

PUBLIC NOTICE

A SEQRA public scoping session will be held by the Town of Riverhead Planning Board on Thursday, February 20, 2020 at 3:00 p.m. at Riverhead Town Hall, 200 Howell Avenue, Riverhead to obtain public input and comments on the Draft Scope submitted by the applicant as it pertains to the site plan application for Breezy Hill Group IV, LLC to establish an asphalt and concrete crushing and screening facility at a 6.683 acre parcel located at 1792 Middle Road, Calverton within the Industrial A (Ind A) zoning use district, with said parcel being more particularly described as SCTM No. 600-100-2-4.2. Comments received at the public scoping session will be considered and incorporated into a Final Draft Scope which will be used as a guiding document for the preparation of a Draft Environmental Impact Statement (DEIS) which will assess and demonstrate how potential significant negative environmental impacts will be mitigated by the applicant.

**BY ORDER OF THE PLANNING BOARD
OF THE TOWN OF RIVERHEAD**

**BREEZY HILL GROUP VI, LLC
ASPHALT AND CONCRETE CRUSHING AND SCREENING FACILITY**

DRAFT ENVIRONMENTAL IMPACT STATEMENT

DRAFT SCOPE

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Date: December 26, 2019

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1.0 INTRODUCTION

This document is the Draft Scope for the Draft Environmental Impact Statement (“DEIS”) for the Breezy Hill Group Asphalt and Concrete Crushing and Screening Facility Site Plan. The Town of Riverhead Planning Board completed a coordinated review to assume lead agency on March 15, 2018, and assumed Lead Agency and issued a Positive Declaration by resolution on May 16, 2019. The State Environmental Quality Review Act (“SEQRA”) requires that once a Positive Declaration is issued, a Scoping Process must occur to determine the scope and content of the DEIS pursuant to 6NYCRR Part 617.8. Based on SEQRA, the Draft Scope must be circulated for public and interagency input, and a Final Scope shall be adopted by the lead agency within 60 days of filing of the Draft Scope, or the Applicant may proceed to submit a DEIS in conformance with the Draft Scope. A copy of this Draft Scope will be made available for public participation and review at the Town Clerk’s office and on the Town’s official website and will be circulated by the Town to involved and interested agencies and parties of interest, and a scoping meeting will be held at the discretion of the Town Planning Board.

The DEIS that is prepared, including all essential data collection, calculations, analyses, tables, plans, figures, appendices, and written materials will assist the lead agency (Town of Riverhead Planning Board) in:

- complying with the standards and procedures of 6 NYCRR Part 617, State Environmental Quality Review Act (“SEQRA”);
- identifying and further assessing potential adverse environmental impacts from the Proposed Action;
- developing reasonable and appropriate environmental impact prevention and/or mitigation strategies to reduce impacts from the project to the maximum extent practicable; and
- preparing and adopting a SEQRA Findings Statement and rendering a final decision (“Determination of Significance”) regarding the Breezy Hill Group Site Plan environmental review.

After the Final Scope has been accepted by the Planning Board, filed with the Town Clerk, posted on the Town’s website, and noticed in conformance with SEQRA, the DEIS will be prepared by and filed by the Applicant in accordance with the accepted Final Scope and the content requirements set forth under SEQR Subsection 617.9 (b).

Once the DEIS has been completed and submitted to the Planning Board for review, the Board will determine the consistency of the DEIS with the Final Scope and SEQRA regulations. If the DEIS is found to not be consistent with the Final Scope, the Planning Board will identify the deficiencies to the Applicant and their environmental consultants and will provide instruction as to the necessary revisions to ensure the DEIS is suitable for acceptance.

Once the DEIS is resubmitted and is found to comply with the scope and content requirements of the Final Scope and SEQRA regulations, the Planning Board will make the document available online and at the Town Clerk’s office for public review, refer the document to involved/interested agencies and parties of interest, file the requisite ENB notice, determine if a public hearing is necessary, and if so, submit a notice of public hearing in the ENB and a local newspaper of general circulation.

2.0 DESCRIPTION OF ACTION

The proposed Action involves a request for Site Plan approval from the Town of Riverhead Planning Board for an asphalt and concrete crushing and screening facility on a 6.68-acre industrially zoned property currently containing a single-family residence and residential accessory structures. The existing one-to-two story frame/stucco residence will be converted to an office and an existing 1.5-story frame barn/garage will be used as storage space for facility operations. An existing in-ground swimming pool and other minor residential accessory structures will be removed. A small (0.02±acre) unmapped man-made pond will be filled.

