



SCTM#: 600- \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

# 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 AND COLLATED**

**Site Plan fees are NOT refundable**

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

**\*\*AMENDED 6/6/2019\*\***

**PROJECT NAME:** Riverhead, New York Lowe's Outdoor Sales, Storage, Display Plan

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**);  
 **All resubmissions** shall include a cover letter identifying any and all changes made to any of the submitted plans; cover letter must be signed and sealed by a NY state licensed P.E., registered architect or attorney.  
 **Non-Refundable Fee**- the fee shall be \$500, plus \$0.10 per square foot of site improvements and/or altered area, whichever is greater, or \$500, plus \$0.10 per square foot of gross floor area (cumulative total of all floors) or altered land area, whichever is greater. **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.)  
 **SEORA (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);
- \*\* Two (2) prints** of plans for Fire Marshal, titled "Fire Marshal Plan" 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:
  - 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.

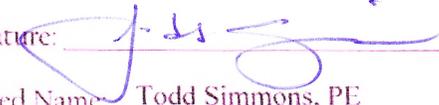
*The applicant should be aware of the existing and proposed plant species banned for sale in Suffolk County and their effective date. A list of banned species can be found at Suffolk County's Department of Environment and Energy's Division of Water Quality Improvement's website.*

- Fourteen (14) prints** of elevation drawings of all faces of buildings and structures at an appropriate scale prepared and scaled 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 §30I-23I, 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: 3.31.2020

Printed Name: Todd Simmons, PE

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

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

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



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### NOTICE TO APPLICANT REQUIREMENTS FOR SITE PLAN APPROVAL SUBMISSION OF A STORMWATER POLLUTION PREVENTION PLAN

Please be advised that submission of a Stormwater Pollution Prevention Plan (SWPPP) consistent with the provisions of Riverhead Town Code chapter 275 shall be required for construction activity including clearing, grading, excavating, soil disturbance or placement of fill that results in land disturbance of equal to or greater than one acre, or activities disturbing less than one acre of total land area that is part of a larger common plan of development or sale, even though multiple, separate and distinct land development or re-development activities may take place at different times on different schedules unless the activity is exempt as delineated in Riverhead Town Code section 275-5.

The applicant must submit three (3) copies of a SWPPP, in conformance with Riverhead Town Code sections 275-6 and 275-7, to the attention of Drew Dillingham, Engineering Department-Stormwater Management Officer, 1295 Pulaski Road, Riverhead, New York 11901, at either the time the applicant receives written notice that the Planning Department has approved the *generalized layout* of the site or at the time the applicant receives a resolution conditionally approving the site plan application, at the applicant's preference.

**Fees:** Upon the submission of three (3) copies of a SWPPP, the Town shall require an initial stormwater pollution prevention plan review fee deposit in the amount of \$3500.00, pursuant to Riverhead Town Code Section 275-12. Such deposit shall be submitted to Drew Dillingham, as the Stormwater Management Officer.

**In addition, the Planning Board Chairman (or Town Supervisor, if applicable) will not affirm site plan approval by signing the mylar (which is required for issuance of a building permit or to begin site improvements) until such time that the Stormwater Management Officer has reviewed and approved a submitted SWPPP.**

**Design of the SWPPP should be considered during preparation of the site plan so that major changes are not needed once the SWPPP is reviewed.**

**If you have any questions as to whether a SWPPP is required regarding your land use application you may contact either Drew Dillingham, Stormwater Management Officer, at 631-727-3200 x 604 or the Planning Department at 631-727-3200 x 240.**



SCTM#: 600- 101.00 - 02.00- 015.007

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**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*): \_\_\_\_\_

Riverhead, New York Lowe's Outdoor Sales, Storage, Display Plan

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

**Applicant\*:**

Lowe's Home Centers, LLC  
Name: Travis Spicer, Director E&C

Address: 1000 Lowes Blvd. Mooresville, NC 28117

E-Mail: Travis.J.Spicer@lowes.com

Phone: (704) 758-4766

**Licensed Design Professional\*:**

Name: Todd Simmons, PE

Address: 209 West Stone Avenue, Greenville, SC 29609

E-Mail: tsimmons@fk-inc.com

Phone: (864) 672-3426

**Owner\*:**

Name: Lowe's Home Centers, Inc.

