# Riverview Lofts
# Riverhead, Suffolk County, NY
Environmental Review Record

**Prepared by Tetra Tech Inc.**
1999 Harrison Street, Suite 500
Oakland, CA 94612

**New York State Homes and Community Renewal**
**Governor's Office of Storm Recovery**
38-40 State Street
Albany, NY 12207

July 21, 2017

# Riverview Lofts
## Environmental Assessment

July 21, 2017

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| **Project Name:** | Riverview Lofts |
| **Project Location:** | 221 E Main Street, Riverhead, Suffolk County, NY |
| **HTFC SHARS #:** | N/A |
| **Federal Agency:** | US Department of Housing and Urban Development |
| **Responsible Entity:** | New York State Homes and Community Renewal |
| **Responsible Agency's Certifying Officer:** | Lori A. Shirley, GOSR Certifying Officer |
| **Project Sponsor:** | Georgica GreenVentures, LLC |
| **Primary Contact:** | Matthew Ardito<br>Georgica GreenVentures, LLC<br>516-978-5200<br>matthewardito@georgicagreen.com |
| **Project NEPA Classification:** | 24 CFR 58.36 (Environmental Assessment) |

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| **Environmental Finding:** | **X** Finding of No Significant Impact - The project will not result in a significant impact on the quality of the human environment. |
| | ☐Finding of Significant Impact - The project may significantly affect the quality of the human environment. |
| | |
| **Certification** | The undersigned hereby certifies that New York State Homes and Community Renewal has conducted an environmental review of the project identified above and prepared the attached environmental review record in compliance with all applicable provisions of the National Environmental Policy Act of 1969, as amended (42 USC Sec. 4321 et seq.) and its implementing regulations at 24 CFR Part 58. |
| **Signature** | Lori A. Shirley |

| | |
|---|---|
| **Environmental Assessment Prepared By:** | Consultant: Tetra Tech, Inc.<br>Address: 1999 Harrison Street, Suite 500<br>Address: Oakland, CA 94612 |

**CERTIFICATION OF NEPA CLASSIFICATION**

It is the finding of the New York State Housing Trust Fund Corporation that the activity(ies) proposed in its 2016 NYS CDBG-DR project, Riverview Loft Complex are:

Check the applicable classification.

☐ Exempt as defined in 24 CFR 58.34 (a).

☐ Categorically Excluded as defined in 24 CFR 58.35(b).

☐ Categorically Excluded as defined in 24 CFR 58.35(a) and no activities are affected by federal environmental statues and executive orders [i.e., exempt under 58.34(a)(12)].

☐ Categorically Excluded as defined in 24 CFR 58.35(a) and some activities are affected by federal environmental statues and executive orders.

☒ "Other" neither exempt (24 CFR 58.34(a)) nor categorically excluded (24 CFR 58.35).

☒ Part or all of the project is located in an area identified as a floodplain or wetland. For projects located in a floodplain or wetland, evidence of compliance with Executive Orders 11988 and/or 11990 is required.

For activities excluding those classified as "Other", attached is the appropriate Classification Checklist (Exhibit 2-4) that identifies each activity and the corresponding citation.

Lori A Shirley

Signature of Certifying Officer
Lori A. Shirley
GOSR Certifying Officer

July 21, 2017
Date

**CERTIFICATION OF SEQRA CLASSIFICATION**

It is the finding of the New York State Housing Trust Fund Corporation that the activity(ies) proposed in its 2016 NYS CDBG-DR project, Riverview Loft Complex constitute a:

Check the applicable classification:

- ☒ Type I Action (6NYCRR Section 617.4)
- ☐ Type II Action (6NYCRR Section 617.5)
- ☐ Unlisted Action (not Type I or Type II Action)

Check if applicable:

- ☐ Environmental Impact Statement (EIS) Prepared
  - ☐ Draft EIS
  - ☐ Final EIS

Lori A Shirley

_____ July 21, 2017

Signature of Certifying Officer
Lori A. Shirley
GOSR Certifying Officer

Date

**Description of the Proposed Project** [24 CFR 50.12 & 58.32; 40 CFR 1508.25]**:**
Georgica Green Venture, LLC proposes to demolish and replace two buildings located at 221 East Main Street and 31 McDermott in Riverhead, Suffolk County, New York **(Figures 1 and 2)** with a single five-story mixed use and mixed income building.

The 0.85-acre Project site located at the southwestern corner of the intersection of East Main Street and McDermott Avenue is currently developed. The Project site consists of two parcels. The northern parcel is currently occupied on the north side by a vacant brick commercial structure (26,596 square feet) built in 1947 that fronts on East Main Street. The building previously held a small "Dinosaur Museum". It was damaged by both Hurricane Irene and Superstorm Sandy and closed after the storms. The southern parcel is occupied by a two-story frame commercial/residential building (10,570 square feet) built before 1929 that fronts on McDermott. On the northern parcel, in between the two buildings, is an at-grade parking lot for the 221 East Main Street structure that is accessed from McDermott Avenue. There is no vehicle access from East Main Street. There is a small parking lot south of the building on the southern parcel that is accessed from McDermott Avenue.

The Project site is zoned “DC-Downtown Center,” which allows multi-family housing. Across East Main Street to the north is a bank, a historic church and a three-story residence. To the east across McDeromott is a restaurant and residences. The site is bordered by a public parking lot, Heide Behr Way, and the Peconic River to the south. To the west is are commercial buildings that front on East Main Street with parking to the south. One building is being used as a church.

The topography of the site is relatively flat with a gentle slope to the south. The Peconic River, located to the south of the site, flows generally from west to east. Approximately 60 percent of the southern portion of the site, is within the 100-year floodplain. Approximately 20 percent of the northern portion of the Project site is located the within the 500-year floodplain (See **Figure 3**). The site is completely covered by impervious surfaces associated with the buildings and parking lots. The site uses Riverheads, combined sewer system to collect sanitary and stormwater.

The existing buildings are connected to the Town of Riverhead municipal sewer collection system and public water system. The subject property is serviced by the Town of Riverhead Water District. Electrical power is supplied by Public Service Electric and Gas (PSE&G) and natural gas is supplied by National Grid. The existing northern building has an underground fuel oil tank (UST) at the northern boundary underneath East Main Street according to the 2004 Phase I ESA.

The proposed Project will include the demolition of the existing buildings and parking lots and removal of the UST. A new five-story 103,900 square-foot mixed-use structure will be constructed on the north end of the site featuring about 16,000 square feet of first-floor commercial spaces (at-grade with East Main Street) and four floors of apartments (117 units) of apartments (**Figures 4a through 4i**). The proposed retail space in the development will provide new opportunities for both local business owners and residents living near downtown Riverhead.

Of the 117 apartments, 116 will be rented, and one (1) apartment will be set aside for occupancy by the building superintendent. Further, of the 116 rental apartments, 85 will be designated as "workforce", units, to be rented at rates (for studio, one-bedroom and two-bedroom apartments) that will be affordable to lower-income households than a comparable studio, one-bedroom or two-bedroom unit rented at the market rate. The remaining 31 rental apartments will be rented at market rates.

Residents will access their apartments through an entrance located on McDermott Avenue that includes an elevator lobby, mailroom, and storage and trash facilities. The design includes a community room and community courtyard, which are located next to the entrance lobby on the first floor. Each floor includes trash and laundry facilities as well as a small seating area near the elevator lobby for the residents' convenience. Residents will pay for their own electric utilities.

Fifty-nine parking spaces, including 4 that are handicap-accessible, will be located below-grade with a ground level entrance on McDermott Avenue near the riverfront. This is made possible by the downward slope from East Main Street to the river. In addition to providing resident parking, this arrangement will raise critical structural and mechanical components out of the most likely flood area. Other flood resilient measures proposed include automatic flood barriers, on-site backup power and wind and water resistant materials.

Sanitary wastewater from the project will be conveyed off-site via the existing network of the Riverhead Sewage District, and treated and discharged at the existing municipal facility in conformance to all applicable flow and design requirements of the Suffolk County Department of Health Services and the Riverhead Sewer District. The public sewer and water systems have adequate capacities to serve the proposed Project.

The Project site is located over the Nassau-Suffolk Sole Source Aquifer. The site is currently 100 percent impermeable, covered with the two buildings and the parking lot. The construction of the Project will disturb the entire 0.85-acre site. After completion, the surface of the site will remain almost entirely impermeable.

The Project property has easy access from East Main Street (State Route 25 [SR-25]) and Peconic Avenue. SR-25 and SR-24 to the south connect the Project site with the rest of Long Island. The Long Island Railroad and the Suffolk County Transit bus have a combined station/bus stop approximately 0.4 mile to the northwest on Railroad Avenue.

**Statement of Purpose and Need for the Proposal** [40 CFR 1508.9(b)]:
In June 2013, Governor Andrew Cuomo set out to centralize recovery and rebuilding efforts in impacted areas of New York State. Suffolk County was impacted by Hurricane Sandy that was the catalyst for the allocation of disaster relief funds under the CDBG-DR award. The Governor's Office of Storm Recovery (GOSR) was established to administer the award funds, address communities' most urgent needs, and encourage the identification of innovative and enduring solutions to strengthen the State's infrastructure and critical systems. Operating under the

umbrella of New York State Homes and Community Renewal (HCR), GOSR uses approximately $3.8 billion in flexible funding made available by US Department of Housing and Urban Development's (HUD) CDBG-DR program to concentrate aid to four main areas: housing recovery, small business, community reconstruction, and infrastructure. Paired with additional federal funding that has been awarded to other State agencies, the CDBG-DR program is enabling homeowners, small businesses, and entire communities to build back and better prepare for future extreme weather events.

On August 28, 2011, Hurricane Irene caused flooding, fallen trees, property damage, and power outages in Suffolk County. As Irene moved into the area the storm's winds reached 71 miles per hour in East Moriches. The winds toppled trees and utility poles, more than one-third (450,000) of Long Island's 1.1 million Long Island Power Authority (LIPA) customers lost power. Tidal surges of 3 to 5 feet caused coastal flooding along the south shore region of Suffolk County. Waves from Hurricane Irene's storm surge crashed onto roads and surrounded homes along the coastline. Boats from the marinas washed ashore, and beaches sustained wave erosion damage. Several major roads on Long Island had flooding or trees down, including parts of the Long Island Expressway, Jericho Turnpike and Montauk Highway. On October 29, 2012, a little over a year after Irene, Hurricane Sandy made landfall over the New York coast. Flooding along the coast, overland flooding, and wind-damaged communities throughout New York adding to damage suffered the year before from Hurricane Irene and Tropical Storm Lee. In particular, communities in Nassau, Suffolk, Rockland, and Westchester Counties suffered substantial damage from Sandy. These four counties were identified by HUD as the most impacted and distressed counties in New York, excluding New York City.