The proposed facility will operate two crushing/screening equipment stations, and there will be a total of five asphalt/concrete stockpiles. Ten-foot-deep buffers will be established/maintained along the eastern, western and southwestern property boundaries and 20-foot deep buffers will be provided/maintained along the southeastern and northerly property boundaries along Middle Road and Manor Road, respectively. Access to the office will be from Middle Road and truck access to the crushing and screening facility will be from Manor Road. A 20-foot wide recycled concrete aggregate (“RCA”) surfaced access and driveway “loop” will be provided around the crushing and screening stockpile area in the northerly half of the property to provide convenient access to the stockpile area and two truck scales will be installed along the driveway. Driveway traffic would be one-way in a counterclockwise direction. A second 24-foot wide access will be provided off Middle Road to be used as an office access and this driveway will connect to the circular driveway to the north to facilitate interaction between the office portion of the site and adjacent work area. Two stormwater pretreatment sediment basins will be constructed on-site to address site generated runoff. Sediment Basin “A” will have a total storage volume of 5,535± CF and Sediment Basin “B” will have a storage volume of 7,788± CF. The two sediment basins will be equipped with overflow pipes that will discharge to a 21,509± CF drainage reserve at the south end of the property. The total combined runoff storage volume from the proposed drainage system is 34,832± CF. The drainage reserve will contain two 10-foot diameter leaching pools to recharge stormwater on-site. Existing vegetation in the southeastern and southwestern portions of the site will remain and landscaping will be provided in perimeter areas as needed to properly screen and buffer the proposed operation. The proposed driveway will be surfaced with RCA and topsoil and hydro seeding is proposed in non-work areas.

3.0 LOCATION

The subject property is located north of Middle Road, south of Manor Road, and east of Twomey Avenue in the Hamlet of Calverton, Town of Riverhead, Suffolk County, New York. The property address is 1792 Middle Road, Calverton, and its Suffolk County Tax Map number is: District 600, Section 100, Block 2, Lot 4.2. The 6.68-acre parcel has 232.58 feet of direct frontage on Middle Road and 366.06 feet of frontage on Manor Road. The property is in the following service, zoning and environmental districts:

- Riverhead Central School District
- Riverhead Free Library District
- Riverhead Town Police District

- Riverhead Volunteer Fire District
- Riverhead Volunteer Ambulance District
- Riverhead Water District
- Industrial A Zoning District
- Central Suffolk Special Groundwater Protection Area
- Long Island North Shore Heritage Area

See attached **Location Map**.

4.0 PURPOSE AND INTENT OF DRAFT SCOPE

The DEIS for the Subject Action will focus on environmental issues of concern (i.e., potential moderate and/or large environmental impacts) that were identified by the Town in the May 9, 2019 Planning Staff Report and the May 16, 2019 Positive Declaration. The DEIS will provide the background information and analyses necessary to assist the Planning Board in understanding the details of the project, fulfilling SEQRA's "hard look" mandate, and ensuring that the DEIS fully conforms to the standards, specifications, intent and purpose of 6 NYCRR Part 617, Section 617.9, "Preparation and Content of Environmental Impact Statements."

The Planning Board has determined that the Proposed Action has the potential to result in one or more moderate and/or large environmental impact(s); therefore, additional environmental review in the form of an Environmental Impact Statement ("EIS") is necessary so that these potential environmental impacts can be more fully examined and vetted, and so that guidelines and procedures can be put into place to prevent and/or mitigate impacts to the maximum extent practicable as required by SEQRA.

5.0 INVOLVED AND INTERESTED AGENCIES, REQUIRED PERMITS AND APPROVALS AND/OR REVIEWS

Based on the Town Planning Department's May 9, 2019 memo, considerable outreach will be conducted by the Town to obtain input from various "involved" and "interested" agencies,^{1,2} municipal boards and offices, and applicable community service providers. The Planning Department's staff memo includes a list of agencies that the Department plans on referring the application materials to (see list below). It is expected that the Town will forward any relevant

¹ *Involved agency* means an agency that has jurisdiction by law to fund, approve or directly undertake an action. If an agency will ultimately make a discretionary decision to fund, approve or undertake an action, then it is an "involved agency" notwithstanding that it has not received an application for funding or approval at the time the SEQR process is commenced. The lead agency is also an "involved agency".

² *Interested agency* means an agency that lacks the jurisdiction to fund, approve or directly undertake an action but wishes to participate in the review process because of its specific expertise or concern about the proposed action. An "interested agency" has the same ability to participate in the review process as a member of the public.

responses from this outreach to the Applicant for review and consideration as part of the Final Scope and DEIS preparation.

- Riverhead Town Board
- Riverhead Planning Board
- Riverhead Zoning Board of Appeals
- Riverhead Highway Department
- Riverhead Office of the Fire Marshal
- Board of Fire Commissioners
- Suffolk County Department of Public Works
- Suffolk County Planning Commission³
- Suffolk County Water Authority⁴
- New York State Department of Environmental Conservation
- New York State Department of Transportation
- LIPA/PSEG Environmental Division

Required permits and approvals for the action from agencies or entities with permit or approval authority (i.e., “involved agencies”) are as follows:

- Riverhead Planning Board (Site Plan Approval)
- Town Building Department (Demolition and Building Permits)
- Suffolk County Department of Health Services (Wastewater disposal)
- New York State Department of Environmental Conservation (NYCRR Part 360/361 Solid Waste Management/Material Recovery Facilities Permit; Article 19 State Facility Permit, General Stormwater Construction Permit)

6.0 POTENTIAL MODERATE OR LARGE IMPACTS IDENTIFIED BY THE EAF PART 3/ DETERMINATION OF SIGNIFICANCE

Potential moderate or large impacts that were identified by the Town that must be addressed in the DEIS are as follows:

1. Potential impacts to groundwater and local water resources.
2. Noise pollution.
3. Dust impacts.
4. Traffic impacts.
5. Roadway and infrastructure.
6. Removal of agricultural soils.