Address: 1000 Lowes Blvd. Mooresville, NC 28117

E-Mail: Travis.J.Spicer@lowes.com

Phone: (704) 758-4766

**Attorney\*:**

Name: \_\_\_\_\_

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

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

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

- Suffolk County Tax Map Number: 0600- 101.00 - 02.00 - 015.007
- Location of site: 1461 Old Country Road, Riverhead, NY 11901 (South side of Old Country Road)
- Current zoning classification (zoning district): BC - Business Center
- Description of work to be done: Designation of areas for outdoor sales, display, & storage
- Proposed use(s) of site: continued retail sales
- Total site area: 753,588 square feet square feet 17.3 Acres acres
- Square feet of building area: Existing: 159,901 Sq. Ft. To be added: None
- Square feet of **total altered area** (buildings, clearing, grading, disturbance, hard surfaces, landscaping, etc.): None
- 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.): \$500
- Anticipated construction time/completion date: No construction
- Will development be staged/phased? N/A If yes, how? \_\_\_\_\_
- Current land use of site (retail, manufacturing, etc.): Retail
- Current condition of site (vacant, wooded, developed, #of buildings, etc.): \_\_\_\_\_  
Developed as Lowe's Home Improvement Center - 1 building & garden center
- Use/Character of surrounding sites (agricultural, residential, retail, etc.): Retail
- 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: 3/10/2020 via conference call

  
 \_\_\_\_\_  
 Applicant signature

3.30.20  
 \_\_\_\_\_  
 Date

Travis Spicer  
 \_\_\_\_\_  
 Print applicant name

Lowe's Home Centers  
Director E&C  
 \_\_\_\_\_  
 Title, if applicable

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

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) SS:

**Application/Project Name:** Riverhead, New York Lowe's Outdoor Sales, Storage, Display Plan

Project Address: 1461 Old Country Road, Riverhead, NY 11901

Tim Cooksey, 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 1000 Lowe's Blvd.  
Mailing Address  
 Mooresville, NC 28117  
Hamlet/Post Office/Village State Zip Code

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

[Handwritten Signature]  
Signature

Lowe's Home Centers, LLC - SVP  
(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  
31 day of March, 2020  
[Handwritten Signature]  
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: \_\_\_\_\_
- 2) Address of Applicant: \_\_\_\_\_
- 3) Name of Land Owner (if other than the applicant): \_\_\_\_\_
- 4) Address of Land Owner: \_\_\_\_\_
- 5) Description of Proposed Project: \_\_\_\_\_  
\_\_\_\_\_
- 6) Location of property (street address): \_\_\_\_\_
- 7) Project site tax map number: \_\_\_\_\_
- 8) Is the project located on property within an Agricultural District containing a farm operation? \_\_\_\_ (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.

<u>Tax Map #</u>	<u>Name &amp; Address</u>
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 \_\_\_\_\_ Date \_\_\_\_\_

*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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### Construction Activity Agreement

Job Title: \_\_\_\_\_

SCTM No: \_\_\_\_\_ Site Address: \_\_\_\_\_

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, silt 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.

\_\_\_\_\_ Date

\_\_\_\_\_ Owner Name (Printed)

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

\_\_\_\_\_ Owner Signature

\_\_\_\_\_ Contractor 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

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, Travis Spicer an applicant for the following relief: Site Plan Application Approval 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)

Sworn to before me this 30<sup>th</sup> day

of March, 2020.