Although the Town of Riverhead was not as hard hit as communities on the South Shore, Riverhead experienced significant damage from the storm. The storm surge flooded much of downtown Riverhead and low-lying residential areas. Much of downtown Riverhead's southern side was under water even before the peak of the storm. Features of downtown's Grangebel Park, such as railings and foot bridges, became indiscernible as the tides rose to record levels and a gazebo in the riverfront park to the east was lifted up and deposited elsewhere in the park. Downtown business owners reported flooding issues caused by Hurricane Sandy, and at least one business was forced to relocate because of flooding damage.

In the wake of such devastation, the importance of building more resilient structures in less vulnerable locations is vital to establish a more storm-resistant Long Island. Creation of new affordable housing in eastern Long Island is a vital component of Suffolk County's overall recovery and it makes sense to construct new housing away from areas of the county that are most susceptible to storm damage. Despite the storm surge related flooding downtown, Riverhead largely escaped the more devastating effects of Hurricane Sandy.

**Existing Conditions and Trends** [24 CFR 58.40(a)]:
The Town of Riverhead encompasses approximately 367.4 square miles and has a population of 33,505, according to the US Census Bureau for 2010. It was estimated that in 2014, the

population increased to just 33,777. During that same period, the Suffolk County population increased by 0.6 percent, and the New York State's population also increased (by 2.2 percent).

In 2014, there were 15,301 housing units in the Town of Riverhead, 82.9 percent of them were occupied, and just over three quarters of those occupied were owner occupied. The occupancy rate in the Town of Riverhead was similar to by lower than that of Suffolk County (79.3 percent), but higher than that for the State (53.8 percent).

In 2014, the median value of a home in the Town of Riverhead was $357,000, lower than the value for Suffolk County ($376,800), but higher value that the State ($283,700).

## Standard Conditions for All Projects

Any change to the approved scope of work will require re-evaluation by the Certifying Officer for compliance with NEPA and other laws and Executive Orders.

This review does not address all federal, state and local requirements. Acceptance of federal funding requires the recipient to comply with all federal state and local laws. Failure to obtain all appropriate federal, state and local environmental permits and clearances may jeopardize federal funding.

## Funding Information

**Estimated Total HUD Funded Amount:** $6,500,000

**Estimated Total Project Cost** (HUD and non-HUD funds) [24 CFR 58.32(d)]**:** $47, 500,000

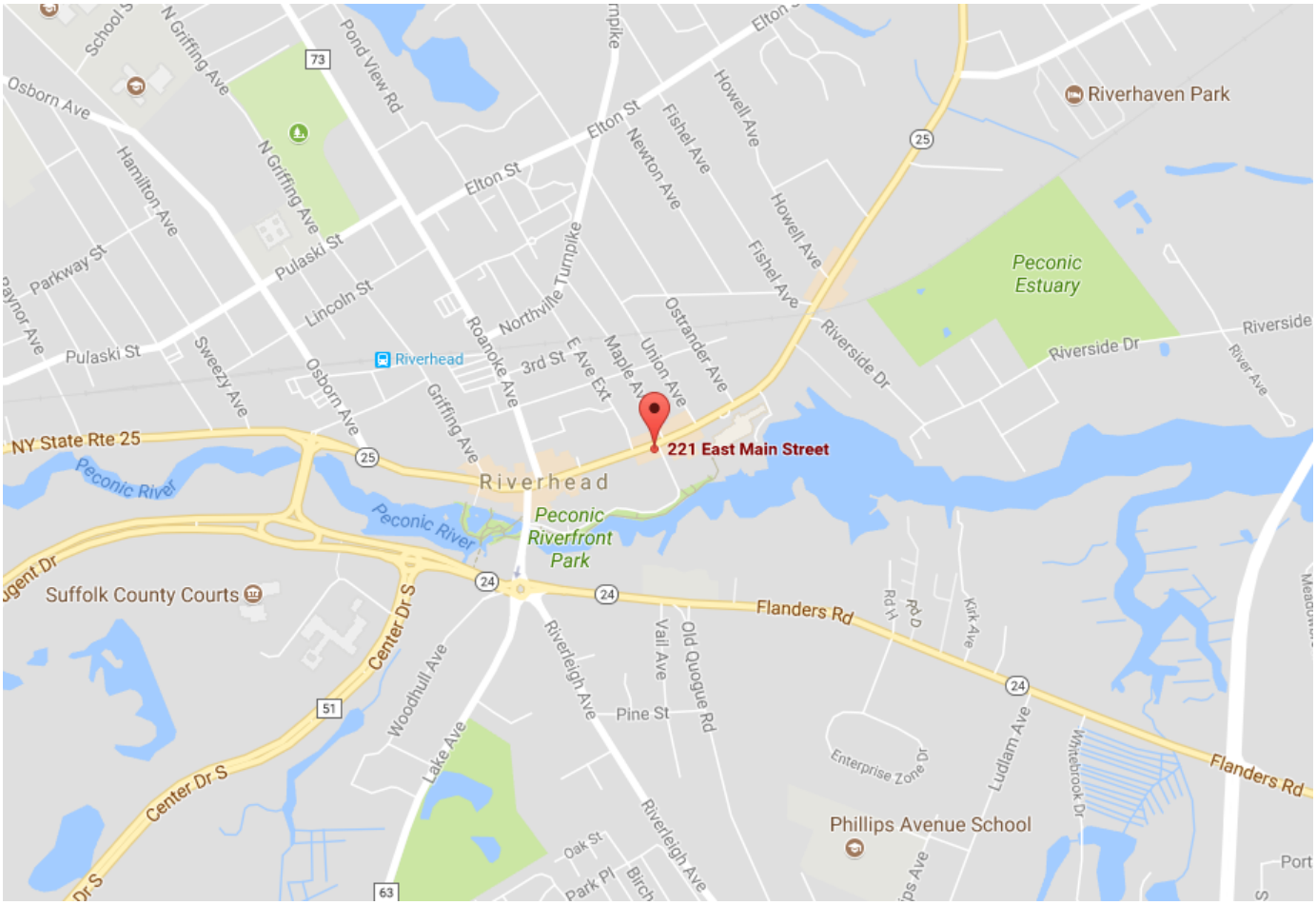


**Figure 1 – Project Location**

**Project Area**

Riverview Lofts
221 East Main Street and 31 McDermott Avenue
Riverhead, Suffolk County, New York

