
9. The Town of Riverhead should consider retaining the western runaway for future use.
10. The Town of Riverhead should consider including a provision to extend the existing rail spur further north than is currently depicted on the proposed subdivision map.
11. The Town should consider offering expandable capacity of the sewage treatment plant facility to serve both current and future development on-site as well as off-site.

- The Suffolk County Planning Commission Guidebook for policies and guidelines can be found on the internet at the below website address:  
<http://www.suffolkcountyny.gov/Home/departments/planning/Publications%20and%20Information.aspx#SCPC>

Proposed Enterprise Park at Calverton (EPCAL)  
 Town of Riverhead

COMMISSION ACTIONS ON ADOPTION OF RESOLUTION

	AYE	NAY	ABSTAIN	ABSENT
ACCETTELLA Jr., RAMON – Town of Babylon				X
BERRY, GLYNIS – At Large		X		
CALONE, DAVID – Chairman, At Large	X			
CASEY, JENNIFER - Town of Huntington				X
CHARTRAND, MATTHEW - Town of Islip				X
ESPOSITO, ADRIENNE - Villages over 5,000		X		
FINN, JOHN - Town of Smithtown	X			
GABRIELSEN, CARL - Town of Riverhead	X			
GERSHOWITZ, KEVIN G.- At Large	X			
KAUFMAN, MICHAEL - Villages under 5,000	X			
KELLY, MICHAEL – Town of Brookhaven	X			
KRAMER, Samuel – Town of East Hampton	X			
PLANAMENTO, NICHOLAS - Town of Southold				X
ROBERTS, BARBARA Town of Southampton	X			

Motion: Commissioner Gabrielsen

Present: 10

Seconded: Commissioner Roberts

Absent: 4

Voted: 8/2

Abstentions: None

DECISION: Adopted



**CENTRAL  
PINE  
BARRENS**  
JOINT  
PLANNING  
&  
POLICY  
COMMISSION

September 30, 2014

Town of Riverhead Office of the Town Clerk  
Attn: Diane M. Wilhelm, Town Clerk  
200 Howell Avenue  
Riverhead, NY 11901-2596

**RE: Draft Supplemental Generic EIS (DSGEIS)  
for the Subdivision of EPCAL Property at Calverton  
SCTM #s: 600-135-1-7.1, 7.2, 7.29, 7.33, 7.4  
Core Preservation Area and  
Compatible Growth Area of the Central Pine Barrens**

Peter A. Scully  
*Chair*

Steven Bellone  
*Member*

Edward P. Romaine  
*Member*

Anna E. Throne-Holst  
*Member*

Sean M. Walter  
*Member*

Dear Ms. Wilhelm:

On August 11, 2014, the Central Pine Barrens Commission office received a copy of the Notice of Completion and the CD containing the Draft Supplemental Generic Environmental Impact Statement (DSGEIS) for the development of Enterprise Park at Calverton (EPCAL).

It is noted that the EPCAL project site is 2,323.9 acres, all of which are in the Central Pine Barrens as defined by ECL Article 57, the Long Island Pine Barrens Protection Act. Furthermore, it is acknowledged that the proposal is for an amendment to the Zoning Code to develop a planned development zoning district and for the subdivision of the project site into 50 lots with subsequent development of many of the newly-created lots. Accordingly, we offer the following comments for the Town's review and consideration:

## **2.0 Description of the-Proposed Action**

### **Section 2.5.1 Reuse and Revitalization Plan** (pp. 33 -34)

It is recommended that this section clarify in which of the four types of development areas (e.g. "Mixed Use – Business/Light Industrial/Distribution," "Light Industrial") residential development would be permitted.

### **Section 2.5.5 Proposed Infrastructure and Utilities** (p. 43)

Please indicate whether or not any excess stormwater generated by the proposed project, beyond the planned capacity of the new stormwater system, is intended to be discharged into the existing on-site stormwater drainage system that discharges into McKay Lake.