Lindsay Garwood  
Notary Public

LINDSAY GARWOOD  
NOTARY PUBLIC  
Iredell County  
North Carolina  
My Commission Expires Sept. 8, 2021

**617.20**  
**Appendix B**  
**Short Environmental Assessment Form**

**Instructions for Completing**

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>				
Riverhead, New York Lowe's Outdoor Sales, Storage, Display Plan				
Name of Action or Project: 1461 Old Country Road, Riverhead, NY 11901 (South side of Old Country Road)				
Project Location (describe, and attach a location map): Proposed designated areas for Outdoor sales, storage, and display				
Brief Description of Proposed Action: Proposed location of Outdoor Sales, Storage & Display areas for the existing Lowe's Home Improvement Center at the above referenced address. All materials stored outside will be in bags and / or enclosed containers. The proposed storage areas are existing impervious areas and will remain impervious. There will be no land disturbance associated with the project.				
Name of Applicant or Sponsor: Travis Spicer, Director E&C		Telephone: (704) 758-4766		
		E-Mail: Travis.J.Spicer@lowes.com		
Address: 1000 Lowes Boulevard				
City/PO: Mooresville		State: North Carolina	Zip Code: 28117	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<b>NO</b>	<b>YES</b>
			<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Town of Riverhead, New York Site Plan approval			<b>NO</b>	<b>YES</b>
			<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 17.3 acres		
b. Total acreage to be physically disturbed?		_____ 0 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 17.3 acres		
4. Check all land uses that occur on, adjoining and near the proposed action.				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland				



18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: Travis Spicer	Date: 3/24/2020	
Signature: 		

**Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2.** Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

**Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3.** For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

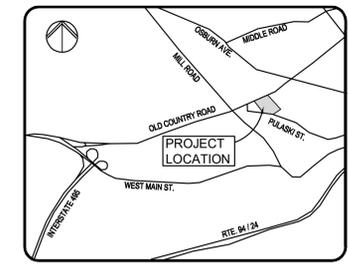
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT**

**RESET**

PARKING CALCULATIONS

BUILDING AREA	ORIGINAL REQUIRED PARKING	ORIGINAL PROVIDED PARKING	ORIGINAL LANDBANK PARKING	ORIGINAL TOTAL PARKING	CURRENT REQUIRED RATIO	CURRENT PROVIDED PARKING	CURRENT LANDBANK PARKING	CURRENT PROVIDED PARKING	
BUILDING / GARDEN CENTER / MEZZANINE OFFICES	145,457 SF 1 SPACE PER 200 SF	728	529	199	728	1 SPACE PER 250 SF	582	49	199
STORAGE / RECEIVING / WAREHOUSE / LUMBER CANOPY	14,444 SF 5 STALL FOR FIRST 5000 SF & 1 STALL PER ADDITIONAL 10,000 SF	6	6	0	6	5 STALL FOR FIRST 5000 SF & 1 STALL PER ADDITIONAL 10,000 SF	6	6	0
TOTAL	159,901 SF	734	535	199	734		588	425	199