**Legend**

Project Area

Tetra Tech, Inc

**Figure 1**

**Figure 2 – Project Area**

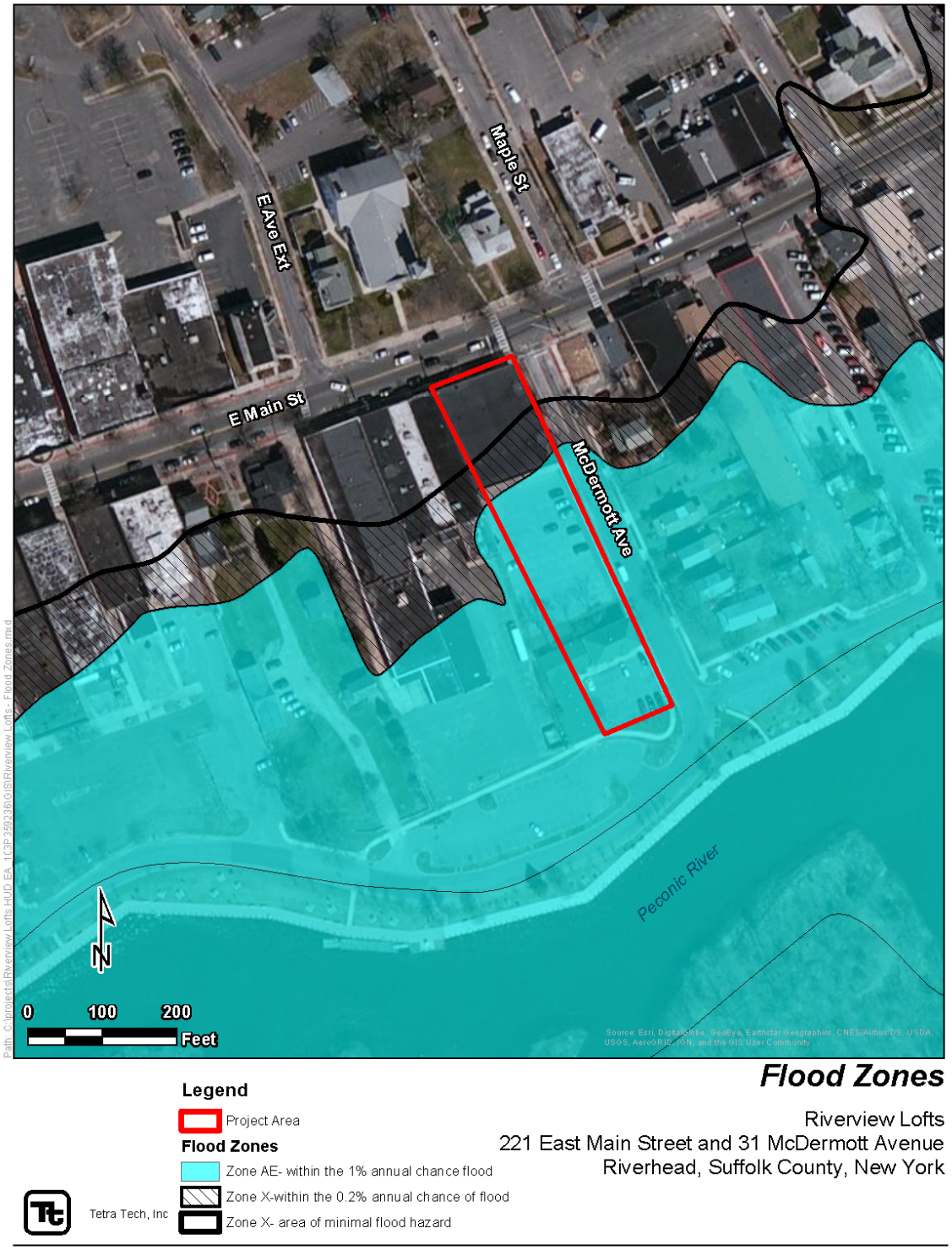


**Figure 3 – Floodplain Map**

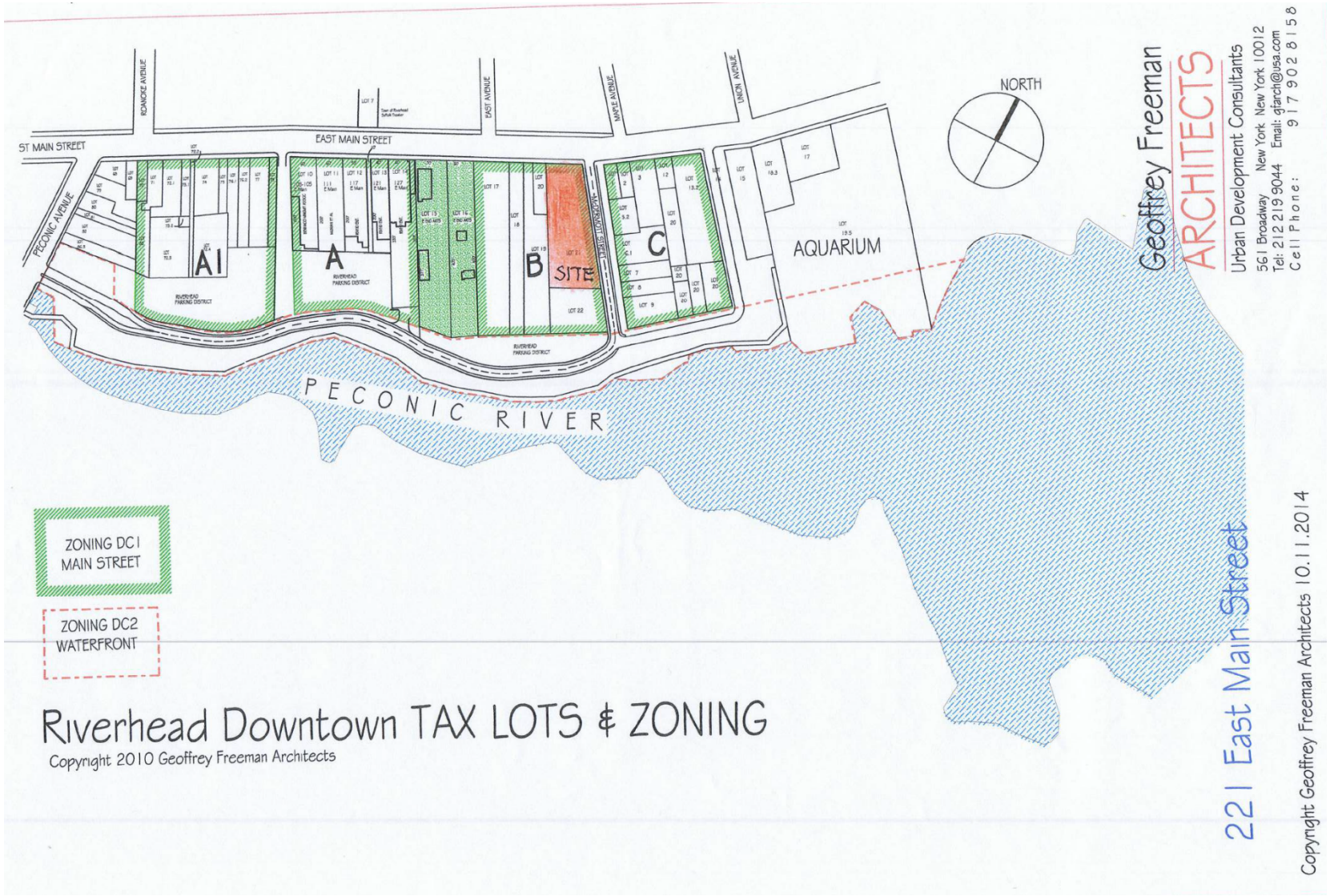


**Figure 4a – Site Plan**

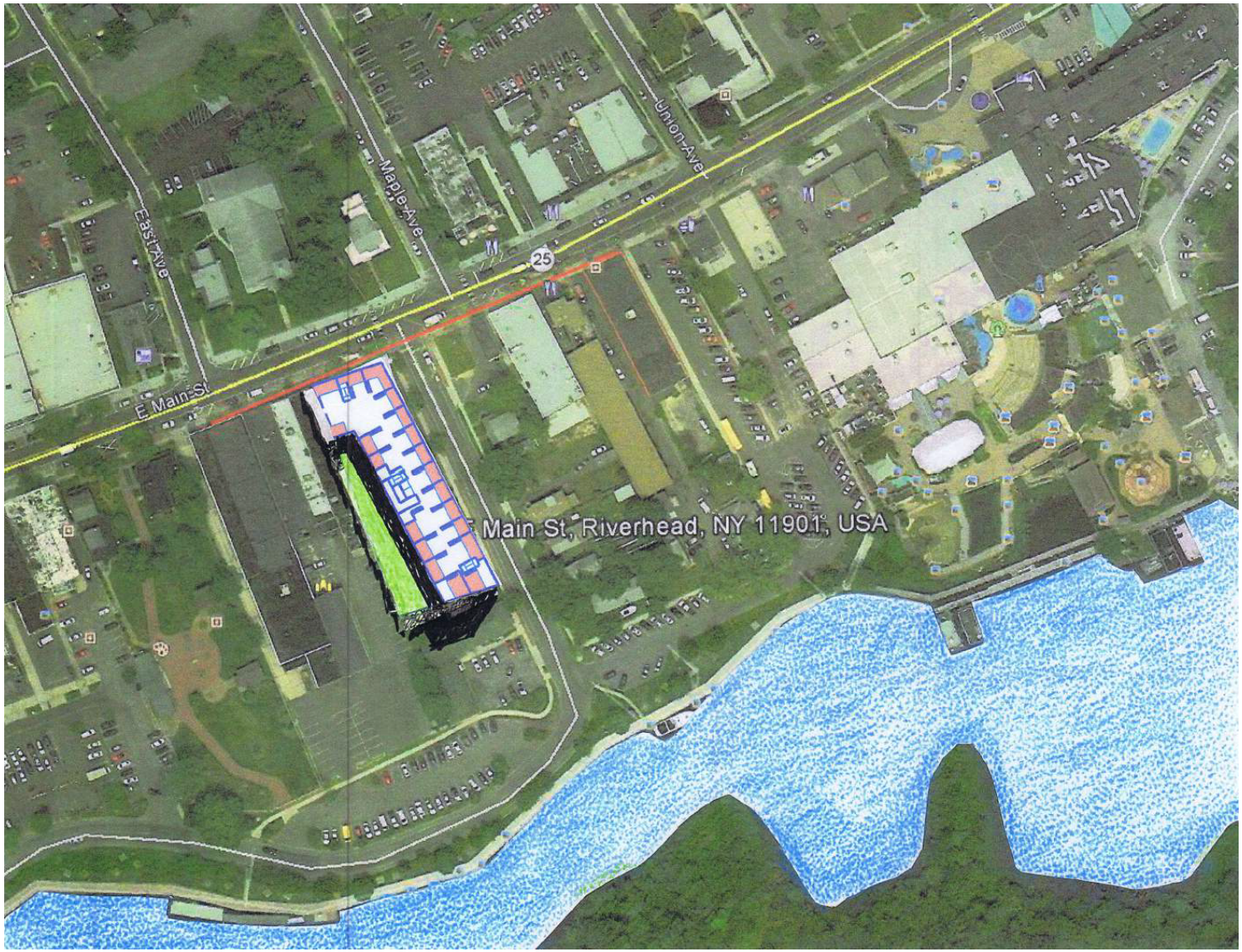


**Figure 4b – Site Plan**

LOT: 21 / 27,500 Square Feet FAR = 27,500 x 4 = 110,000 Square Feet
DEVELOPMENT PROPOSAL = (1st Floor 27,500 Square Feet
+ 4 Floors @ 19,100 Square Feet ) = 103,900 Square Feet

Basement Level Parking 45 spaces 27,500 Sq. Ft. ( Not included in Zoning calculations.)

Ground Floor (First Floor) Retail Arcade 25,100 Sq. Ft.
Residential Services & Lobby

| Apartment Mix | STUDIOS | 1 BEDROOM | 2 BEDROOM |
|---|---|---|---|
| SECOND FLOOR: | 6 @ 550SF | 13 @ 675SF | 5 @ 850SF |
| THIRD FLOOR: | 6 @ 550SF | 13 @ 675SF | 5 @ 850SF |
| FOURTH FLOOR: | 6 @ 550SF | 13 @ 675SF | 5 @ 850SF |
| FIFTH FLOOR: | 6 @ 550SF | 13 @ 675SF | 5 @ 850SF |
| TOTALS: | 24 | 52 | 20 |
| | 2 with Roof Decks | 14 with Roof Decks | 5 with Roof Decks |

TOTAL NUMBER OF APARTMENTS: 96 UNITS

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Urban Development Consultants
561 Broadway New York New York 10012
Tel: 212 219 9044 Email: gfarch@usa.com
Cell Phone: 917 902 8158