³ In a letter to the Town dated August 30, 2017, the SCPC determined that the subject action is a matter for local determination, as there appears to be no significant county-wide or inter-community impacts.

⁴ NP&V notes that the property is within the Riverhead Water District.

7. Stormwater management and drainage.
8. Removal of existing vegetation.
9. Loss of required screening and buffers with residential properties.
10. Compatibility with the Town's Master Plan.

7.0 INITIAL IDENTIFICATION OF MITIGATION MEASURES

Preliminary impacts and mitigation actions that have been identified are listed below. It should be noted that the final lists of impacts and mitigation strategies will depend on the detailed analyses and conclusions conducted during the DEIS process. Therefore, impact prevention and mitigation techniques may be expanded upon, replaced, or modified based on the findings of the review. Additional policies and standards that are not currently listed may also be identified and added to the list as needed.

Potential impacts and mitigation to groundwater and local water resources:

- Based on SCDHS standards, the existing residential use would be expected to generate no more than 300 gpd of wastewater that is discharged to an on-site septic system; whereas the use of the building for offices is expected to generate 218± gpd based on the proposed engineering plans and EAF Part I. The total permissible sewage discharge on the 6.68-acre property using a conventional on-site septic system in SCDHS' Groundwater Management Zone III is 2,004.9 gpd thus allowing for continued use of a conventional on-site system.
- Public water is not present at the site, therefore, a private well or wells will be used. The Proposed Action may increase the overall potable water consumption at the site based on the 218± gpd for "domestic" use, 2,232± gpd for landscape irrigation, and 720± gpd for dust suppression projections for a total estimated water demand of 3,170± gpd. Maximum pumping capacity of on-site well(s) is estimated to be 1,380 gpm.
- The Subject Property is within the Central Suffolk Special Groundwater Protection Area/Critical Environmental Area. The project and any potential groundwater impacts will be assessed against the recommendations of the 1992 Long Island Comprehensive Groundwater Protection Area Plan, and mitigation will be identified if and as needed.
- Existing soil/C&D stockpiles on-site have been sampled and tested by NP&V to determine if they contain actionable levels of regulated pollutants and the results and recommendations of this sampling are summarized in a September 26, 2018 Site Characterization Report and Remediation Plan.
- There are no wetlands or surface waters on or adjacent to the site except the small man-made unregulated pond on-site which will be removed.
- Stormwater runoff from a two-inch design storm will be captured and recharged on-site. Pretreatment sediment basins will be provided to allow sediment and other pollutants to settle out improve the quality of stormwater recharge and overflow will discharged to a drainage reserve for recharge.
- Projects involving disturbance of more than one acre of land must file for and obtain a State Pollution Discharge Elimination System ("SPDES") General Permit for stormwater and prepare a Stormwater Pollution Prevention Plan ("SWPPP") (unless otherwise exempt) to

ensure compliance with water quality and quantity requirements pursuant to the NYSDEC General Permit for Stormwater Discharges from Construction Activities (GP 0-15-002).

Noise pollution impacts and mitigation:

- Future demolition, site preparation and construction activities must conform to the standards and specifications of the Town's noise ordinance as set forth in Chapter 251, Article I, "Noise," Riverhead Town Code, including conformance to the maximum prescribed noise levels for specified activities and times. A noise analysis is proposed to identify key noise generators and sensitive sound receptors and determine existing and future sound levels. Mitigation shall be required for activities that exceed Town standards or that may adversely affect nearby noise sensitive land uses. Possible mitigation may include further restrictions on the times or days of the week for such activities, solid fencing or sound walls, earthen berms, adequate buffers/setbacks, or other innovative methods and techniques that can attenuate noise.

Dust impacts:

Dust (and fumes) can adversely affect human respiratory health, especially those with asthma, allergies or other lung conditions, and cause other irritations such as eye discomfort. Dust can also have aesthetic impacts such as when it accumulates on cars and homes. Control of airborne dust during swimming pool and man-made pond removal and backfilling, drainage facility excavations, driveway construction, and future materials processing activities will help to prevent off-site transfer of soil by wind and protect air quality and public health. Preliminary dust mitigation, may include but is not necessarily limited to:

- Stabilization of site driveways and site accesses to reduce dust during demolition, excavation, filling, grading, construction, and future activities associated with material processing operations. Examples include installing antitracking pads, applying two-inch+ stone groundcover over bare soil and providing a small mountable berm at the site entrance/exit during construction, and stabilizing proposed driveways with recycled concrete aggregate ("RCA") as proposed.
- Limit clearing to only what is necessary using project limiting fences, if necessary, during site clearing and site preparation and construction. This will also prevent unnecessary encroachment into perimeter buffer areas and ensure that adequate yard setbacks, vegetated buffers, and screening is maintained.
- Properly phase site work to reduce the total land area that will be disturbed/exposed to the elements at one time.
- Comply with any requirements for a SPDES General Stormwater Construction Permit, SWPPP (if required), and Erosion Control Plan. Implement stormwater, erosion, sedimentation, and dust controls such as installation of silt fencing around work areas and stockpiles and installing sediment traps and curb and grate inlet protection.
- Designate an appropriate location for storing demolition, construction, and site operations vehicles, equipment, and materials to reduce unnecessary activity and disturbance in non-work areas.
- Restrict heavy truck and equipment speeds on-site to 10 mph by posting speed limit signs along the driveway.
- Revegetate or reseed areas that are presently cleared but will not be used for future work activities; consider the use of mulch in places such as planted areas to stabilize soil.