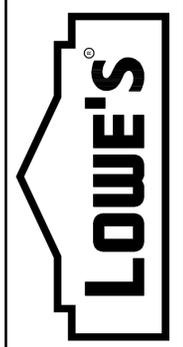
REVISIONS

DATE	DESCRIPTION

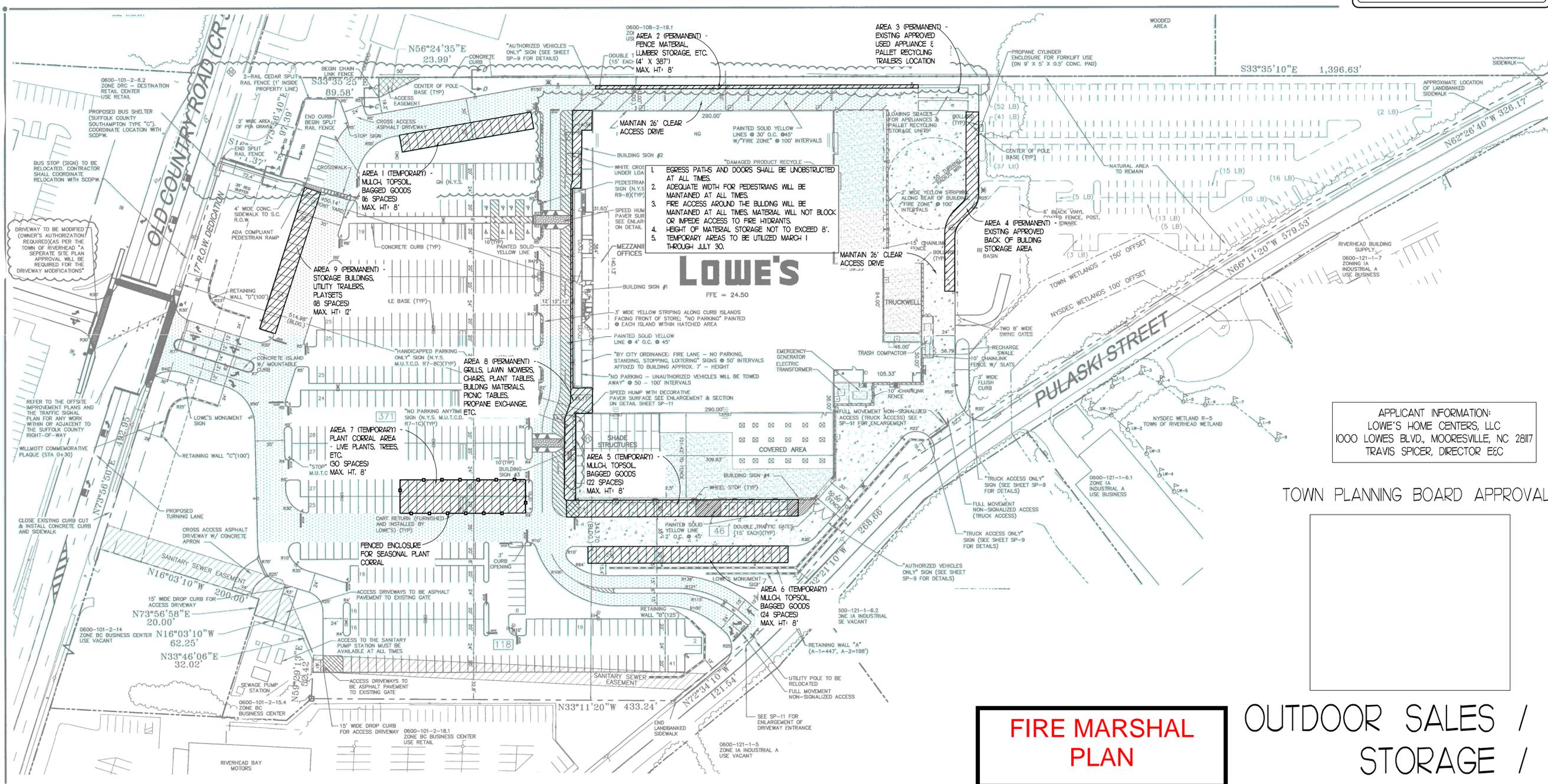
PRELIMINARY NOT FOR CONSTRUCTION

FREELAND and KAUFFMAN, INC.  
 Engineers & Landscape Architects  
 209 West Stone Avenue  
 Greenville, South Carolina 29609  
 (864) 233-5497

LOWE'S HOME CENTERS, LLC  
 1605 CURTIS BRIDGE RD.  
 N. WILKESBORO, NC 28697  
 336.658.4000 (V) 336.658.3257 (F)



OUTDOOR SALES / DISPLAY PLAN  
 LOWE'S OF RIVERHEAD, NY  
 RIVERHEAD, NEW YORK  
 CHECKED BY: B.T.S.  
 DRAWN BY: B.T.S.