221 East Main Street

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**Figure 4c – Site Plan**

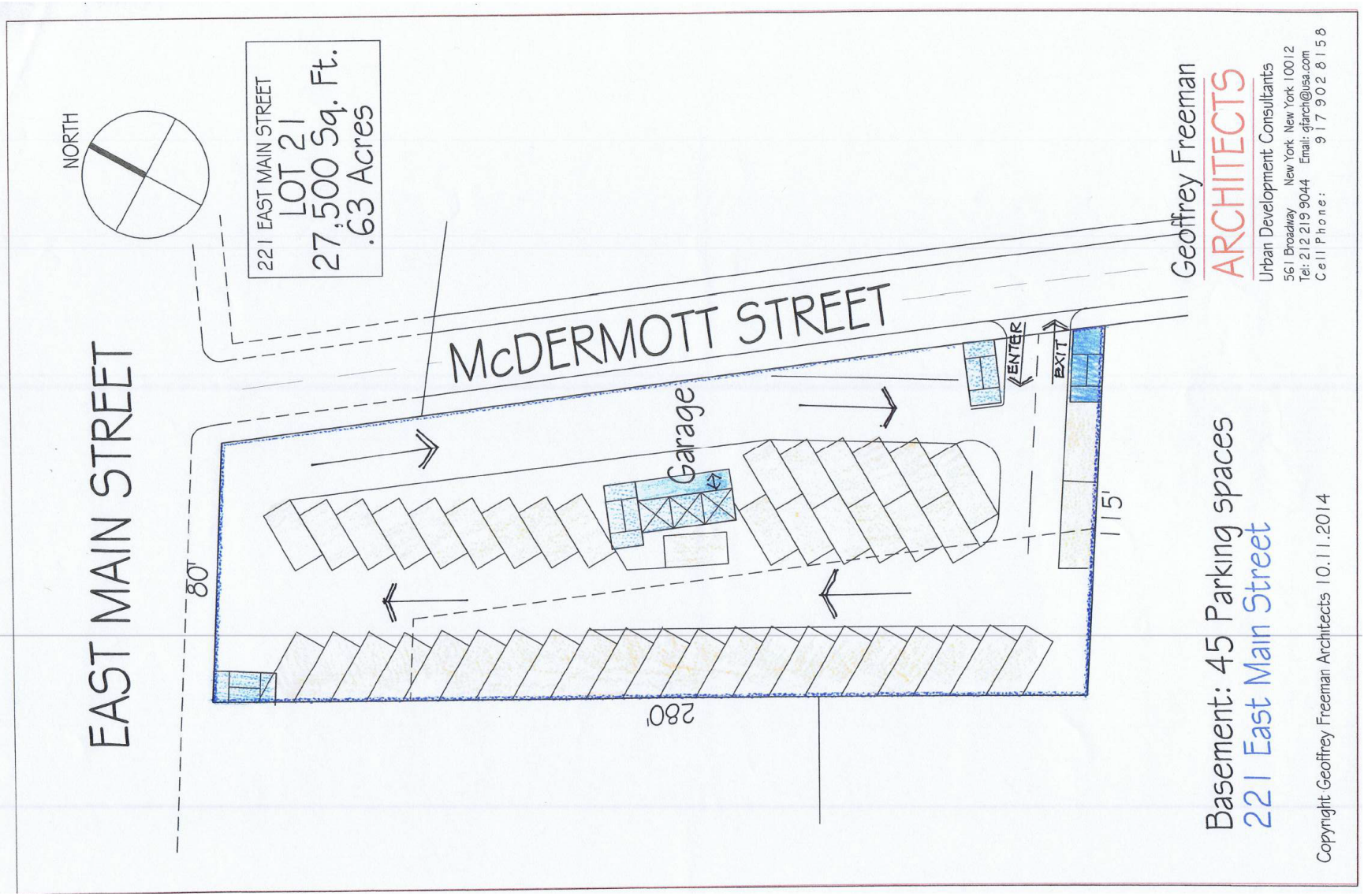


**Figure 4d – Site Plan**

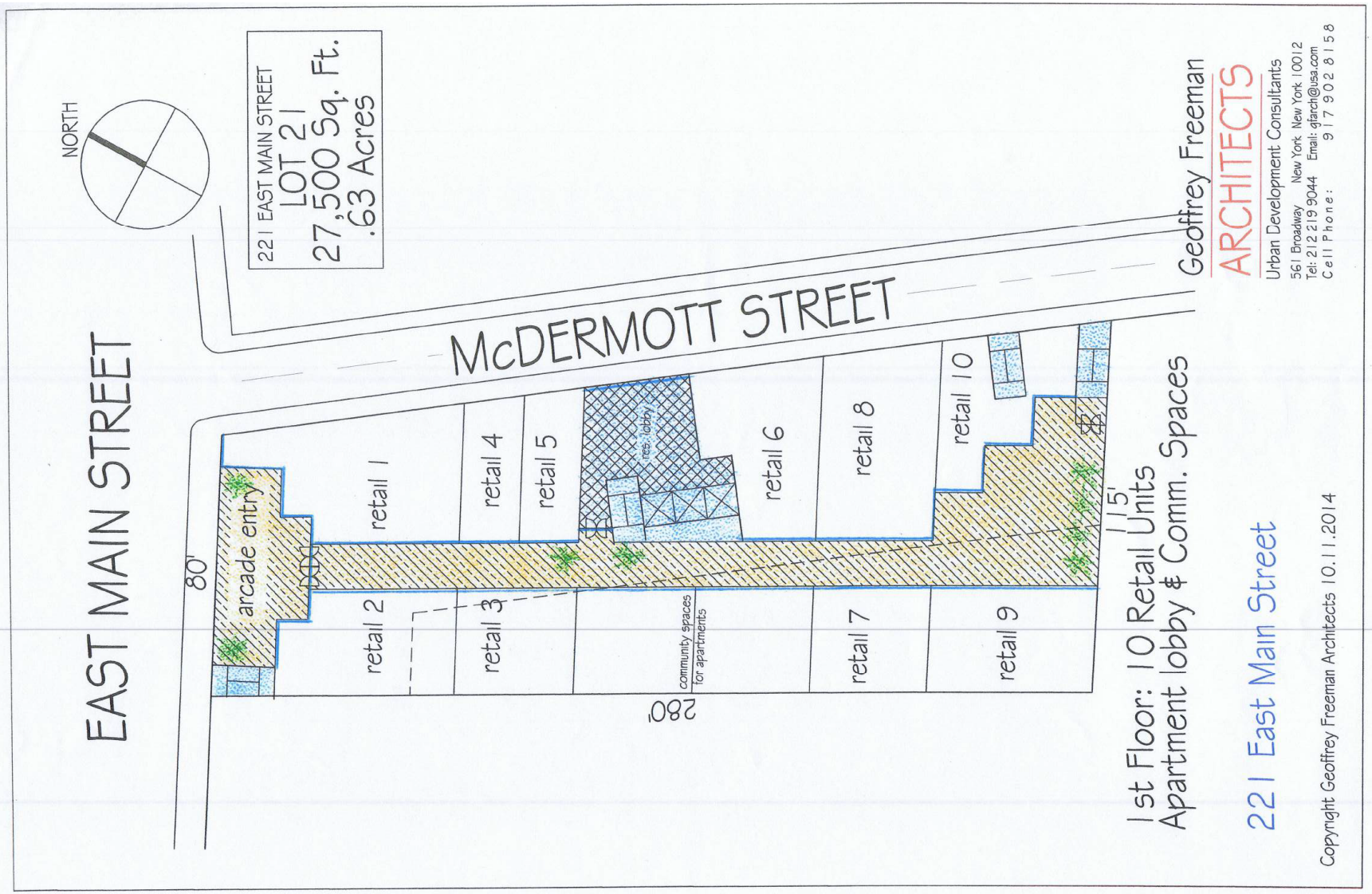


**Figure 4e – Site Plan**

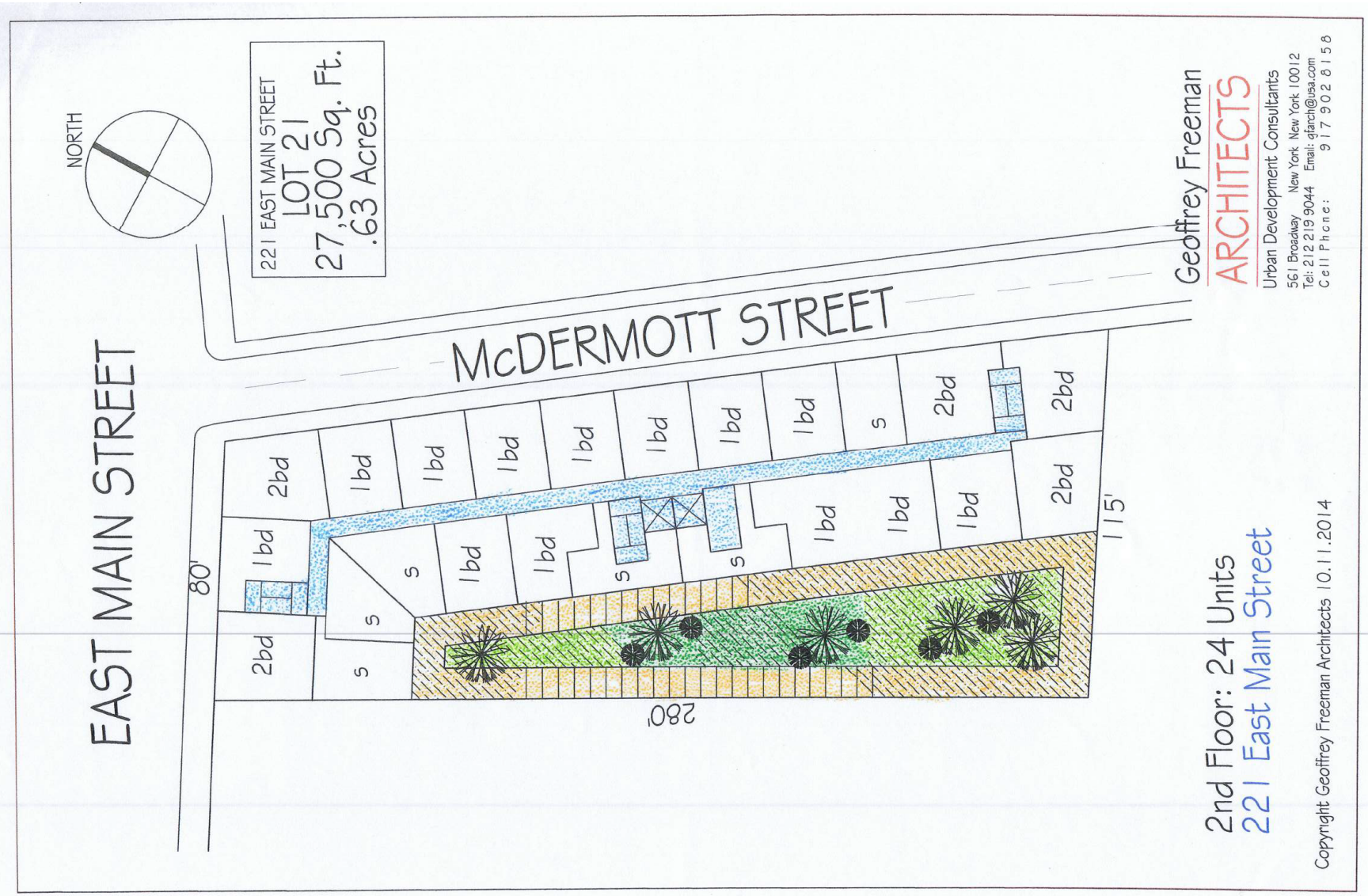


**Figure 4f – Site Plan**

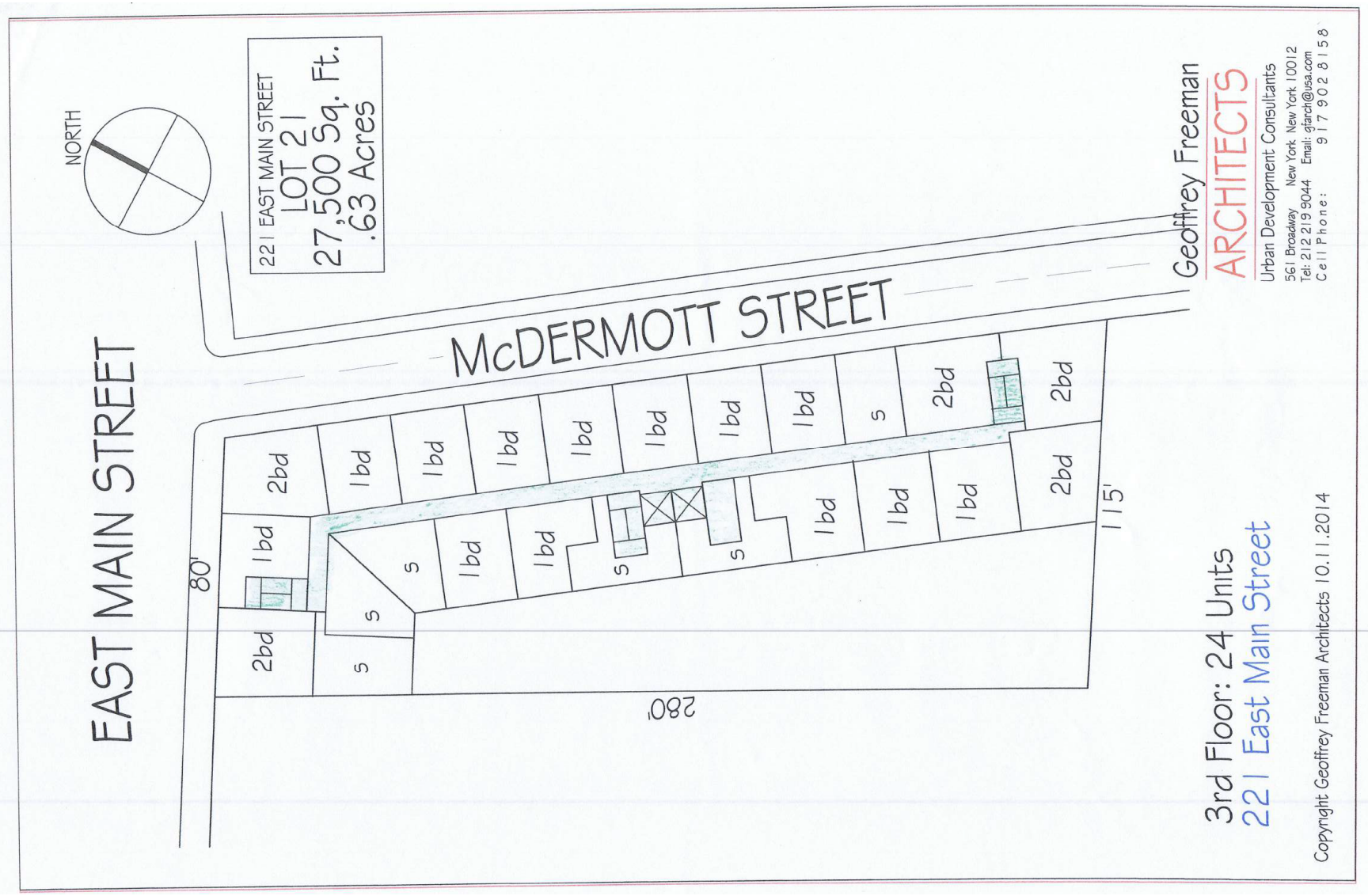