- Periodically dampen soils on windy days, during heavy vehicle activities or as otherwise needed to keep dust down. Apply spray adhesives, if necessary, per plan, to address dust in work areas as needed.
- Stabilize steep slope/bank areas with retaining walls, if and as necessary, and revegetate or reseed adjacent exposed soils that are not within proposed work areas.
- Establish a vehicle washout station on-site to remove dust and dirt from trucks prior to leaving the property.

Removal of agricultural soils:

- The site contains some soils that are well-suited for farming, specifically Haven loam (HaB) and Riverhead sandy loam (RdB) soils, and to a lesser extent Riverhead sandy loam (RdC) soils which are less suited for this purpose due to slope. Approximately 2.1± acres or 31± percent of the 6.68-acre site contains Carver and Plymouth sands (CpC) which have severe limitations for agricultural use.
- The Subject Property is currently developed with a single-family home, barn, swimming pool and other accessory structures. The presence of these features, along with the minimal size of the lot, the presence of some soils with severe limitations for use in agriculture (CpC soils), the presence of some moderate and steep slopes, and the property's industrial zoning, place limitations on its potential use for any meaningful agricultural activities in the future.
- Any removal of agricultural soils (i.e., quality topsoil for growing) will be reviewed further in conjunction with the Soil Survey capability classifications, New York Agricultural Land Classification data, and other available information. Mitigations will be identified as appropriate.
- Impacts to agricultural soils should be considered along with dust related impacts which are discussed above, as there is significant overlap in terms of soil resource protection, potential impacts, and mitigations. Many if not all the above control techniques that were described under the topic of "dust" will be helpful in keeping agricultural soils onsite.
- Soils will be retained on-site to the maximum extent possible. Soil from areas that are to be excavated such as the proposed stormwater pretreatment basins and the drainage reserve proposed at the south end of the site will be used to backfill the swimming pool excavation and man-made pond and will be generally incorporated back into the property to provide suitable grades and topsoil in areas that may be landscaped for screening and buffering.
- If clean quality agricultural topsoil must be removed from the site, it should be reused as a growing medium, topsoil, or other productive use elsewhere.

Stormwater management and drainage:

- Additional runoff will be generated due to the construction of the proposed circular driveway which will be composed of RCA. Runoff will have to be properly controlled and recharged on-site.
- A soils classification based on soil borings will be performed to determine actual on-site soil conditions for the purpose of drainage system design, stormwater recharge, and driveway construction. If unsuitable subsoils are found in connection with site-specific development, techniques such as deep compaction or over-excavation and replacement of unsuitable fill materials with clean well-drained may be utilized.

- Properly grade the site to promote positive drainage and install appropriate drainage infrastructure to capture and retain stormwater runoff from a two-inch design storm on-site.
- Consider the best means to collect and recharge stormwater on the property without unnecessarily removing existing vegetation. If this is not possible construct a drainage reserve area and two pretreatment sediment basins as currently proposed. Efforts should be made to limit the amount of clearing.
- Require compliance with a SPDES General Stormwater Construction Permit and Stormwater Pollution Prevention Plan (“SWPPP”) for disturbance of more than one acre of land that may discharge to surface water.
- Retain as much vegetation on-site as possible including required perimeter buffer areas to absorb and transpire precipitation and facilitate ground infiltration. Augment plantings as needed.

Removal of existing vegetation and loss of required screening and buffers with residential properties:

- Removal of vegetation can affect the visual character of the site and reduce buffering.
- Issues relating to the removal of vegetation for stormwater infrastructure and restrictions on the area of on-site materials storage (maximum 30 percent) will be further examined, addressed and/or mitigated. Efforts will be made to reduce clearing to only what is necessary and to preserve vegetated perimeter growth as a windbreak, dust barrier, visual screen, and vegetated buffer and setback.
- Clearing should be limited to what is necessary, using existing and/or native or well-adapted plant species as part of landscaping, stormwater pretreatment and temporary detention, and other approaches as applicable. Any vegetation that may be planted should be adapted to ensure survival and reduce or eliminate the need for watering, fertilizers or pesticides. Species listed on the NYSDEC’s invasive and prohibited species lists will not be planted.
- Plans should be submitted showing any additional vegetative screening that may be necessary, the locations of any plantings by species, and the number of individuals of each species proposed.
- Any potential issues relating to outdoor lighting will be discussed and efforts will be made to reduce light trespass, glare etc. if buffers are determined insufficient.

