



# TOWN OF RIVERHEAD PLANNING BOARD

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

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

*Richard M. O'Dea, Member*

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

<b>DO NOT WRITE IN THIS BOX:</b> This box will be completed by the Planning Department	
Fee: \$500 + ( _____ sq. ft. altered/project area x \$0.10) = _____	
Submission Phase: (75%) Preliminary _____	(25%) Final _____
Date Fee Submitted: _____	
Accounting Receipt Number: _____	

### APPLICATION FOR SITE PLAN APPROVAL

Identify submission phase: (Pursuant to Section 301-305 of the Riverhead Town Code, revised December 6, 2011):

Preliminary

Final

Designated Name of Proposed Development or Project. (If none exists, supply the applicant's name): \_\_\_\_\_

1792 Middle Road

If there is more than one party in any category below, please provide information for each on a separate sheet of paper.

**Applicant\*:**

Name: Breezy Hill Group VI, LLC  
c/o Sam Stasi

Address: 2186 Kirby Lane, Syosset, NY  
11791

E-Mail: samstasi85@yahoo.com

Phone: \_\_\_\_\_

**Licensed Design Professional\*:**

Name: Hrvoje Marnika, P.E.  
Nelson & Pope Engineers & Surveyor

Address: 572 Walt Whitman Road  
Melville, New York 11747

E-Mail: Hmarnika@nelsonpope.com

Phone: 1(631)427-5665

**Owner\*:**

Name: Breezy Hill Group VI, LLC  
c/o Sam Stasi

Address: 2186 Kirby Lane, Syosset, NY  
11791

E-Mail: samstasi85@yahoo.com

Phone: \_\_\_\_\_

**Attorney\*:**

Name: Steven Losquadro, Esq.

Address: 649 Rt. 25A, Ste. 4, Rocky Point  
N.Y. 11778

E-Mail: losquadrolaw@aol.com

Phone: 1(631) 744-9070

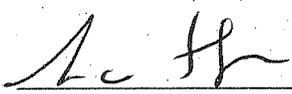
- Suffolk County Tax Map Number: 0600-100.00 - 02.00 - 004.002
- Location of site: 1792 Middle Country Road, Calverton, N.Y. 11933
- Current zoning classification (zoning district): Industrial
- Description of work to be done: Site work for Yard

- Proposed use(s) of site: storage; asphalt and concrete crushing and creening business
- Total site area: \_\_\_\_\_ square feet 6.68 acres
- Square feet of building area: Existing: \_\_\_\_\_ To be added: \_\_\_\_\_
- Square feet of **total altered area** (buildings, clearing, grading, disturbance, hard surfaces, landscaping, etc.): 241.299 Sq. Ft.
- Amount of fee submitted-\$500 plus 10 cents per square foot of total altered area up to a maximum of \$30,000.75% at preliminary review and 25% remainder at final. (\$500 paid at time of submission for an amendment of an approved site plan prior to issuance of a Certificate Occupancy): \$24,629.90

- Anticipated construction time/completion date: \_\_\_\_\_
- Will development be staged/phased? NO If yes, how? \_\_\_\_\_

- Current land use of site (retail, manufacturing, etc.): Industrial
- Current condition of site (vacant, wooded, developed, #of buildings, etc.): \_\_\_\_\_  
Developed

- Use/Character of surrounding sites (agricultural, residential, retail, etc.): Industrial
- Is the site within a New York State Agricultural District or within 500 ft. of a New York State Agricultural District? NO (If so, see the following page.)
- Was a Presubmission Conference held? YES If so, provide the date: \_\_\_\_\_

  
Applicant signature

8/7/2017  
Date

Sam Stasi  
Print applicant name

\_\_\_\_\_  
Title, if applicable

- This application is:  Complete (date) \_\_\_\_\_  
(For Planning Department use only)  Incomplete because: \_\_\_\_\_

Received by: \_\_\_\_\_  
Date: \_\_\_\_\_

Please note: If ownership is held jointly or in partnership, each owner and/or partner must sign a separate owner's endorsement. If the owner or owners are making the application, this endorsement is not required.