**Figure 4g – Site Plan**

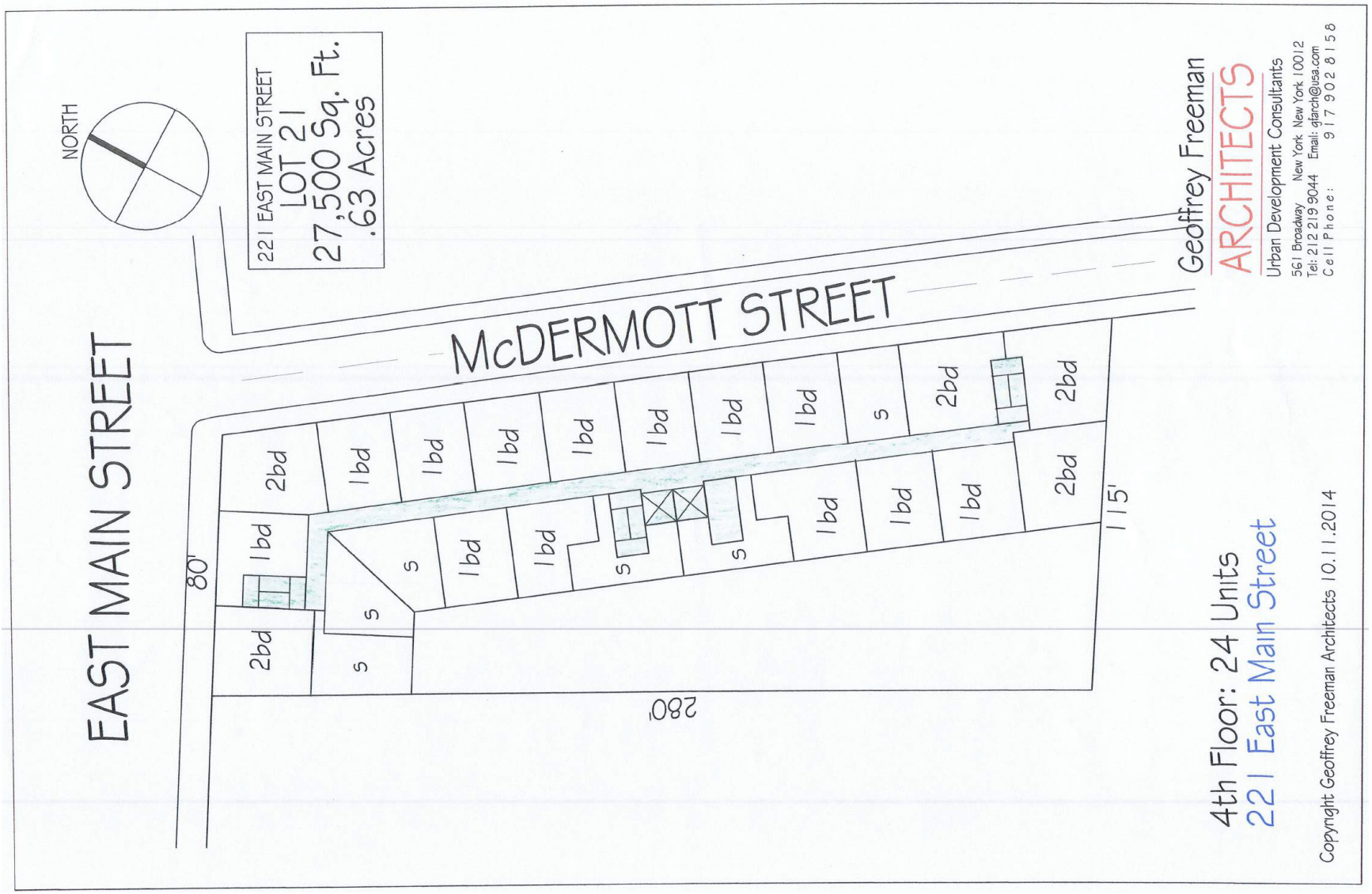


**Figure 4h – Site Plan**

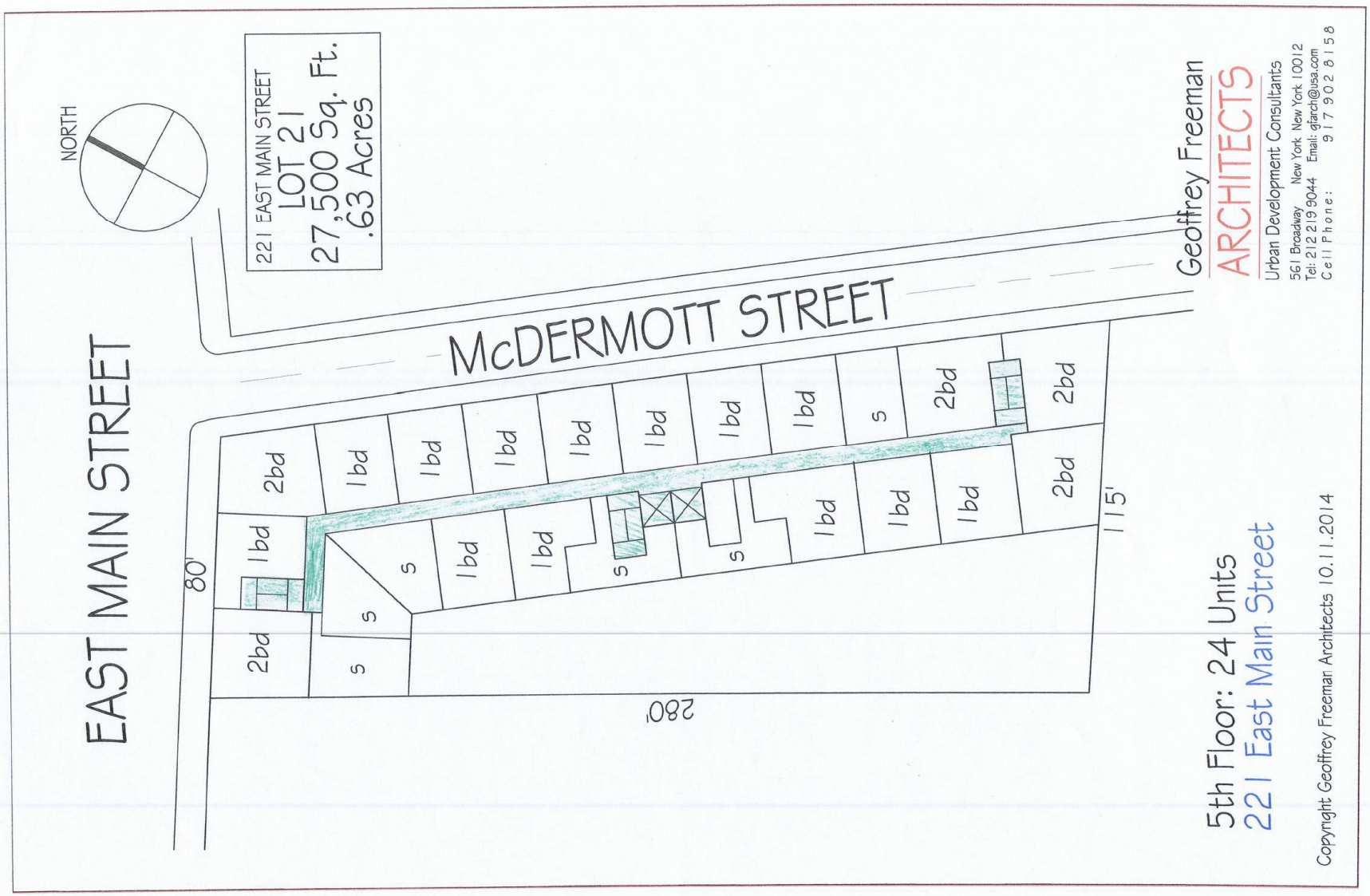


**Figure 4i – Site Plan**

## Compliance with 24 CFR 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits or approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