### **Section 2.9 Required Permits and Approvals** (pp. 49 – 50).

In Table 2 ("Required Permits and Approvals") on page 50 should the Town of Brookhaven be listed due to the fact that some future traffic mitigation measures are proposed for the portion of Wading River Road located in that Town? (The segment of the road south of the

624 Old Riverhead Road  
Westhampton Beach, NY  
11978

Phone (631) 288-1079  
Fax (631) 288-1367  
[www.pb.state.ny.us](http://www.pb.state.ny.us)

Peconic River and north of the Long Island Expressway, especially near the intersection with North Street.)

### Subdivision Map for Enterprise Park at Calverton

North Pond, located southwest of the western runway, and the two ponds in Calverton Camelot south of Jan Way, east of Burman Boulevard and southwest of the eastern runway, are documented tiger salamander breeding ponds. Accordingly, the subdivision map should be amended to depict the 535-foot and 1,000-foot buffers around these ponds as well, as was done with the other documented tiger salamander breeding ponds shown on the map, especially since proposed activities, including mitigation measures (e.g. creation of new grassland areas) may occur within portions of these buffer areas.

## **3.0 Existing Conditions, Potential Impacts and Proposed Mitigation**

### Section 3.1.2 Land Use and Zoning – Potential Impacts of the Proposed Action

*Central Pine Barrens Comprehensive Land Use Plan* (pp. 100 - 109)

1. It is noted that the DSGEIS, pursuant to Section 9.2 of the CLUP, considers redevelopment of the EPCAL property to be a public improvement pursuant to Section 57-0107(13)(i) of the Pine Barrens Protection Act which therefore does not constitute “development” within the meaning of all sections of the Pine Barrens Protection Act. As a result, the DSGEIS indicates that its review of the proposed project’s conformance to the Standards in Chapter 5 of the CLUP is to be considered voluntary and non-binding.
2. The DSGEIS only reviews the project in accordance with CLUP Standards. It is recommended that the DSGEIS also provide a review of conformance with the CLUP Guidelines in consideration of the fact that if the CLUP were applicable, the Guidelines would also likely apply based on one or more of the DRS thresholds.
3. In regard to the DSGEIS review on page 102 of the proposed project’s conformance to CLUP Standard 5.3.3.3.1 *Significant discharges and public supply well locations*, it is noted that page 300 lists peak water usage as 350,000 gallons per day. In the 2035 build out phase, the SDGEIS states, “*With an estimated peak water use of 1,990,000 gpd (1,382 GPM), the Riverhead Water District does not have sufficient excess capacity at this time to meet this demand.*” It concludes that the project requires the construction of two additional water supply wells. However, the DSGEIS does not identify the locations of the two new well sites, nor discuss the details on cost or funding of the two new wells. Furthermore, it is not clear how the Town and/or developers will monitor the amount of water estimated for use on the project site so that it remains within the limits that can be supplied by the drinking water purveyor, until such time as the two new wells are constructed and operating. It is recommended that this be clarified.
4. In regard to the discussion on pages 102 to 103 of CLUP Standard 5.3.3.4.2 *Buffer delineations, covenants and conservation easements*, the DSGEIS should identify the proposed legal mechanisms to be utilized (e.g., covenants and restrictions, and conservation easements) to protect buffers and other natural areas, including the open space areas to be preserved. The intended ownership and management of the open space areas should also be discussed.

5. In regard to the discussion on pages 103 to 104 of *CLUP Standard 5.3.3.5.1 Stormwater recharge*, the DSGEIS states that the proposed project plans for only a two (2) inch stormwater runoff event. However, in the fifth paragraph on page 304 of Section 3.4.3 (Mitigation), page 365 of Section 3.10.2 (Potential Impacts), in the fifth paragraph on page 370 of Section 3.10.3 (Proposed Mitigation) and on page 471 (Section 6.0 Conditions/Criteria Under Which Future Actions Will be Undertaken or Approved Including Requirements for Subsequent SERA Compliance) the SDGEIS indicates that the proposed project bases its stormwater planning on an eight (8) inch rainfall. This discrepancy should be clarified. However, if it is intended that a two-inch rainfall be utilized for stormwater planning purposes, in light of recent storm events that resulted in significant rainfall amounts and flooding in the region and to reduce the potential for overflow of excess stormwater runoff to the Peconic River system and other nearby wetlands, it is recommended that consideration be given to planning for a rainfall of greater than two inches. To this end, please also indicate whether or not any excess stormwater generated by the proposed project, beyond the planned capacity of the new stormwater system, is intended to be discharged into the existing on-site stormwater drainage system that discharges into McKay Lake.
6. If *CLUP Standard 5.3.3.6.1, Vegetation Clearance Limits*, (p. 104) were applicable to the project the amount of proposed clearing combined with the amount of the project site area that is currently cleared could not exceed the 65% clearance limit percentage in Figure 5-1 of the CLUP. An estimated 65% of the project site is approximately 1,510.5 acres, leaving 35%, or a minimum of 813.37 acres, to remain natural.

