



137 .00 -01 -002 .1 (East Parcel)

SCTM#: 600- 136 .00 - 01 - 002 .00 (West Parcel)

# 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

**NOTE: ALL SITE PLAN SUBMISSIONS MUST BE FOLDED**

**Site Plan fees are NOT refundable**

## **SITE PLAN CHECKLIST** (INCLUDING ARCHITECTURAL REVIEW)

**\*\*AMENDED 3/5/2018 (see page 2 Fire Marshal)\*\***

**PROJECT NAME:** Calverton Solar Energy Center

This application is for:

- New construction (vacant land)
  Re-construction
  Building addition(s)
- Façade alteration
  Other

Please identify submission phase (*Pursuant to Chapter 301, Section 301-305 of the Riverhead Town Code*):

- Preliminary
  Final

### **Please check the items submitted:**

- Completed application for Site Plan Approval (1 original, 13 photocopies);
- Non-Refundable Fee** - \$500 plus \$0.10 sq. ft. per sq. ft. of area altered/improved/project area up to a maximum of \$30,000. **75% required at preliminary review phase, remainder 25% required at final review.** (\$500 paid at time of submission for an amendment of an approved site plan prior to issuance of a Certificate of Occupancy.)
- SEQRA** (1 original, 13 photocopies at Preliminary Submission only);
  - Type I Action (Long EAF required)
  - Type II Action (Short EAF required)
  - Unlisted Action (\* long or short EAF required);  
(\*To be determined by the Planning Department)
- Other Approvals:** copies of all prior Planning Board, Special Permit and/or Zoning Board decisions
- One (1) original and one (1) copy** of Current Title Report for the subject property, *dated not more than three months prior to the date of submission of the application*, prepared by a title company licensed in the State of New York containing a chain of title and any/all recorded covenants, declarations, restrictions and/or easements on the subject property.
- Current Title Surveys, (14 originals, must be stamped/sealed by a registered Land Surveyor);

**\*\* Three (3) prints of plans for Fire Marshal to include the following: \*\***

- Building type of construction (i.e. Type II, Type V)
- Building occupancy (i.e. Business, Mercantile, Place of Assembly, or simple vanilla box)
- Loading zones, fire zones, or any other type of parking that may or may not be permitted
- Square footage of building, to include building dimensions
- Fire service mains (existing and to be installed), locations of fire sprinkler risers for the buildings, and any existing or new fire hydrant locations in or near the project area
- Clearly defined road access widths
- All utilities

**Fourteen (14) prints of a professionally executed site plan which contains the information required by §301-306 of the Zoning Code. *(Please note that the proposed site plan drawings, including landscape and lighting plans, cannot exceed the standard D size (24" x 36") and the following scales are to be used: Sites less than 2 acres: one inch equals 20 ft.; two acres or more: one inch equals 40 ft.; detailed portions of a site: one inch equals 10 ft. (Match lines can be used for particularly large sites.)* At a minimum, the site plan must include, but is not limited to, the following:**

- Property lines, showing directional bearings and distance, adjacent land ownerships, land uses, streets, directional arrow, scale, Tax Map Number, and zoning district;
- Key map at 1"=600'
- Existing and proposed buildings, structures and uses including first floor and ground floor elevation(s) and setbacks to the property lines;
- The area, expressed in square feet, of each existing and proposed building, structure or uses;
- The location of any existing easements on, over or adjacent to the site including the location of all existing or proposed utility lines and fire hydrants. If easements exist on site, a copy of the language associated with said easement must be provided;
- Layout of existing and proposed parking and loading areas, including dimensions of spaces, aisles and street approaches, the general circulation pattern with directional movement shown, existing and proposed curb cuts, traffic safety devices, sidewalks, curbing, paving, drainage structures and their respective specifications. Methods used for computing parking and drainage requirements shall be included;
- Any existing woodlands, stands of trees, or instances of unique or indigenous vegetation, and any other natural features, such as, but not limited to, water bodies, drainage courses, fresh and saltwater marshes, coastal dunes, bluffs, beaches, escarpments, overlook areas and wildlife habitats;