| **Compliance Factors**: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6 | Are formal compliance steps or mitigation required? | Compliance determinations |
|---|---|---|
| **STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6** | | |
| **Airport Hazards**<br><br>24 CFR Part 51 Subpart D | Yes ☐ No ☒ | Based on HUD guidance in Fact Sheet #D1, the National Plan of Integrated Airport Systems (NPIAS) was reviewed for civilian, commercial service airports near the Project site, as projects within 2,500 feet of a civil airport require consultation with the appropriate civil airport operator. The nearest airports to the Project are the Francis S. Gabreski Airport in Westhampton Beach, approximately 5.2 miles to the south, and the Spadaro Airport in East Moriches, approximately 8.1 miles away. No known military airports are within 15,000 feet of the Project site, and it is not within 2,500 feet of any civil airport.<br><br>The Project is not in an Airport Runway Clear Zone. (See **Appendix A**, Figures)<br><br>**Source: 3, 4** |
| **Coastal Barrier Resources**<br><br>Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501] | Yes ☐ No ☒ | The Project site is not in a Coastal Barrier Resources Area as defined by the state's Coastal Zone Management Program. (See **Appendix A,** Figures)<br><br>**Source: 5, 6** |

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| **Flood Insurance**<br><br>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a] | Yes ☒ No ☐ | The Project site is within a Special Flood Hazard Area (SFHA) Zone, as indicated on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel Number 36103C0466H, dated September 25, 2009. (See **Appendix A**, Figures, and **Appendix B**, Floodplains) Flood insurance must be obtained and maintained in perpetuity for any proposed structure funded in whole or in part with CDBG-DR grant funds located in the floodplain. Therefore, flood insurance for the Project must be obtained and maintained in perpetuity.<br><br>**Source: 7** |
| **STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5** | | |
| **Clean Air**<br><br>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93 | Yes ☐ No ☒ | Suffolk County is in the most recent nonattainment area for particulate matter (PM2.5) and is classified as "marginal" for the 8-hour ozone standard, as defined by the EPA's Green Book Nonattainment Areas for Criteria Pollutants.<br><br>Section 176(c) of the Clean Air Act (CAA) requires a federal agency that funds any activity in a nonattainment or maintenance area to conform to the State Implementation Plan (SIP).<br><br>Conforming to a SIP means that an action will not:<br><br>• Cause or contribute to a new violation of any standard in any area;<br>• Increase the frequency or severity of any existing violation of any standard in any area; or<br>• Delay timely attainment of any standard or any required interim emission reduction or other milestones in any area. |

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| | | Project activities at the Riverview Lofts Project site will not substantively affect the SIP due to the implementation of standard best management practices (BMPs) that control dust and other emissions during construction. Air quality impacts will be short-term and localized. No significant impacts on air quality will result, and further assessment is not required.<br>**Source: 8** |
| **Coastal Zone Management**<br><br>Coastal Zone Management Act, sections 307(c) & (d) | Yes ☐ No ☒ | The Project site is in a coastal zone as defined by the state's Coastal Zone Management Program.<br>A request for a General Consistency Concurrence that included this Project site was sent to the NYS Department of State (NYSDOS) on July 11, 2017. On July 12, 2017, the NYSDOS determined the Project meets the general consistency criteria. (see **Appendix C**, Coastal Zones). No further assessment is needed.<br>**Source: 5** |
| **Contamination and Toxic Substances**<br><br>24 CFR Part 50.3(i) & 58.5(i)(2) | Yes ☒ No ☐ | HUD Policy requires that the proposed site and adjacent areas be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of occupants of the property. The Project does not involve the use of storage of any toxic chemicals or materials.<br>The February 6, 2017 Phase I ESA (See **Appendix D**, Toxic and Hazardous Materials) noted one Recognized Environmental Condition (REC):<br>1. There is a 1,000 gallon UST off the northwest corner of the building which supplies fuel oil to the oil fired boiler located in the basement boiler room. |

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| | | No controlled recognized environmental conditions were noted on the subject property based on the site reconnaissance, interviews and regulatory agency records review<br><br>No de minimis conditions were noted on the subject property based on the site reconnaissance, interviews and regulatory agency records.<br><br>**Polychlorinated Biphenyls**<br><br>Polychlorinated Biphenyls (PCBs) were widely used in equipment, such as transformers, capacitors, and hydraulic equipment, until 1979 when the EPA regulated their use in this capacity. While not a formal PCB inspection, no transformers were observed during the Phase I ESA reconnaissance.<br><br>The applicant has committed to the handling of hazardous materials in the existing building in accordance with applicable rules and regulations (See **Appendix E**, Commitment Letters).<br><br>**Lead Based Paint**<br><br>Because the site is connected to the municipal drinking water system, no investigation for lead in drinking water was conducted. Any surface coated with paint is considered to contain some percentage of lead, based on the ages of the buildings that were constructed in the 1920s and 1970s. The demolition shall meet the requirements of the Occupational Safety and Health Administration (OSHA) Construction Lead Standard (29 CFR 1926.62). Contractors will be alerted to the fact that the paint coating on surfaces in this Project is likely to contain lead, and contractors of each trade will be required to submit their written lead program prior to the start of work. The plan |

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| | | must identify potential sources of lead exposure and propose specific procedures to protect workers from those exposures.<br><br>The applicant has committed to the handling of hazardous materials in the existing building in accordance with applicable rules and regulations (See **Appendix E**, Commitments).<br><br>**Mold**<br><br>Mold can also have an adverse effect on human health and is a very common problem in houses that have been flooded. The Project does not involve rehabilitation; the structures on the site will be demolished. Therefore, no mold assessment was conducted at the Project site. If the building materials or areas of the newly constructed building become contaminated with mold, all contamination will be properly removed. A certified industrial hygienist will provide verification of site clearance and submit a clearance report to prior permanent loan closing.<br><br>**Asbestos-Containing Materials**<br><br>While the Phase I ESA did not include sampling for asbestos-containing material (ACM), it did include observation made during the site reconnaissance. No suspected ACM was observed during the reconnaissance of the subject property.<br><br>In accordance with Industrial Code 56, if major renovation or demolition of any of the buildings is contemplated, a complete asbestos survey for both friable and non-friable ACM is required.<br><br>The applicant has committed to the abatement of all asbestos in the existing building prior to demolition in accordance with applicable rules and regulations (See **Appendix E**, Commitment Letters). |

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| | | **Radon**<br>According to the EPA, the Project site is in Radon Zone 3, where the predicted average indoor radon screening level is less than 2 picoCuries per liter (pCi/L), a low potential for elevated indoor radon levels. No further mitigation in needed.<br>**Source: 9, 10, 11, 12** |
| **Endangered Species**<br><br>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402 | Yes ☐ No ☒ | The U.S. Fish and Wildlife Service (USFWS) on-line review process, completed on May 11, 2017, indicated that the species that could occur in the area included two threatened bird species, piping plover (Charadrius melodus) and red knot (Calidrus canutus rufa); one endangered bird species roseate tern (Sterna dougallii dougallii); the threatened northern long-eared bat (Myotis septentrionalis), one endangered plant species sandplain gerardia (Agalinis acuta), and one threatened species seabeach amaranth (Amaranthus pumilus). No critical habitats were identified on the Project site. Several migratory birds of concern that could be affected by the proposed Project also were identified in the on-line review process.<br>The proposed Project will not result in removal of trees and will be implemented on an extensively developed site.<br>In a May 11, 2017 letter, GOSR determined that there will be no effect to threatened or endangered species from the implementation of the Project. On May 15, 2017, the USFWS acknowledged receipt of GOSR's September 12, 2016, letter of a determination of no effect and/or no impact.<br>In response to GOSR's March 10, 2017, consultation to the New York Natural Heritage Program (NYNHP) regarding |

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| | | potential rare or state-listed animals or plants near the Project site, the NYNHP stated on April 5, 2017, that it has no records of rare or state-listed animals or plants or significant natural communities at the Project site. (See **Appendix F**, USFWS and NYNHP Correspondence.)<br><br>The Project site is within the Atlantic Flyway for several migratory birds. If present at the time, migratory birds could be affected by demolition of the existing structures. To avoid these impacts, demolition should be scheduled outside the migratory bird nesting season. If that cannot be accomplished, then pre-activity surveys for migratory bird nests should be conducted.<br><br>The Project landscape plantings will not include prohibited and regulated invasive species identified by the NYSDEC. (See **Appendix F**, USFWS and NYNHP Consultation) |
| **Explosive and Flammable Hazards**<br><br>24 CFR Part 51 Subpart C | Yes ☐ No ☒ | HUD-assisted projects must be located at an Acceptable Separation Distance (ASD) from stationary hazardous operations that store, handle or process chemicals or petrochemicals of an explosive or flammable nature. These tanks include:<br><br>• Aboveground storage tanks (ASTs) that store flammable or explosive gasses (such as propane) within a 1,000-foot radius of the Project site;<br><br>• ASTs exceeding 100 gallons that store flammable or explosive liquids within a 1,000-foot radius of the Project site; or<br><br>• ASTs that exceed 20,000 gallons and are within 1 mile of the site.<br><br>The Project does not involve explosive or flammable operations. On February 6, 2017 Nelson Pope & Vorhis conducted a review of the aerial photography of the area |