APPLICANT INFORMATION:  
 LOWE'S HOME CENTERS, LLC  
 1000 LOWES BLVD., MOORESVILLE, NC 28117  
 TRAVIS SPICER, DIRECTOR E&C

TOWN PLANNING BOARD APPROVAL

**FIRE MARSHAL PLAN**

OUTDOOR SALES / STORAGE / DISPLAY PLAN

UNDERLYING DRAWING WAS TAKEN FROM A DRAWING PREPARED BY STANTEC, REVISED 8/31/11, SIGNED BY JUSTIN P. BAKER.

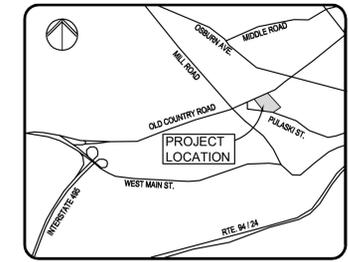
SITE PLAN PERMIT APPLICATION  
 1461 OLD COUNTRY ROAD  
 RIVERHEAD, NY 11901



ORIGINAL ISSUE DATE:	03/10/2020
PERMIT SET ISSUE DATE:	
CONSTRUCTION SET ISSUE DATE:	
DRAWING NUMBER:	

PARKING CALCULATIONS

BUILDING AREA	ORIGINAL REQUIRED PARKING	ORIGINAL PROVIDED PARKING	ORIGINAL LANDBANK PARKING	ORIGINAL TOTAL PARKING	CURRENT REQUIRED RATIO	CURRENT PROVIDED PARKING	CURRENT LANDBANK PARKING	CURRENT PROVIDED PARKING		
BUILDING / GARDEN CENTER / MEZZANINE OFFICES	145,457 SF 1 SPACE PER 200 SF	728	529	199	728	1 SPACE PER 250 SF	582	49	199	68
STORAGE / RECEIVING / WAREHOUSE / LUMBER CANOPY	14,444 SF 5 STALL FOR FIRST 5000 SF & 1 STALL PER ADDITIONAL 10,000 SF	6	6	0	6	5 STALL FOR FIRST 5000 SF & 1 STALL PER ADDITIONAL 10,000 SF	6	6	0	6
TOTAL	159,901 SF	734	535	199	734		588	425	199	624



VICINITY MAP - N.T.S.