**OWNER'S ENDORSEMENT**

STATE OF NEW YORK)

COUNTY OF SUFFOLK) <sup>SS:</sup>

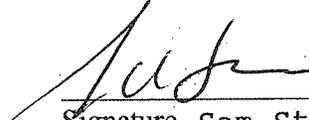
**Application/Project Name:** 1792 Middle Road

**Project Address:** 1792 Middle Road, Calverton, New York 11933

Sam Stasi, being duly sworn, deposes and says:  
I am: (check one)  a part owner in fee  
 the sole owner in fee  
 an officer of the corporation which is the owner in fee of the premises described in the foregoing application.

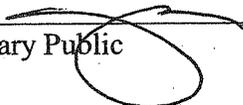
I reside at 2186 Kirby Lane  
Mailing Address  
Syosset, New York 11791  
Hamlet/Post Office/Village State Zip Code

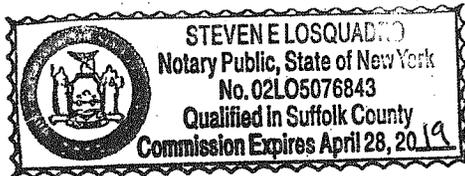
I have authorized Steven Losquadro, Esq. to make the foregoing application (described above) to the Riverhead Town Board and/or Planning Board for site plan/subdivision approval as described herein.

  
Signature Sam Stasi, Member

Breezy Hill Group VI, LLC  
(If owner is a corporation, please indicate name of corporation and the title of the corporate officer whose signature appears above)

Sworn before me this  
X day of August, 2017

  
Notary Public





## 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: Breezy Hill Group VI, LLC - c/o Sam Stasi
- 2) Address of Applicant: 2686 Kirby Lane, Syosset, New York 11791
- 3) Name of Land Owner (if other than the applicant): \_\_\_\_\_
- 4) Address of Land Owner: \_\_\_\_\_
- 5) Description of Proposed Project: industrial yard

- 6) Location of property (street address): 1792 Middle Road, Calverton, N.Y. 11933
- 7) Project site tax map number: 600 - 100.00 - 02.00 - 004.002
- 8) Is the project located on property within an Agricultural District containing a farm operation? NO (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? \_\_\_\_\_ (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.

Tax Map #	Name & Address
1.	_____
2.	_____
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 x240. Information regarding property 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, 201 Howell Ave., Riverhead, NY 11901."

Signature of Applicant *Sam Stasi* Date 8/7/2017  
 Sam Stasi, Member  
 Breezy Hill Group VI, LLC

Notes: 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.



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*George Nunnaro, Member*

### Construction Activity Agreement

Job Title: 1792 Middle Road

SCTM No: 600-100.00-02.00-004.002 Site Address: 1792 Middle Road, Calverton, NY 11931

I agree to comply with the following:

- I will have available on-site this agreement and related plans during the entire construction process. I will explain the requirements to all construction personnel and subcontractors. I take responsibility for full compliance with this agreement and Chapter 275 of the Town of Riverhead Code (Stormwater Management and Erosion and Sediment Control).
- No vegetation and/or trees may be cleared without first receiving a mark-out or authorization from Planning, Building and/or Engineering Inspectors. Only vegetation, topsoil, and trees specifically in the path of construction activity may be removed.
- No earth, fill or construction material shall be allowed to migrate off site from this project on the Town of Riverhead roadway and/or storm drain system or an adjacent property.
- No fill shall be brought into site without the express approval of a Building Department. Fill piles will only be allowed in a location designated on plan, or authorized by Building Inspector(s). Piles of fill shall be stabilized and/or contained with grass seed, sit fences, hay bales, or other approved methods.
- At the end of each workday the adjacent roadway and/or storm drain system shall be inspected by owner or his/her designee for soil or other matter. All construction site and adjacent roadways shall be cleared of soil and other material at the end of each day.
- All construction and demolition debris and materials, including wet concrete, shall be disposed of at an appropriate facility in accordance with Town of Riverhead and NYSDEC waste management regulations. Dumping any liquid, semi-liquid, or other materials from a construction site into storm drains, roadways, vacant property or grounds for a violation.
- Litter shall be picked up on a daily basis from site, adjacent properties and/or the road system.
- Toilet facilities shall be available to all workers on site during the construction period.
- A temporary stable construction entrance shall be constructed utilizing recycled concrete aggregate (RCA) or a similar material, unless a suitable constructed entrance already exists on the site.