It should also be noted that the DSGEIS does not identify the amount of area presently cleared at EPCAL. Accordingly, this information should be provided.
7. The SDGEIS indicates on page 106, in regard to *CLUP Standard 5.3.3.6.3 Fertilizer-dependent vegetation limit*, that the project will utilize fertilizer dependent vegetation on 121.1 acres, which is 5.2% of the 2,323.9 acre project site, well below the Central Pine Barrens standard of 15%. Although the proposed project may conform to this standard, it is suggested that the proposed development seek to further minimize or significantly reduce the amount of fertilizer-dependent vegetation to the greatest extent practicable in landscaped areas through the use of native and non-fertilizer dependent species. In addition, although the DSGEIS indicates that "...only non-fertilizer-dependent grasses would be planted" in the newly-created grassland habitat area, please confirm whether or not these will be native grasses.
8. On page 107 the SDGEIS discusses the proposed project's conformance to *CLUP Standard 5.3.3.6.4 Native Plantings*. It is recommended that each site plan reviewed by the Town be required to conform to the standard. It is suggested that existing natural vegetation within developed/subdivided lots be retained to the greatest extent practicable to minimize the need for fertilizer, reduce the introduction of non-native species in landscaping and to minimize costs for energy, labor, and maintenance such as irrigation.
9. Conformance with *CLUP Standard 5.3.3.9.1 Receiving entity for open space dedications* is discussed on page 109 of the DSGEIS. The DSGEIS states that no open space dedications would occur as part of the project. However, the proposal should identify the entity which will manage the open space and the legal mechanism proposed to protect the 1,500 acres of open space that are proposed to be set aside on the project site. In addition, the DSGEIS

indicates that several properties, not currently under its ownership but under the control of the US Navy, are counted as part of the open space system. Please clarify how the Town can include these Navy properties in the open space calculations without ownership having been transferred at this time. Finally, the DSGEIS should discuss the development of a management plan for the open space and its schedule for implementation.

**Section 3.1.3 Land Use and Zoning – Proposed Mitigation** (pp. 109 – 110)

On page 110, the DSGEIS should discuss the ownership of the open space and the development and implementation of a management plan for the proposed open space as an additional mitigation measure.

**Section 3.3.3 Community Facilities and Services – Mitigation** (p. 158)

In the mitigation discussion on page 158, it should also be noted that a portion of proposed Lot 21, a 10-acre lot which currently contains the one-acre Grumman Memorial Park and which is mentioned on page 153, is available for potential future use as a fire department and/or ambulance substation location.

**Section 3.4 Transportation** (pp. 159 – 243)

1. It is noted that at projected full build out in 2035, the DSGEIS indicates that the proposed project will generate a volume of traffic which will result in some impacts that cannot be mitigated. On page 168 and also on page 182, the DSGEIS states:

*“However, through the course of the analysis it was determined that the existing roadway network in the study area cannot support the level of traffic projected with the Theoretical Mixed Use Development Program Full Build out in 2035, even with the implementation of all roadway mitigations that, at this time, are reasonable to implement given the configuration of the area roadways, available rights of way, and other factors (such as the Pine Barrens Core Preservation Area land). There are a limited number of routes to and from the site, and these routes have limits on the extent of potential improvements able to be implemented. Geometric and environmental considerations limit the extent of improvements that could be made to the roadway system and construction of additional, new roadways is not necessarily feasible at this time. Through an iterative analysis process, the level of traffic that can be mitigated was established as 5,000 total trips combined entering and exiting during the critical weekday AM peak hour.”*

This analysis includes a 2035 build out quantity of 12,032 am peak hour trips the proposed project is projected to generate on State Route 25. But, as noted in the aforementioned statement, the DSGEIS indicates that the maximum number of vehicle trips which can be mitigated on Route 25 is 5,000.