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| | | surrounding the Project to determine the potential for thermal explosive hazards in the vicinity of the subject site. Field reconnaissance focused on determining if there was a direct open pathway to any aboveground storage tanks in excess of 100 gallons within 1,000 feet of the site, or if the pathway was interrupted by intervening buildings. A further assessment was completed to determine if there were any aboveground tanks in excess of 20,000 gallons within one mile of the subject site. This assessment did not The assessment did not identify thermal explosive hazards with aboveground storage tanks in excess of 100 gallons within 1,000 feet of the subject site. No thermal explosive hazard from tanks in excess of 20,000 were identified within one mile of the subject site. (See **Appendix G**, Explosive and Flammable Hazards) |
| **Farmlands Protection**<br><br>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658 | Yes ☐ No ☒ | The soils at the Project site are classified as "Urban Land" by the USDA and are not prime farmland soils (See **Appendix H**, Soils). These soils do not qualify for Farmland Protection Policy Act regulatory protection.<br><br>**Source: 13** |
| **Floodplain Management**<br><br>Executive Order 11988, particularly section 2(a); 24 CFR Part 55 | Yes ☒ No ☐ | Approximately 80 percent of the Project property is located in the 100-year floodplain (see **Appendix A**, Figures, and **Appendix B,** Floodplains). An Early Notice of Proposed Activity in a 100-Year Floodplain was published in *the Riverhead News Review* on June 8, 2017. An 8-step floodplain analysis has been performed in compliance with Executive Order 11988 in accordance with HUD regulations at 24 CFR 55.20 to determine the potential effect that the Project will have on the 100-year floodplain. (See **Appendix B**, Floodplains). |

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| | | The 100-year floodplain on the property is all previously disturbed. Under the proposed Project, the entire 0.85-acre site will be disturbed including the 0.5 acres in the 100-year floodplain. The short-term direct impacts to the 100-year floodplain will consist of demolition of the two existing structures, removal of the existing asphalt parking lots, regrading of the site, excavation for the drainage structures, and construction of the new building. Long-term direct impacts will include replacement of impervious surface with new impervious surface with integral drainage systems that direct stormwater to leaching galleys/chambers beneath the parking areas using a system of catch basins and piping. The proposed action represents short-term impacts to previously disturbed areas and a minor long-term beneficial change to the condition of the 100-year floodplain.<br><br>The short-term impacts will be mitigated by best management practices for debris, dust, and erosion control during demolition and construction activities. The proposed action overall represents an improvement to the current impervious nature of the project site and will replace the current at-risk structures with a flood resistant structure. The proposed action's drainage features will improve the current condition of the floodplain.<br><br>**Source: 7** |
| **Historic Preservation**<br><br>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800; Tribal notification for new ground disturbance. | Yes ☐ No ☒ | The Project has been reviewed by the State Historic Preservation Office (SHPO) in accordance with Section 106 of the National Historic Preservation Act of 1966. In a letter dated November 1, 2016, SHPO stated site for this proposed project is directly across the street from the Riverhead Main Street Historic District, listed in the |

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| | | State and National Registers of Historic Places. More specifically, the buildings at 221 East Main Street and 31 McDermott Avenue have been determined "not eligible" for inclusion in the historic registers and that the proposed undertaking will have no adverse effect to historic resources. In an additional consultation response from SHPO on January 4, 2017, SHPO stated that the Project will have no adverse effect to historic properties listed in or eligible for inclusion in the State or National Register of Historic Places resources. (See **Appendix I**, SHPO Correspondence.)<br><br>The Shinnecock Indian Nation and the Unkechaug Tribe of Indians were identified as possible consulting parties and each was sent a letter with the site description, photographs, site plan, map, and the SHPO determination for the Project on January 3, 2017, requesting a reply regarding each tribe's interest in the Project. No replies were received. (See **Appendix J,** Tribal Correspondence). |
| **Noise Abatement and Control**<br><br>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B | Yes ☒ No ☐ | The nearest airports to the Project site are the Francis S. Gabreski Airport in Westhampton Beach, approximately 5.2 miles to the south, and the Brookhaven Calabro Airport is approximately 12.7 miles to the southwest. The Mattituck Airport is 8.8 miles northeast of the Project. No known military airports are within 15,000 feet of the Project site.<br><br>Noise calculations, pursuant to the HUD Noise Assessment Guidelines, were performed in July 2017. These calculations indicated that the noise environment will be in the acceptable category (Day/Night Noise Level [DNL] not exceeding 65 decibels [dB]). The noise calculations for the Francis S. Gabreski Airport shows a DNL of 55dB at the |

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| | | Project site. The DNL from the lesser used and farther away Brookhaven Calabro and Mattituck Airports will be less than 55 dB.<br><br>The Long Island Railroad – Ronkonkoma Branch passes within 1,150 feet to the north of the Project site. The DNL from the railroad was calculated to be 36 dB.<br><br>Road noise from County Road 63 (CR 63) (DNL 64.6 dB) and NY 25 (DNL 72.5 dB), was combined with the noise from the railroad and airport for a total DNL of 73.1 dB (See **Appendix K**, Noise).<br><br>The design elements of the Project will include double glazed windows and central air conditioning that will result in a 30dBA reduction in interior noise levels to 43.1dB, which is considered acceptable (See **Appendix** K, Noise). |
| **Sole Source Aquifers**<br><br>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149 | Yes ☐ No ☒ | The Project site is in the bounds of the Nassau-Suffolk Sole Source Aquifer (SSA) area, according to the EPA NEPAssist mapper.<br><br>The 0.85-acre site is currently 100 percent impermeable with buildings and parking space. The Project will not increase the amount of impervious surface at the Project site. There are no public water wells or wellfields within 0.5 mile of the Project site. The location currently has water and wastewater service. There will be no changes to providers. Sanitary wastewater from the project will be conveyed off-site via the existing network of the Riverhead Sewage District, and treated and discharged at the existing municipal facility in conformance to all applicable flow and design requirements of the Suffolk County Department of Health Services and the Riverhead Sewer District. The public sewer |

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| | | and water systems have adequate capacities to serve the proposed Project.<br>Some handling of hazardous material may occur during construction; however, the Project will not involve the operational use of hazardous or toxic substances and, as an affordable housing project, falls into the category of projects that EPA has identified as posing little threat to aquifers.<br>The Project's applicant submitted Preliminary SSA Review forms to the EPA on April 6, 2017. EPA responded on May 15, 2017 that the Project satisfies the requirements of Section 1424(e) of the Safe Drinking Water Act. (See **Appendix L**, Sole Source Aquifers).<br>**Source: 26, 27** |
| **Wetlands Protection**<br><br>Executive Order 11990, particularly sections 2 and 5 | Yes ☐ No ☒ | According to National Wetlands Inventory (NWI) data, the Project site is not located in a wetland area. The Project site is, however, located within 300 feet of NYSDEC tidal-coastal wetlands. (See **Appendix M**, Wetlands).<br>The Project site is completely developed with buildings and paved areas. There are no wetlands on the Project site. The wetlands indicated on the NYSDEC map include the shrubs and plants between the boardwalk along the shore of the Peconic River and the water's edge. The Project could involve repairing or rebuilding the bulkhead, on the Project site, but will not disturb the boardwalk or bulkhead between the site and the river. No wetlands will be disturbed. No additional compliance steps will be required (See **Appendix M**, Wetlands).<br>**Source: 12, 14** |
| **Wild and Scenic Rivers** | Yes No | There are no Wild and Scenic Rivers, as designated by the US Department of the |

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| Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c) | ☐ ☒ | Interior near the Project site. The Peconic River has segments that are designated as "scenic" and "recreational" by the NYSDEC. The part of the Peconic River closest to the Project site, from the Grangabel Park dam, just east of the Project site, to a point approximately 5.5 miles upstream (west) to the Long Island Railroad Bridge, is designated as "recreational." From that bridge to a point another 10.5 miles upstream is designated as "scenic". Under the NYSDEC Wild, Scenic, and Recreational Rivers Permit Program, the Project will be consistent with the development restrictions in 6NYCRR Part 666 for development along recreational rivers within communities.<br>**Source: 12, 15, 16** |
| **ENVIRONMENTAL JUSTICE** | | |
| **Environmental Justice**<br><br>Executive Order 12898 | Yes No<br>☐ ☒ | The Project site is not within a potential Environmental Justice (EJ) area, as defined by NYSDEC based on data from the 2010 U.S. Census (See **Appendix N**, Environmental Justice Areas). The Project will not raise EJ issues and will have no potential for new or continued disproportionately high and adverse human health and environmental effects on minority or low-income populations. The Project will benefit low- and moderate income residents through the construction of new affordable housing.<br>**Source: 17** |

**Environmental Assessment Factors** [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits or approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

**Impact Codes**: Use an impact code from the following list to make the determination of impact for each factor.
**(1)** Minor beneficial impact
**(2)** No impact anticipated
**(3)** Minor Adverse Impact – May require mitigation
**(4)** Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

| Environmental Assessment Factor | Impact Code | Impact Evaluation |
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| **LAND DEVELOPMENT** | | |
| Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design | 2 | The Project will develop a mixed-use structure over two lots (221 E. Main St. and 31 McDermott Ave.) totaling approximately 0.85 acres. The land is currently used for commercial purposes. The Project proposes to demolish two existing structures and construct a single, five story mixed-use structure featuring about 16,000 SF of first-floor commercial spaces (at-grade with East Main Street) and four floors of apartments (118 units) of apartments.<br><br>Of the 117 apartments that will be available for rent, 85 will be designated as “workforce”, units, to be rented at rates that will be affordable to lower-income households.<br><br>The project conforms to the 2003 Town Comprehensive Plan and to the goals and intent of the 2008 Update of the Town’s East Main Street Urban Renewal Plan and will conform to nearly all the applicable Town Zoning Code bulk and setback requirements for development in the site’s current DC-1 zoning district; two (2) variances will be required, for an exceedance of the maximum allowed site |

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| | | coverage, and for an exceedance of the allowed floor area range of the studio apartments.<br><br>Sanitary wastewater from the project will be conveyed off-site via the existing network of the Riverhead Sewage District, and treated and discharged at the existing municipal facility. The project will conform to all applicable flow and design requirements of the Suffolk County Department of Health Services and the Riverhead Sewer District.<br><br>**Source: 28, 29** |
| Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff | 1 | The subject property is comprised of soil type identified as Ur - Urban Land. The characteristics of this soil type are identified as follows:<br><br>*Urban Land (Ur): The urban land areas consist of areas that are more than 80 percent covered with buildings and pavement. Examples are parking lots, business districts of larger villages, and densely developed industrial parks. Examination and identification of the soils in these areas are impractical.*<br><br>The nature of the surrounding area is that of commercial aquatic and residential uses. The subject property has relatively flat topography with a slope from the front to the back of the building. Neither soils nor topography appear to pose a constraint to the current use of the subject property. Bedrock in the vicinity of the subject property is approximately 900 feet below grade.<br><br>The subject property is currently developed and redevelopment will not likely contribute to additional storm water runoff. The proposed plans show storm water catchment basins and collection system that will infiltrate storm water to the ground. Storm water runoff from the property will be reduced from current conditions of storm water that discharge directly to the Peconic River.<br><br>Construction and operation of the storm water control system and all Project construction will be in accordance with Section 402 of the Clean Water Act, which requires authorization by a National Pollutant Discharge Elimination System (NPDES) permit or by a state permit program. New York's State Pollutant Discharge Elimination System (SPDES) is a NPDES-approved program. Coverage |