Traffic impacts/Roadway and infrastructure:

- Truck access will be taken from Manor Road to reduce potential noise and traffic impacts on existing residences from truck traffic.
- A traffic study will be prepared to assess traffic related impacts and methods to reduce impacts.
- The Town has made a referral to the NYSDOT as truck traffic in the area is likely to travel along the Long Island Expressway and Middle Country Road (SR 25). The project team will review any requirements or recommendations from the NYSDOT and will implement or otherwise address them.
- Construction access and on-site circulation will be discussed, and Town traffic and engineering review will be required.

- Other impacts on road infrastructure will be addressed in a separate section discussing construction impacts (see DEIS outline below).

Compatibility with the Town's Master Plan (to be addressed in the DEIS under "Land Use, Zoning and Plans"):

- Existing and proposed land uses, the Town Zoning Code, and the Town's Master Plan will be reviewed and policies affecting the site or proposed development will be identified. Any inconsistencies will be identified and the means to address any inconsistencies will be recommended.

8.0 OUTLINE AND FORMAT OF DEIS

The proposed scope, content and general format of the DEIS are as follows:

Cover Page

Inside Cover Page

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Executive Summary

1.0 DESCRIPTION OF THE PROPOSED ACTION

1.1 Project Background, Need, Objectives and Benefits

- 1.1.1 Project Background (*Provide description of the site, setting, and application history. Describe project in the context of adjacent and nearby sites.*)
- 1.1.2 Public Need and Objectives (*Justify proposed project in terms of Town goals and policies.*)
- 1.1.3 Objectives of the Project Sponsor (*Provide discussion of the applicant's goals in pursuing proposed project.*)
- 1.1.4 Benefits of the Project (*Provide discussion of the benefits to accrue from the proposed project.*)

1.2 Location (*Using appropriate mapping and/or tables, describe location of site, in terms of address, relationship to local streets and landmarks, tax map number, adjacent/nearby significant properties, special districts, etc.*)

1.3 Project Design and Layout

- 1.3.1 Overall Site Layout (*Brief description of the site, land use, and project layout; note site acreage, existing and proposed structures and/or features, access points, traffic circulation, services, utilities, site quantities table; etc.*)
- 1.3.2 Grading and Drainage (*Describe the portion of site to contain impervious surfaces; any necessary clearing or grading, volumes of soil to be excavated, cut/fill brought to or removed from site, and maximum depths of cut/fill; describe existing drainage and proposed drainage system if any and provide capacity and other related information, as necessary.*)
- 1.3.3 Access, Road System and Parking (*Describe/discuss driveway layout, traffic circulation, conformance to design requirements for fire/emergency access, road restrictions, and parking design, arrangement, and approximate timeframe of storage.*)
- 1.3.4 Site Landscaping, Buffers, and Vegetative Screening (*Provide information on the type, amount and location of landscaping, buffers, transition yards, and/or screening necessary, and proposed.*)

1.4 Construction and Demolition Operations

- 1.4.1 Construction (*Brief description of demolition including removal of swimming pool, paved court, fencing, man-made pond, and any other miscellaneous*

features or accessory structures; required site preparation for use including, grading, and construction of interior access road, heavy vehicle routes, and any street restrictions; briefly describe dust, erosion, and sedimentation controls (silt fencing, inlet protection, stabilized construction accesses, soil wetting, etc.), days of week and hours of day work is to be performed; vehicle, equipment, and materials staging areas.)

1.4.2 Operations (*Discuss proposed activities, security measures, days and hours of operations, deliveries, on-site parking, reuse of existing residence and barn.*)

1.5 **Permits and Approvals Required** (*Brief discussion of the required permits, reviews and approvals; expected permits/involved agencies; coordinate with project attorney.*)

2.0 NATURAL ENVIRONMENTAL RESOURCES

2.1 Surface and Subsurface Soils including Agricultural Soils

2.1.1 Existing Conditions (*Using mapping, narrative and/or tables, describe surface soils found on-site based on the Soil Survey of Suffolk County, NY; discuss soil characteristics, particularly as they relate to agricultural use and note any pertinent soil limitations/constraints of each soil that may have an effect on the project; determine if the property is within any State or local agricultural districts; quantify coverage of each soil; discuss existing site drainage (if present) and general soil leaching capabilities; describe any known past or present soil contamination and the results of existing stockpile soil sampling conducted by NP&V in September of 2018; describe site topography.*)

2.1.2 Anticipated Impacts (*Discuss any impacts to agricultural soil resources; identify any soil limitations for proposed activities and how same will be addressed through site design; assess soil suitability from a drainage perspective; examine soil/materials storage/ stockpiling during operations; discuss any known or possible soil contamination from existing stockpiles/imported materials, and potential for dust, erosion, and sedimentation from future operations; indicate any slope issues, stormwater management methods, and identify impacts.*)

2.2.3 Proposed Mitigation

2.2 Water Resources

2.2.1 Existing Conditions (*Using mapping, narrative and/or tables and quantitative methods where possible, identify any onsite or adjacent surface waters or wetlands including the existing on-site man-made pond, current surface and groundwater quality based on any available data, quantity, water table elevation and groundwater flow direction; indicate any known localized groundwater contamination, and proximity to any public supply wells and groundwater contributing areas; discuss relationship of project site to the Central Suffolk Special Groundwater Protection Area and note the presence and importance of Long Island's Sole Source Aquifers.*)