The DSGEIS also analyzed Level of Service (LOS) data for the intersections in the project study area. According to the data, significant adverse impacts on LOS are expected at many access points and intersections in the study area. In one example, on page 174, the overall LOS at the NY 25 and Burman Boulevard intersection drops from its present level of A to an overall LOS of F in build year 2025 for certain Lane Groups.

If the Central Pine Barrens Comprehensive Land Use Plan (CLUP) were applicable to the proposed project, it appears that based on the traffic impacts information provided in the DSGEIS the project would exceed the threshold of a Development of Regional Significance based on Level of Service. CLUP Chapter 4: Review Procedures, Section 4.5.5.1 Definition of a Development of Regional

Significance defines a DRS as, "A development project resulting in a traffic impact which would reduce service by two (2) levels below existing conditions or to a level of service of D or below."

However, on page 182 the DSGEIS does note that "...based upon actual future development of the site, a different use mix on the site could result in significantly different trip generation, as described above."

2. On page 198, the DSGEIS discusses the fact that direct interim access to State Route 25 may need to be provided for individual lots fronting on Route 25 until such time as the interior road system is completed. As the interim access points will traverse areas intended for the required 50-foot buffer and paved pedestrian and bicycle pathway, what mechanism will be employed to require the owners of the individual lots to abandon and close these interim access points and restore the 50-foot buffer and pathway?
3. In Table 40 on pages 203 to 207 and in Table 48 on pages 222 to 225, the DSGEIS describes traffic mitigation measures required for various intersections as a result of the proposed project. These include segments of roadways (e.g. along Grumman Boulevard, Wading River Manor Road and Edwards Avenue) which may be near wetlands or protected public lands owned by entities other than the Town of Riverhead. What impacts, if any, are expected to these resources and if impacts are anticipated, what specific mitigation measures will be employed to reduce these impacts?
4. In Table 40 on page 207 and in Table 48 on page 225, the DSGEIS describes traffic mitigation measures required at intersections 11 (Wading River Manor Road and North Street), 12 (Wading River Manor Road & LIE North Service Road ) and 13 (Wading River Manor Road & LIE South Service Road) as a result of the proposed project. As these intersections are located in the Town of Brookhaven and portions of each intersection involve Town roads, has the Town of Brookhaven indicated its agreement with these measures?
5. On page 220, in the second paragraph of the "Non-Intersection Improvements 2025" section, the DSGEIS states that Middle Country Road (State Route 25) will need to be widened between County Road 46 (William Floyd Parkway) and Wading River Manor Road, a distance of approximately 7.5 miles. It should be noted that in particular, Suffolk County parkland (Robert Cushman Murphy Park), which includes ecologically-significant vegetational communities, freshwater wetlands, a segment of the headwaters to the Peconic River and habitats for rare, endangered, threatened and special concern species, is located in the segment of Middle Country Road between CR 46 and Wading River Manor Road. What are the impacts of this road widening on these resources and how and when will potential impacts to these specific resources be analyzed and addressed? This should also be addressed in the Mitigation section.
6. On page 239 the DSGEIS states that roadway mitigation will require the acquisition of private property for highway purposes in the following areas:
  - Middle Country Road from east of CR 46 to Wading River Manor Road
  - Middle Country Road from east of NY 25A to east of Manor Road/Splish Splash Drive
  - Wading River Manor Road north of Middle Country Road (intersection approach widening)
  - Edwards Avenue north of Middle Country Road (intersection approach widening)
  - Edwards Avenue south of Middle Country Road (intersection approach widening)
  - Edwards Avenue north of River Road (intersection approach widening)
  - Edwards Avenue south of River Road (intersection approach widening).

Potential impacts of these and other road construction projects to accommodate the build out at EPCAL should be reviewed for conformance to the CLUP and the Act and any development projects should identify and mitigate potential adverse environmental impacts on the Central Pine Barrens.