REVISIONS

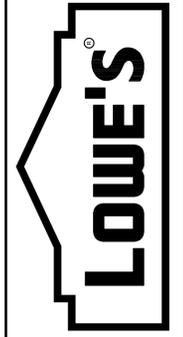
DATE	DESCRIPTION

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FREELAND and KAUFFMAN, INC.  
 Engineers & Landscape Architects  
 209 West Stone Avenue  
 Greenville, South Carolina 29609  
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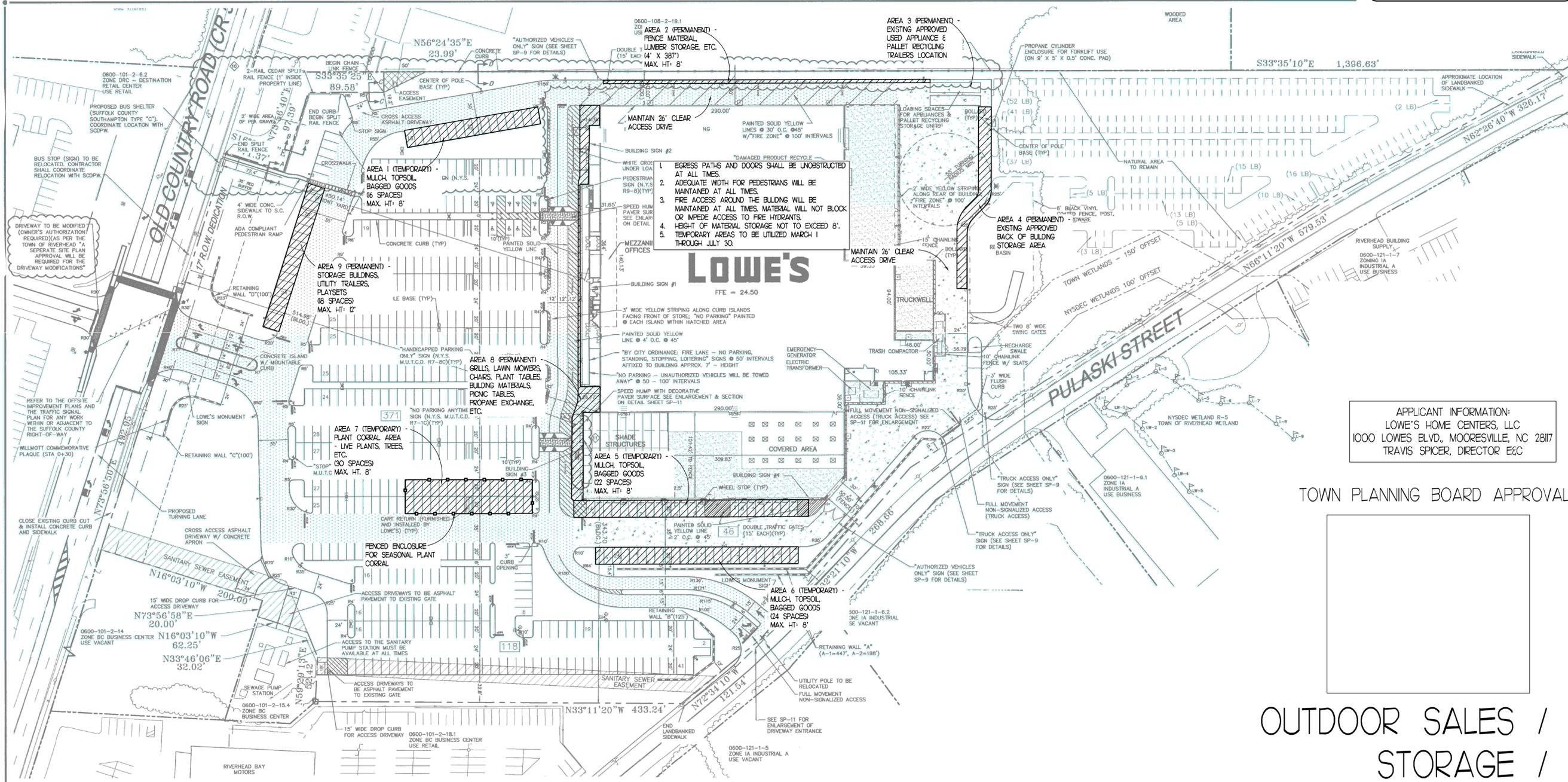
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 1605 CURTIS BRIDGE RD.  
 N. WILKESBORO, NC 28697  
 336.658.4000 (V) 336.658.3257 (F)

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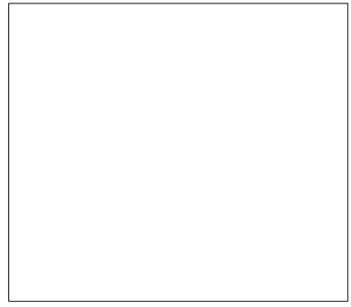
OUTDOOR SALES / DISPLAY PLAN  
 LOWE'S OF:  
 RIVERHEAD, NY  
 RIVERHEAD, NEW YORK

ORIGINAL ISSUE DATE:	03/10/2020
PERMIT SET ISSUE DATE:	
CONSTRUCTION SET ISSUE DATE:	
DRAWING NUMBER:	



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 1000 LOWES BLVD., MOORESVILLE, NC 28117  
 TRAVIS SPICER, DIRECTOR E&C

TOWN PLANNING BOARD APPROVAL



OUTDOOR SALES / STORAGE / DISPLAY PLAN

SITE PLAN PERMIT APPLICATION  
 1461 OLD COUNTRY ROAD  
 RIVERHEAD, NY 11901

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