- All municipal or private drainage inlets adjacent to area or construction shall be protected from dirt/matter/pollutants through the use of products/sponges designed for this purpose.
- On areas of steep slopes and areas cleared of vegetation, suitable stabilization methods, as shown on approved site plans and the stormwater pollution prevention plan (SWPPP) shall be employed to prevent soil migration and stormwater runoff.
- All exposed expanses of soil shall be stabilized with annual grass seed as soon as areas will no longer be needed for construction staging, or if areas will remain undisturbed for six weeks or longer.
- Prior to tree, shrub or other plantings, soil shall be suitably tilled and prepared.

In WITNESS WHEREOF, the parties hereto have caused this Declaration to be duly executed as of the date and year described below.

8/7/2017  
Date

Breezy Hill Group VI, LLC  
Owner Name (Printed)

\_\_\_\_\_  
Contractor Name (Printed)

[Signature]  
Owner Signature - Sam Stasi,  
Member

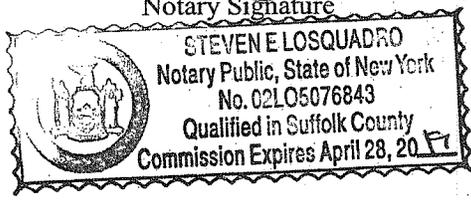
\_\_\_\_\_  
Contractor Signature

STATE OF NEW YORK )  
                                  :ss:  
COUNTY OF SUFFOLK )

On the 7 day of August in the year 2017, before me, the undersigned, a Notary Public in and for said State, Sam Stasi, personally appeared, is personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed this instrument.

8/7/17  
Dated

[Signature]  
Notary Signature



STATE OF NEW YORK )  
                                  :ss:  
COUNTY OF SUFFOLK )

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, \_\_\_\_\_, personally appeared, is personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed this instrument.

\_\_\_\_\_  
Dated

\_\_\_\_\_  
Notary Signature

READ THIS DOCUMENT CAREFULLY, YOU MAY CONSULT YOUR ATTORNEY BEFORE COMPLETING.

# Disclosure Affidavit

STATE OF NEW YORK)

SS:

COUNTY OF SUFFOLK)

I, Sam Stasi, as Member of Breezy Hill Group VI, LLC, an applicant for the following relief: Site Plan Application and being duly sworn, (Type of Permit)

deposes and says:

That I make and complete this affidavit under the penalty of perjury and swear to the truth thereof. That I understand that this affidavit is required by Section 809 of the General Municipal Law and that a knowing failure to provide true information is punishable as a misdemeanor. Being so warned, I state:

Check here if not applicable (i.e., you have no relative working for the Town of Riverhead) and please sign below before a notary public.

OR:

That \_\_\_\_\_ is a State officer, is an officer or employee of (Name of Relative)

Riverhead Town, and:

**That this person has an interest in the person, partnership or association with this site plan application.**

That for the purpose of this section, an officer or employee shall be deemed to have an interest in the applicant where he, his spouse, or their brothers, sisters, parents, children, grandchildren or the spouse of any of them.

- a. Is an applicant,
- b. Is an office, director, partner or employee of the applicant,
- c. Legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association, applicant, or
- d. Is a party to an agreement with such an application, express or implied whereby he may receive any payment of other benefit, whether or not for services rendered, dependant or contingent upon the favorable approval of such application, petition or request.
- e. That ownership of less than five (5) percent of the stock of a corporation whose stock is listed on the New York or American Stock Exchange shall not constitute an interest for the purpose of this section.

[Signature]  
(Signature)

Sworn to before me this 7<sup>th</sup> day of AUGUST, 2017.

[Signature]  
Notary Public