2.2.2 Anticipated Impacts (*Using qualitative methods, discuss potential for impact to groundwater resources and characteristics from construction and future site operations, both in terms of quantity and quality; identify any potential impacts on the Central Suffolk Special Groundwater Protection Area and Sole Source Aquifers; and assess consistency with other applicable local or regional groundwater protection policies; determine any impacts related to filling of the small man-made pond on the property; assess dust, erosion, and sedimentation impacts and controls and stormwater management needs including any SPDES General Permit for Stormwater and Stormwater Pollution Prevention Plan ("SWPPP") requirements if applicable.*)

2.2.3 Proposed Mitigation

2.3 Ecology

- 2.3.1 Existing Conditions (*Part of the site is cleared but some vegetation remains; describe existing vegetation and habitat conditions; discuss general flora and fauna based on habitat; check for any special ecological designations on the site or in the surrounding area using Environmental Resource Mapper and contact NY Natural Heritage Program for input; discuss previous clearing and vegetated buffer requirements and consider ecology related to existing on-site pond.*)
- 2.3.2 Anticipated Impacts (*Discuss potential vegetation/wildlife impacts based on existing and proposed use; discuss the quality of remaining habitats and wildlife at the site including those associated with the small pond; identify impacts on any ecological resources associated with the small pond to be filled; assess previous and proposed clearing and standards and requirements for perimeter buffers and note any landscaping or screening that will be provided.*)
- 2.3.3 Proposed Mitigation

2.4 Air Quality – summarize from separate report; see separate scope/fee in this proposal

- 2.4.1 Existing Conditions (*Describe existing air quality conditions, NAAQS, regulatory parameters. Use data from existing air quality monitoring stations.*)
- 2.4.2 Anticipated Impacts (*Discuss possible impacts on air quality from dust raised by site preparation and construction activities, operation of pavement and concrete crushing and screening equipment, and heavy vehicle and equipment traffic; provide qualitative, and if necessary, quantitative air quality analysis.*)
- 2.4.3 Proposed Mitigation

3.0 HUMAN ENVIRONMENTAL RESOURCES

3.1 Land Use, Zoning and Plans

- 3.1.1 Existing Conditions (*Using mapping, narrative and/or tables, describe current land use and zoning of site and adjacent properties, and the pattern of land use and zoning in the vicinity; discuss existing zoning standards and permitted uses; discuss relevant sections of the Town Master Plan.*)
- 3.1.2 Anticipated Impacts (*Discuss conformance of proposed project to future land use and zoning patterns of site and vicinity; and conformance to applicable zoning including but not limited to land use, lot size, width/frontage, setbacks, coverage, buffers; assess consistency with Town Comprehensive Plan and any other relevant adopted land use plans affecting the property.*)
- 3.1.3 Proposed Mitigation

3.2 Community Character

- 3.2.1 Existing Conditions (*Using mapping, narrative, photographs and graphics, describe the visual community character of the site and area for observers along roadways and from other public vantage points; discuss existing ambient noise conditions based on input from a noise specialist; describe visual characteristics of area, existing buffers and screening, and any outdoor lighting.*)
- 3.2.2 Anticipated Impacts (*discuss future on-site operations; analyze and discuss any potential visual impacts and anticipated changes to community character; the impacts of outdoor lighting and construction and operational noise; evaluate the need for noise mitigation and perimeter buffers and visual screening.*)
- 3.2.3 Proposed Mitigation

3.3 Community Services

- 3.3.1 Existing Conditions *(Briefly describe existing utilities present in project area including electric, natural gas, drainage, public vs. private water supply and sewage disposal; identify police, fire and ambulance districts serving area.)*
- 3.3.2 Anticipated Impacts *(Describe changes in utility installations proposed as part of project and assess potential impacts from water demand including any necessary processing, dust controls or other pertinent water demands; any additional sewage discharge anticipated; indicate whether increased demand on police, fire, and ambulance services is expected.)*
- 3.3.3 Proposed Mitigation
- 3.4 **Transportation** - see separate scope
 - 3.4.1 Existing Conditions *(Describe the existing roadway characteristics including sight distance and nearby intersections; existing traffic patterns; capacity analysis; site access and egress; related information as presented in traffic impact study prepared by others; existing road restrictions such as speed limits, maximum weight restrictions or access restrictions.)*
 - 3.4.2 Anticipated Impacts *(Discuss anticipated traffic circulation and ability of roads to accommodate additional traffic; truck traffic routes to be used; evaluate adequacy of sight distance of the proposed accesses; assess any road restrictions; capacity analysis as presented in traffic impact study prepared by others; identify any traffic or transportation-related impacts.)*
 - 3.4.3 Proposed Mitigation
- 4.0 **OTHER REQUIRED SECTIONS**
 - 4.1 **Cumulative Impacts** *(Describe other pending projects in vicinity, determine potential for impacts due to implementation of proposed project in combination with others and discuss/analyze impacts.)*
 - 4.2 **Adverse Impacts That Cannot Be Avoided** *(Provide brief list of those adverse environmental impacts described/discussed previously which are anticipated to occur, which cannot be completely mitigated.)*
 - 4.3 **Irreversible and Irretrievable Commitment of Resources** *(Provide brief discussion of those natural and human resources which will be committed to and/or consumed by the proposed project.)*
 - 4.4 **Growth-Inducing Aspects** *(Provide brief discussion of those aspects of the proposed project which will or may trigger or contribute to future growth in the area.)*
 - 4.5 **Effects on the Use and Conservation of Energy** *(Provide a brief discussion on those aspects of the proposed project which would contribute to an increase in energy as well as potential options for conservation.)*
 - 4.6 **Construction Impacts** *(Provide a brief description and analysis of potential impacts to the community associated with the construction process and/or construction activities, such as truck movements, equipment operations, import/export of soil and C&D materials, noise, days of week and hours of day of construction activities, etc.)*
- 5.0 **ALTERNATIVES**
 - 5.1 **No Action Alternative** *(Alternative whereby the site remains in its current condition.)*
 - 5.2 **Alternative Use Under Zoning** *(Evaluate alternative site use under current zoning.)*
- 6.0 **REFERENCES**