7. On pages 240-241, the DSGEIS outlines action needed at various mitigation levels when the number of trips generated by development during weekday AM peak periods exceed a specified number of vehicles per hour. For example, it states, "*Prior to occupancy of buildings in the subdivision that increase trip generation of the development during the weekday AM peak period above 750 vehicles per hour (combined entering and exiting), the mitigation detailed in Table 40 for locations 1,5,7, 10, 12, and 13 shall be completed.*"

A similar statement is made in regard to location 11 (detailed in Table 40) where the DSGEIS states that mitigation will be implemented prior to occupancy of buildings that increase the trip generation of development during weekday AM peak period above 1,500 vehicles per hour. In addition, the DSGEIS identifies for mitigation six other locations, detailed in Table 48, when weekday AM peak period exceeds 3,000 vehicles per hour, and five other intersections (detailed in Table 48) when trip generation during weekday AM peak period increases above 4,000 vehicles per hour.

Accordingly, please discuss who will monitor traffic volumes and traffic-related activity, track traffic volumes and activities against designated mitigation thresholds and determine when it is necessary to commence and complete mitigation activity? Furthermore, which agencies will be responsible for designing and engineering the proposed traffic mitigation measures? For example, will the Town of Riverhead track traffic volumes and Levels of Service over time and trigger implementation of appropriate mitigation measures at the appropriate milestone and/or withhold individual site plan approvals until designated mitigation measures are in place? Will Town of Riverhead execute Memorandums of Understanding with the involved transportation agencies to ensure these agencies agree with and will support and undertake the mitigation? Or, will this be the responsibility of each agency (NYSDOT, SCDPW, Town of Riverhead) which controls a roadway in need of mitigation?

A discussion should also be provided in regard to how all of the identified traffic mitigation measures will be funded. Will each transportation agency having jurisdiction over a particular affected roadway be expected to fund mitigation measures or will a separate dedicated fund be established?

### **Section 3.7.2 Potential Impacts – Sanitary Sewer System, including Sewage Treatment Plant**

1. On pages 292 to 293, the DSGEIS discusses how monitoring of sewage flow emanating from the proposed project will be required in order to determine when it is necessary to commence upgrades to the sewage treatment plant and sewage treatment system. Who will monitor this flow and what mechanisms will be employed to ensure these upgrades occur when necessary?
2. On pages 296-297 the DSGEIS states that the discharge location for the STP has to be moved as required by the USEPA 2007 TMDL Regulations. It continues that the standard includes an effluent limitation of 10 mg/l total nitrogen, a federal and state standard which is the absolute maximum limit to protect public health. Previous scientific research conducted in Suffolk County, including within the Central Pine Barrens, has indicated a level of 2 mg/l may be more protective of ecological communities and would be expected to provide greater public health protection as a result. Accordingly, it is recommended that the project aim to achieve a stricter limit on total

nitrogen, including that generated by the STP, closer to the 2.5 mg/l suggested in CLUP Guideline 5.3.3.1.3 Nitrate-nitrogen goal, which states, "A more protective goal of two and one half (2.5) ppm may be achieved for new projects through an average residential density of one (1) unit per two (2) acres (or its commercial or industrial equivalent), through clustering, or through other mechanisms to protect surface water quality for projects in the vicinity of ponds and wetlands."

3. On page 298 the DSGEIS states it will be determined whether additional pump stations will be required to serve the EPCAL subdivision, and if so, H2M will be retained by the Town to design them. However, no details on the cost or location of the pump station are provided.
4. In the discussion on pages 298 to 301, the future water usage is projected at 1,990,000 gpd. The Riverhead Water District asserts that the existing water supply wells cannot accommodate the proposed development either in the 2025 build out phase or the 2035 phase. The lack of capacity requires the Riverhead Water District to construct an additional water supply well for the 2025 build out phase and an additional well at the 2035 phase. Accordingly, please identify the locations of future water supply well sites, on or off site. Consideration should be given to planning for their construction at this time and establishing funding sources, such as future developers of individual lots at EPCAL.