- Existing and proposed sewage disposal and water supply systems. The sanitary calculations must also be included;
- Existing topography of the site and immediately adjacent property, as revealed by contours or key elevations, and any proposed regrading of the site. (Areas of greater than 15% slope should be designated and the square footage provided.)
- Cultural features, such as paleontological and archeological remains, old trails, agricultural fields, historic buildings and sites or those that contribute to the rural character of the community or possess a unique and/or identifiable feature;
- A table which demonstrates compliance, or the extent of non-compliance, with the Dimensional Regulations for the Zoning District. *The applicant should note that although this item is not listed in the Town Code, it is the Board's policy to require it.*
- Fourteen (14) prints** of a lighting plan including all existing and proposed lighting (parking lot, building-mounted, sign lighting, etc.), which demonstrates compliance with the Town's Lighting Ordinance (§301-256 to §301-264 of the Zoning Code). The lighting plan must include, but is not limited to, the following:
  - No lighting is proposed for project.
  - The full *manufacturer's* catalogue number for each fixture proposed.
  - The locations, mounting height(s), hours of operation, wattage, lumen output, and lamp type for each type of fixture including whether such fixtures are full cutoff;
  - Photometric data for each fixture type and illuminance levels in 10 ft. grids.
- Fourteen (14) prints** of a landscape plan which contains the data required by of the Zoning Code. The landscape plan must include, but is not limited to, the following:
  - A planting schedule which provides the common and scientific names of each plant species proposed.
  - Depictions and labeling of required buffer areas, screening plantings, street trees, fencing, etc. as per 301-236.

*The applicant should be aware of the existing and proposed plant species banned for sale in Suffolk County and their effective date. A list of banned species can be found at Suffolk County's Department of Environment and Energy's Division of Water Quality Improvement's website.*
- Fourteen (14) prints** of elevation drawings of all faces of buildings and structures at an appropriate scale *prepared and sealed by a licensed professional*. **When scheduling an appearance for the Architectural Review Board, the following must be provided in advance:**
  - Cornice, trim, window, door and column details
  - Building colors and materials
  - Heights of buildings and structures

- Photographs of the site showing neighboring structures
- Any proposed signage (if applicable)
- Fourteen (14) prints** of floor plan drawings prepared and sealed by a licensed professional. The floor plans must be provided *only if* the applicant is proposing exclude those exemptions allowed, under §301-231, from the parking calculations;
- An Agricultural Data Statement, if applicable. (See the data form on page 8 for information.)

*I am aware that all of the items on this checklist must be submitted for acceptance as a complete application, and that if any of the items are missing, the application will be deemed incomplete, and will be returned to me.*

Signature: \_\_\_\_\_ Date: 9/4/2018

Printed Name: Ross Grotfman

Date Submitted: \_\_\_\_\_ (For Planning Dept. use only)  
 Complete: \_\_\_\_\_ (For Planning Dept. use only)  
 Incomplete: \_\_\_\_\_ (For Planning Dept. use only)



# 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*

**DO NOT WRITE IN THIS BOX:** 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):* \_\_\_\_\_

Calverton Solar Energy Center

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

### **Applicant\*:**

Name: LI Solar Generation, LLC C/o Ross D. Groffman

Address: 700 Universe Boulevard FEW/JB, Juno Beach FL 33408

E-Mail: Ross.Groffman@nexteraenergy.com

Phone: (561) 304-5783

### **Licensed Design Professional\*:**

Name: Westwood Engineering C/O August Christensen

Address: 3701 12th Street North, Suite 206, St. Cloud, MN 56303

E-Mail: August.Christensen@westwoodps.com

Phone: (320) 253-9495

### **Owner\*:**

Name: See attached page.

Address: \_\_\_\_\_

E-Mail: \_\_\_\_\_

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

### **Attorney\*:**

Name: Steven Losquadro, P.C.

Address: 649 Route 25A, Suite #4, Rocky Point, NY 11778

E-Mail: losquadrolaw@aol.com

Phone: (631) 744-9070

**East Parcel – Parcel ID 0600-137.00-01-002.1**

Bashi Calverton Links, LLC  
750 Route 25A – Suite 3  
East Setauket, NY 11733

**West Parcel – Parcel ID 0600-136.00-01-002.00**

Calverton Properties, Inc.  
3 Bardwell Lane  
Huntington, NY 11743

Suffolk County Tax Map Number: 0600- 137 00 01 002 01 (East Parcel)  
136 00 01 002 00 (West Parcel)

Location of site: 149 Edwards Avenue and 2714 River Road, Calverton, NY 11933  
Current zoning classification (zoning district): Industrial C  
Description of work to be done: Develop a 22.9 Megawatt (MW) Solar Energy Facility