Figures *(The final maps to be included in the DEIS are contingent upon need and level of benefit for graphically depicting and analyzing certain issues or concerns identified by the DEIS. A preliminary list of maps is as follows: Location Map; Aerial Photograph; Soils Map; Topography Map; NYSDEC Wetlands Map; National Wetlands Inventory Map; Water Table Contour Map; FEMA Flood Zones Map; Site Habitat Map, Police & Fire Districts Map; Existing Land Use;*

Proposed Land Use; and Existing Zoning Map. Maps and figures may also be included in traffic, air quality and noise studies to present data and facilitate understanding.)

Appendices *(The final Appendices to be included in the DEIS are contingent upon the overall benefit and need for supplementing discussions and analyses within the body of the DEIS. A preliminary list of appendices or important documents is as follows:*

- *Environmental Assessment Form (EAF) Parts 1, 2 and 3/Positive Declaration;*
- *Project Site Plans (Sheets 1 through 9);*
- *Community services letters and responses and any agency letters that may have been received, if provided by the Town;*
- *Noise report*
- *Air quality report;*
- *Traffic study;*
- *Others as determined necessary or relevant to support or supplement the text during preparation of the DEIS.*

Note: The Draft Scope will be made available by the Town at the Town Clerk's office and on the Town's website.)

9.0 EXTENT AND QUALITY OF INFORMATION NEEDED

The DEIS will be prepared in conformance with the Lead Agency/Town Planning Board's EAF Part 2, Part 3, and Positive Declaration; the approved Final Scope of work; and the standards and specifications outlined in SEQRA Section 617.9, "Preparation and Content of Environmental Impact Statements," after the Draft Scope has been revised (if necessary) and accepted by the Riverhead Planning Board. The DEIS is intended to provide relevant qualitative and quantitative information and analyses on identified subjects, including those required by SEQRA for all projects, to assist the Lead Agency and other involved agencies in the SEQRA decision-making process, including the Lead Agency's preparation of SEQRA Findings and the issuance of decisions on necessary approvals at the end of the SEQRA process. The DEIS will be thorough but concise and analytical but not encyclopedic. It will be accurate, well-documented, supported, referenced, and will consistent with the requisite standards and specifications of SEQRA. Technical information may be summarized in the body of the document and pertinent supplemental support materials will be attached in separate appendices as necessary.