#### **Section 3.7.3. Infrastructure Mitigation** (pp. 303 – 304)

1. The DSGEIS notes that stormwater runoff generated by the proposed project will be recharged on-site and not to McKay Lake. However, as the DSGEIS notes the importance of reducing the discharges of both sewage effluent and stormwater runoff into McKay Lake, can additional mitigation be considered to provide additional treatment of the stormwater runoff generated at present which will continue to discharge into McKay Lake and thence into the Peconic River?

#### **Section 3.9.2 Potential Impacts - Geology, Soils and Topography**

*Soils and Topography* (pp. 330 – 332)

1. The need to import soil to the site for creation of new grassland areas and the potential for imported soils carrying seeds of invasive species, pests such as golden nematode and contaminants should also be discussed.

#### **Section 3.9.3 Proposed Mitigation - Geology, Soils and Topography**

This section should also discuss mitigation measures designed to reduce potential impacts caused by importation of soil to the site for creation of new grassland areas, including the potential for imported soils carrying seeds of invasive species, pests such as golden nematode and contaminants. What measures will be employed to screen soils brought to the site?

#### **Section 3.10.2 Potential Impacts - Water Quality and Hydrology**

*Groundwater – 208 Study* (pp. 359 - 361)

1. On page 361, the DSGEIS provides a discussion as to how the stormwater drainage system will be designed for an 8-inch rainfall. However, as noted previously in regard to the discussion of stormwater on pages 103 to 104 of the DSGEIS, the DSGEIS states that the proposed project plans for only a two (2) inch stormwater runoff event. However, in the fifth paragraph on page 304 of Section 3.4.3 (Mitigation), page 365 of Section 3.10.2 (Potential Impacts), in the fifth

### **Section 3.11.3 Proposed Mitigation – Terrestrial and aquatic Environment**

1. The comments made just previously in regard to *Rare Species/Habitat Potential* (pp. 405 – 408) and maintenance of the grassland areas should also be addressed here as well.

### **Section 3.12.2 Potential Impacts – Petroleum and Hazardous Materials** (pp. 423 – 424)

1. As portions of the properties still controlled by the US Navy are proposed to be included in and counted as part of the overall open space system, please discuss whether or not there is potential for future remediation work to be conducted in these areas to cause further disturbance, especially removal of existing natural vegetation; how this will affect the calculations of total undisturbed natural vegetation to be preserved and what measures will be undertaken to ensure restoration and revegetation with native species after remediation is completed. It is recommended that this also be addressed in Section 3.12.3, Mitigation, on pages 424 and 425.

### **Section 3.13.3 Proposed Mitigation – Visual Resources** (p. 439)

1. In the discussion of the 50-foot buffer to be established along the south side of Middle Country Road (State Route 25) the discussion should also state that the portions of the buffer area which are currently devoid of natural vegetation will be revegetated with native woody plant species, including shrubs and trees, as opposed to non-screening herbaceous species. Furthermore, please discuss whether or not more detailed planting specifications will be developed and required for these areas.

### **Section 6.0 Conditions/Criteria Under Which Future Actions Will be Undertaken or Approved Including Requirements for Subsequent SERA Compliance**

1. In the discussion on pages 470 to 471 of temporary access to Route 25 for lots which front on Route 25, because these temporary access ways will traverse areas intended for the required 50-foot buffer and paved pedestrian and bicycle pathway, please describe and discuss the mechanisms which will be employed to require the owners of the individual lots to abandon and close these interim access points and restore the 50-foot buffer and pathway as well as revegetate the 50-foot buffer.
2. On page 471 the DSGEIS states that future site-specific project will be required to “*Demonstrate that low-maintenance vegetation is being incorporated into landscape design.*” This should be strengthened further by also requiring future projects to limit fertilizer-dependent vegetation to no more than 15% of the project site and to mandate use of native plant species to the maximum extent practicable.

### **Section 7.0 Alternatives and Their Impacts**

Section 617.9 (b) (5) (v) of the SEQRA regulations pertaining to “Preparation and content of environmental impact statements” states that in regard to the analysis and discussion of alternatives the “...*The description and evaluation of each alternative should be at a level of detail sufficient to permit a comparative assessment of the alternatives discussed.*” Unfortunately, however, the alternatives discussion does not appear to meet this SEQRA criterion as it is essentially qualitative and in many cases subjective without providing sufficient supporting quantitative information.

**SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES**

**STATE ENVIRONMENTAL QUALITY REVIEW ACT  
FINDINGS STATEMENT**

Pursuant to Article 8 (State Environmental Quality Review Act - SEQRA) of the New York State Environmental Conservation Law and Part 617 of the New York Code of Rules and Regulations (NYCRR), the **Suffolk County Department of Health Services (SCDHS, Department)**, as an **involved** agency, makes the following findings.

**Name of Action:** 8-Lot Realty Subdivision at Enterprise Park at Calverton

**SCDHS Reference #(s):** RS-20-0021

**Description of the Action:** Subdivide 2,106.690 acres of land into 8 lots.

**Location:** South side of New York (NY) 25, north of Grumman Boulevard, east of Wading River Manor Road, Hamlet of Calverton, Town of Riverhead

**SCTM#:** 0600-135-01-7.1, 7.2, 7.33 & 7.4

**Agency Jurisdiction:** The Suffolk County Department of Health Services maintains jurisdiction over the final density of the lot, final location of construction of sanitary disposal and water supply systems and the storage, handling and disposal of certain restricted materials pursuant to Articles 6, 7, and 12 of the Suffolk County Sanitary Code.

Proposed lots 6, 7 and 8 are being created at this time as large acre parcels without directing where future development and infrastructure will occur within these subdivided parcels. The potential impact of development within these parcels will be evaluated during SEQRA reviews of future site plan/development application stages for these lots as required by NY State.

**Final Environmental Impact Statement Accepted by the Town of Riverhead:** March 15, 2016

**Town of Riverhead Findings Statement:** July 19, 2016

**Town of Riverhead SEQRA Consistency Resolution:** May 16, 2019

**Suffolk County Sanitary Code:**

Articles Construed:

- A. Article 6: Realty Subdivisions, Developments, and Other Construction Projects
- B. Article 7: Water Pollution Control
- C. Article 12: Toxic and Hazardous Material Storage and Handling Controls

**A. Article 6**

**Facts:**

**DEIS & FEIS REVIEW:**

1. The Department has reviewed the Draft and Final Supplemental Generic Environmental Impact Statements for issues related to subdivision density.
2. The property is located within Groundwater Management Zone III and requires all lots to be at least 40,000 sq. ft. in area.
3. The proposed subdivision maps indicate all lots shall be greater than the required minimum.
4. The Department has reviewed the Draft and Final Supplemental Generic Environmental Impact Statements for issues related to sewage disposal for the subdivision.
5. The FSGEIS indicates methods of sewage disposal as connection to the Calverton Sewage Treatment Plant (STP), which is being expanded and upgraded to a tertiary plant, whose discharge will be relocated to north of the groundwater divide, outside of the Peconic Estuary groundwater contributing area, which is acceptable to the Department for the chosen alternative.
6. The Department has reviewed the Draft and Final Supplemental Generic Environmental Impact Statements for issues related to toxic or hazardous materials storage and handling.
7. The FSGEIS indicates no proposed storage and handling of toxic or hazardous materials, which is acceptable to the Department for the chosen alternative.
8. The Department has reviewed the Draft and Final Environmental Impact Statements for issues related to water supply for the subdivision.
9. The FSGEIS indicates methods of water supply as public water supply from the Riverhead Water District, which are acceptable to the Department for the chosen alternative.
10. The FSGEIS indicated in Section 3 that “[d]evelopment at the EPCAL Property cannot collectively demand more than 1,990,000 gpd (1,382 gpm) of water until additional well capacity is developed with the water purveyor.”
11. The FSGEIS indicates in Response No. C2-6 “[t]he location of future wells is not known at this time; therefore, details of potential cost, funding and impacts cannot be determined” and “[t]he Riverhead Water District would monitor the use of water within the EPCAL Property through water metering and, as such, would be able to determine the timing of the new well construction.”