Proposed use(s) of site: Commercial solar energy production facility

Total site area: 8,653,630 square feet 197.66 acres

Square feet of building area: Existing: 69,696 To be added: -69,696 (all buildings removed)

Square feet of **total altered area** (buildings, clearing, grading, disturbance, hard surfaces, landscaping, etc.): Total disturbance is 5,482,767 square feet (~125.9 acres)

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.)*: \$30,000

Anticipated construction time/completion date: Approximately 6 months; December 2020 COD

Will development be staged/phased? No If yes, how? \_\_\_\_\_

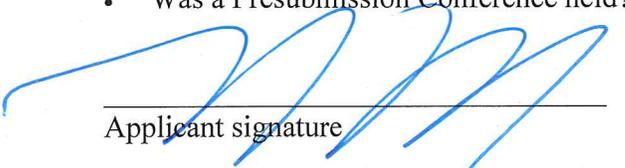
Current land use of site (retail, manufacturing, etc.): Commercial / agricultural

Current condition of site (vacant, wooded, developed, #of buildings, etc.): \_\_\_\_\_  
One parcel is commercial land and the other is agricultural and wooded land.

Use/Character of surrounding sites (agricultural, residential, retail, etc.): Industrial, commercial, residential

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: June 12, 2018

  
Applicant signature

9/4/2018  
Date

LI Solar Generation, LLC  
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:** LI Solar Generation, LLC

Project Address: 149 Edwards Avenue, Calverton, NY 11933

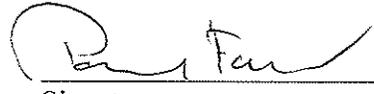
PARVIZ FARUKZAV, being duly sworn, deposes and says:

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 750 Rte 25A, Ste 3  
Mailing Address

E. Setauket, NY 11733  
Hamlet/Post Office/Village State Zip Code

I have authorized \_\_\_\_\_ 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

Bashi Calverton Links LLC, Member  
(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

5 day of June, 2018

Michelle K. Ciociano  
Notary Public

Michelle K. Ciociano  
NOTARY PUBLIC, STATE OF NEW YORK  
Last revised 3/5/18 NO. 01C16201070  
Qualified in Suffolk County  
My Commission Exp. March 3, 2021

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: LI Solar Generation, LLC

Project Address: 2714 River Rd, Calverton, NY 11933

Jeanne Taylor, 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 3 Bardwell Lane  
Mailing Address

Huntington, NY 11743  
Hamlet/Post Office/Village State Zip Code

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

Jeanne Taylor  
Signature Jeanne Taylor  
Secretary, Calverton Properties, Inc.  
(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

24 day of July, 2018

June Lahn  
Notary Public

**JUNE LAHN**  
Notary Public - State of New York  
No. 01LA611704  
Qualified in Suffolk County  
My Commission Expires June 21, 2020



## 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*

### Construction Activity Agreement

Job Title: Calverton Solar Energy Center

SCTM No: 0600-137.00-01-002.1 / 0600-136.00-01-002.00 Site Address: 2714 River Road / 149 Edwards Avenue, Calverton, NY

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 is 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.

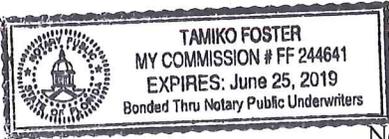
In WITNESS WHEREOF, the parties hereto have caused this Declaration to be duly executed as of the date and year described below.

9/4/2018 Date                      LI Solar Generation, LLC Project Owner Name (Printed)                      \_\_\_\_\_ Contractor Name (Printed)

\_\_\_\_\_ Project Owner Signature                      \_\_\_\_\_ Contractor Signature

FLORIDA  
STATE OF ~~NEW YORK~~ )  
PALM BEACH :ss:  
COUNTY OF ~~SUFFOLK~~ )

On the 4 day of SEPTEMBER in the year 2018, before me, the undersigned, a Notary Public in and for said State, ROSS GROFFMAN, 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.

9/4/18 Dated                       \_\_\_\_\_ 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

FLORIDA  
STATE OF NEW YORK)

PALM BEACH SS:  
COUNTY OF SUFFOLK)

I, Ross Groffman an applicant for the  
following relief: Site Plan 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 4 day  
of SEPTEMBER, 2018.

[Signature]  
Notary Public