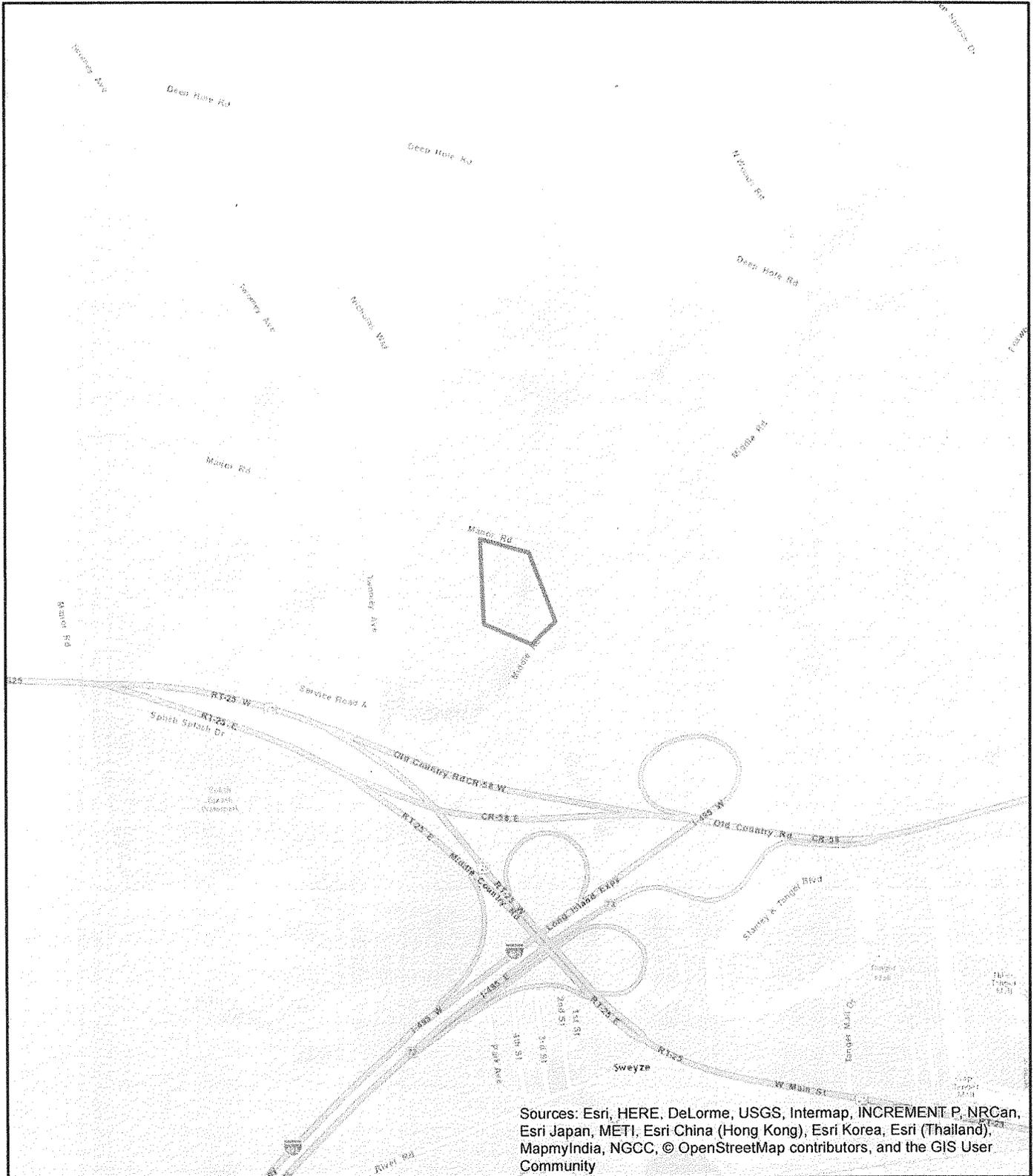
Information sources for the DEIS may include, but are not limited to the following: Soil Survey of Suffolk County, NY; Natural Resources Conservation Service Web Soil Survey and database; September 26, 2018 "Site Characterization Report and Remediation Plan," prepared by NP&V for the site; LIDAR and USGS topographic mapping data; Official Zoning Map for the Town of Riverhead; Town of Riverhead Code; Suffolk County and/or USGS Groundwater Table Map with estimated depths to groundwater; other GIS generated maps; 1992 Long Island Comprehensive Groundwater Protection Area Plan; 6 NYCRR Part 617 (SEQR); SEQR Handbook; the completed SEQRA Environmental Assessment Forms Parts 1, 2 and 3/Determination of Significance, any EAF narratives that may have accompanied the EAFs, and the Town's adopted SEQRA Positive

Declaration for this project; NYSDEC Freshwater Wetlands and National Wetlands Inventory maps (preliminary review suggests that wetlands do not exist on or near the site); New York State Stormwater Management Plan; New York State Erosion and Sediment Control Plan; NYSDEC "Ecological Communities" publication ("Edinger," report); NYSDEC Critical Environmental Areas website (re: Central Suffolk Special Groundwater Protection Area); Long Island Index online database; Institute of Transportation Engineers ("ITE") publication (Trip Generation, 10th Edition); National Ambient Air Quality Standards; any input received from involved and interested agencies, Town service providers, and the general public during any public scoping and public outreach and participation activities; community service provider websites and correspondence; site and area conditions surveys; and other applicable resources as needed.

Impact prevention and mitigation techniques and strategies will be developed and refined as needed based on the specific results of the impact analyses but will include but not necessarily be limited to standard mitigations addressing dust, soil erosion and sedimentation; stormwater controls; noise and air quality impact mitigations; visual impact controls (screening, buffers, etc.); adherence to existing laws and codes; traffic mitigations as needed; any necessary adjustments to project plans; and others to be determined as environmental analyses are completed. "Mitigation" and "Future Actions" sections will be included in the DEIS. These sections and subsections will identify the impact avoidance and mitigation techniques that will be required for future site operations.

10.0 ISSUES DETERMINED TO BE NEITHER RELEVANT NOR ENVIRONMENTALLY SIGNIFICANT OR THAT HAS BEEN ADEQUATELY ADDRESSED

The DEIS will be prepared in accordance with the approved Final Scope, Section 617.9 of SEQRA, and input received from the Town, other involved and interested agencies, and the public as appropriate. The previously completed EAF Parts 1, 2 and 3, the Town's Positive Declaration, and Scoping documents (Draft and Final Scopes) are designed to identify the potential impacts from the action, environmental topics to be examined, and issues that are relevant and must be addressed, to eliminate unnecessary effort, expense, and evaluation of issues that are not significant or relevant. The DEIS will therefore strictly comply with the scope and content requirements of the Lead Agency's duly adopted Final Scope.



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community



FIGURE 1 LOCATION MAP

**1792 Middle Road
Calverton**

Source: ESRI Web Mapping Service
Scale: 1 inch = 1,000 feet