**APPLICATION REVIEW:**

1. Pursuant to Article 6 of the Suffolk County Sanitary Code, the SCDHS maintains jurisdiction over the final location of sewage disposal systems for all realty subdivisions, developments and other construction projects located in Suffolk County.
2. The applicant has submitted a required application to the SCDHS, which has been reviewed by technical staff, filed under the above noted reference number and incomplete as of 2-20-2020 pending submission of revised subdivision maps, Water Availability Letter from the Riverhead Water District, Sewer Availability Letter from the Calverton Sewer District, NYSDEC WSRR permit, Central Pine Barrens Commission approval, and restrictive covenants, among other documentation.
3. Based on the material submitted, it has been proposed that sewage disposal be by means technically acceptable pursuant to Article 6 of the Suffolk County Sanitary Code.

**Findings:** After review of the subject application and information contained in the DEIS and FSGEIS, it has been determined that the proposed action can conform to the standards and technical requirements of Article 6 of the Suffolk County Sanitary Code, pending submission of additional application information.

**B. Article 7****Facts:****DEIS & FEIS REVIEW:**

1. The Department has reviewed the Draft and Final Supplemental Generic Environmental Impact Statements for issues related to water quality protection consistent with the jurisdiction of Article 7 of the Suffolk County Sanitary Code.
2. It is the intent and purpose of Article 7 of the Suffolk County Sanitary Code to safeguard all the water resources of the County of Suffolk, especially in deep recharge areas and water supply sensitive areas, from discharges of sewage, industrial and other wastes, toxic or hazardous materials and stormwater runoff by preventing and controlling such sources in existence when this Article was enacted. It is also the purpose of this Article to prevent further pollution from new sources under a program which is consistent with the designated best use of all groundwaters of Suffolk County as public and private water supply, and most surface waters for food production, bathing and recreation.
3. Pursuant to Article 7 of the Suffolk County Sanitary Code, the proposed action must be limited to on-site storage, at any one time of 250 gallons or 2000 lbs. of restricted toxic or hazardous materials.
4. No Article 7 storage of regulated materials were identified in the FSGEIS.

**Findings:** Based on the information provided in the FSGEIS, the SCDHS finds that the proposed

action can conform to the technical standards and requirements of Article 7 of the Suffolk County Sanitary Code.

### **C. Article 12**

#### **Facts:**

1. The Department has reviewed the Draft and Final Environmental Impact Statements for issues related to water quality protection consistent with the jurisdiction of Article 12 of the Suffolk County Sanitary Code.
2. It is the intent and purpose of Article 12 of the Suffolk County Sanitary Code to safeguard the water resources of the County of Suffolk from toxic or hazardous materials pollution by controlling or abating pollution from such sources in existence when this Article was enacted and also by preventing further pollution from new sources under a program consistent with the designated best use of all groundwaters of Suffolk County as public and private water supply, and most surface waters for food production, bathing and recreation.
3. In its review of the GDEIS and FSGEIS for the proposed action, no Article 12 regulated materials were identified.

**Findings:** Based on the information provided in the FSGEIS, the SCDHS finds that the proposed action can conform to the technical standards and requirements of Article 12 of the Suffolk County Sanitary Code.

#### **Certification of Findings:**

Having considered the Draft and Final Supplemental GEIS, and having considered the preceding written facts and findings relied upon to meet the requirements of 6 NYCRR 617.9, the Statement of Findings certifies that:

1. The requirements of 6 NYCRR Part 617 have been met with respect to the jurisdiction and approval authority of the SCDHS.
2. Consistent with the social, economic and other essential considerations from among the reasonable alternatives thereto; the action that is approvable is one which minimizes or avoids adverse environmental effects within the jurisdictional authority of the SCDHS to the maximum extent practicable;
3. Consistent with social, economic and other essential considerations, to the maximum extent practicable, adverse environmental effects revealed in the environmental impact statement process should be minimized or avoided with respect to the jurisdictional areas of concern regulated by the SCDHS, by incorporating as conditions to the decision, those mitigative measures which were identified as practicable.

Suffolk County Department of Health Services  
Name of Agency

Julia Priolo  
Name of Responsible Official

Senior Environmental Analyst, Office of Ecology, Division of Environmental Quality  
Title of Responsible Official

4/29/2020  
Date

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