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| | | under NYSDEC GP-15-002 will be obtained prior to the commencement of construction activity.<br>**Source: 13, 30** |
| Hazards and Nuisances including Site Safety and Noise | 1 | The Project site is within a 100-year flood hazard area. An Early Notice of Proposed Activity in a 100-Year Floodplain was published in *The Riverhead News Review* on June 8, 2017. An 8-step floodplain analysis has been performed in compliance with Executive Order 11988 in accordance with HUD regulations at 24 CFR 55.20 to determine the potential effect that the Project will have on the 100-year floodplain. (See **Appendix B**, Floodplains). The proposed action overall represents an improvement to the current impervious nature of the project site and will replace the current at-risk structures with a flood resistant structure. The proposed action's drainage features will improve the current condition of the floodplain.<br>The 100-year floodplain on the property is all previously disturbed. Under the proposed Project, the entire 0.85-acre site will be disturbed including the 0.5 acres in the 100-year floodplain.<br>The mitigation and resiliency strategy for the project site principally relies on Dry Flood Proofing protection system. The design flood elevation (otherwise known as DFE) establishes a height of protection that equals the FEMA established floodplain elevation plus the additional "freeboard" which is 2ft per IBC-2015. The building and all its systems are required to be designed in accordance with the standards of the IBC-2015 Building Code Appendix G and in accordance with ASCE 24-14.<br>No other known natural hazards, including earthquake fault zones, landslide zones, or hazardous terrain, are at or near the Project site.<br>The Project will generate noise during construction that will be minimized through compliance with local noise ordinances, including time-of-day work limitations. Exterior construction activities will take place during normal working hours and will employ commonly accepted engineering and administrative controls that will minimize noise impacts to neighbors. Interior construction activities will have negligible impact to neighbors. |

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| Energy Consumption | 2 | The project will include design and construction guidance through the Enterprise Green Communities (EGC) certification process to ensure project energy and sustainability goals are met.<br><br>The power and natural gas demand will increase from the past and current usage at the site (one building, the Dinosaur Museum, has been closed since the floods. Electricity will be provided to the Project by PSEG Long Island. Natural gas will be provided by National Grid. There is sufficient capacity for the increase in demand. (See **Appendix P**, SEQRA EAF). |

| Environmental Assessment Factor | Impact Code | Impact Evaluation |
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| **SOCIOECONOMIC** | | |
| Employment and Income Patterns | 1 | According to 2013 Census estimates, the median household income in the Town of Riverhead was $49,271. This compares to $57,369 for the State of New York. The estimated median value of owner-occupied housing units in Riverhead in 2013 was $314,110, compared to $277,600 for the State of New York.<br><br>Employment in Riverhead is widely distributed among several key industries and occupations. Approximately 25.6 percent of the population is employed in educational services and health care; 16.5 percent in retail trade; 10.4 percent in arts, entertainment, and recreation; and 9.7 percent in professional, scientific, and management, and administrative and waste management services.<br><br>The Project consists of multi-use space that includes retail and residential. It will benefit employment and local income in the area by providing additional residents and attracting local residents with the newly created retail opportunities.<br><br>The construction will provide an estimated 40 temporary construction jobs. Permanent employment will include a full-time on-site superintendent and several employees of the retail spaces. Based on the number of associated employees, the Project is not expected to alter employment and income patterns. |

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| | | The Project will benefit employment and local income in the area by providing additional residents who will use local businesses and stimulate employment.<br>**Sources: 18, 19** |
| Demographic Character Changes, Displacement | 1 | According to the 2014 U.S. Census estimates, the population of the Town of Riverhead was 33,715. This represents a fairly steady population since 2010 (increase of less than 0.01 percent). In 2014, approximately 82.7 percent identified as Caucasian, 7.7 percent as black or African-American, 2.2 percent as two or more races, 1.1 percent as Asian, 0.3 percent as American Indian or Alaskan Native, 0.1 percent as Native Hawaiian and Other Pacific Islander, and 13.9 percent identified as Hispanic or Latino.<br>The proposed development will replace the long-vacant and deteriorated retail box building at 221 East Main Street as well as the building directly south of it with a single five-story mixed use and mixed income building. The majority of apartments will be kept affordable to residents earning 60% of the AMI with a tier of the units affordable to residents earning between 80%-90% of the AMI and a tier of units available to residents earning up to 130% AMI.<br>**Source: 18** |

| Environmental Assessment Factor | Impact Code | Impact Evaluation |
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| **COMMUNITY FACILITIES AND SERVICES** | | |
| Educational and Cultural Facilities | 2 | The Riverhead Central School District area is more than 90 square miles and is Long Island's largest school district. The district is composed of three townships, Riverhead, Brookhaven, and Southampton. The Project will contribute between nine and 15 school age children to the local schools. This will not impact the school system.<br>Schools that will serve the Project include, Riverhead High School (1.2 miles), Riverhead Middle School (1.0 mile), and Roanoke Avenue Elementary School (0.3 mile).<br>There are 40 colleges within 50 miles of the Project. The closest is the Suffolk County Community College, East Campus (3.9 miles to the southwest), and the Suffolk Community College Culinary Arts and Hospitality Center is |

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| | | about 0.1 mile east of the Project site. Riverhead and the surrounding area have numerous cultural amenities that will be available to the residents of Project, including libraries, churches, museums, and historic sites. The Riverhead Free Library is approximately 0.5 mile west of the Project site. There are five churches within one mile of the Project site. The Project will provide housing for a moderate number of families and is designed to serve the existing population of the area. The small increase in the number of residents will not substantially increase the demand for nearby educational services or cultural facilities.<br>**Source: 21** |
| Commercial Facilities | 2 | There are numerous commercial facilities in River head, Tanger Outlets – Riverhead is 3.3 miles to the west along West Main Street, Roanoke Plaza is 2 miles to the North on Roanoke Avenue, and East End Commons is 1.7 miles to the northeast on Northville Turnpike. Numerous grocery stores and restaurants are within one mile of the Project. Although new residents will visit the existing commercial establishments in the neighborhood, the Project will not significantly increase the demand beyond existing capacity for existing commercial establishments. |
| Health Care and Social Services | 3 | There are three hospitals and several health-care facilities within 20 miles of the Project site. Peconic Bay Medical Center has a large facility at 1300 Roanoke Avenue within 2 miles of the Project Site, including the hospital, a skilled nursing center, and home health services. Other providers include Gentiva Health Services at 877 East Main Street, and Riverhead Care Center at 1146 Woodcrest Avenue. The number of units and residents associated with the Project will not significantly increase the demand on the healthcare system. The Suffolk County Department of Social Services provides child support enforcement services, Supplemental Nutrition Assistance Program (SNAP) benefits (food stamps), temporary financial, housing, medical, and home energy assistance and protective and preventive services for vulnerable children and adults.<br>The Project is not expected to exceed the capacity of providers because it is in an area well-served by existing |

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| | | health-care and social-service providers (See **Appendix P**: SEQRA EAF).<br>**Source: 22, 23, 24** |
| Solid Waste Disposal / Recycling | 2 | Construction may result in a temporary increase in solid waste. Construction debris of wood, piping, and other materials will be collected on-site and disposed of or recycled as appropriate. Asbestos-containing construction debris, petroleum-contaminated soils, municipal solid waste, and construction and demolition debris will be disposed of appropriately, either as bulk waste or hazardous waste. Construction debris will primarily be composed of materials from the demolition of existing structures and materials left over from construction. These materials will include wood, piping, appliances, and other materials commonly found in residential construction. Much of these wastes will be recycled. (See **Appendix E,** Commitment Letters).<br>The Project will involve new residential housing and new sources of solid waste. By law, property owners are responsible for solid waste pickup at rental properties. The Town of Riverhead Sanitation Department is responsible for licensing all solid waste collectors providing collection services to apartments etc. The selection of contractor for collecting solid waste from the Project is a future decision. The chosen waste collection contractor will be required to be properly licensed and the disposal site have appropriate capacity for the wastes. (See **Appendix E,** Commitment Letters.<br>There will be a minor to moderate increase in solid waste disposal or recycling from operation of the Project because it will replace the existing municipal complex and its recycling and solid waste activities with a larger number of onsite sources (i.e., more residents). (See **Appendix O**: Capacity Letters).<br>**Source: 25** |
| Waste Water / Sanitary Sewers | 3 | Wastewater treatment in Riverhead is provided by the Riverhead Sewer District. Wastewater is processed at the Riverhead Sewer District Sewage Treatment Plant. The plant's permitted capacity is 1,200,000 gallons per day (gpd) with a current flow of approximately 900,000 gpd. |

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| | | The Project is in a central area of the Town that is served by existing wastewater and sewer services and infrastructure and will not require the installation of new wastewater collection infrastructure. The Project will connect to the city's sanitary sewers and wastewater treatment system. The projected generation of sanitary wastewater is 40,273 gallons per day. While this is a large increase over current generation (444 gallons per day), the Town of Riverhead Sewer District has stated that it has adequate capacity to support the Project and that it will not adversely affect wastewater operations or treatment. (See **Appendix O**, Capacity Letters).<br>**Source: 25** |
| Water Supply | 3 | The Town of Riverhead's water originates in 17 active groundwater wells in the Glacial and Magothy Aquifers. The Town of Riverhead Water District will provide drinking water to the Project. This water system serves approximately 35,000 people. In 2014, the system produced 2.65 billion gallons of water.<br>The projected water usage for the Project is 40,273 gallons per day. While this is a large increase over current usage (444 gallons per day), the Town of Riverhead has stated that it has adequate capacity to support the Project and that it will not adversely affect water. (See **Appendix O**, Capacity Letters).<br>**Source: 25** |
| Public Safety - Police, Fire and Emergency Medical | 3 | Public safety services are provided by the Town of Riverhead Police Department. The Riverhead Police Department provides such specialty services as: K-9, Rescue/Scuba, and Juvenile Aid Bureau. The department is located at 200 Howell Street.<br>The Riverhead Fire Department provides services to the Riverhead Fire District which includes the Township of Riverhead and parts of Southampton and Brookhaven Townships. The Department consists of 180 members organized into six companies. The Riverhead Volunteer Ambulance Corps provides service to the Town of Riverhead. The headquarters are at 1111 Osborne Avenue. The Project will provide housing for a limited number of families and is designed to serve the existing population of |

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| | | the area. The small increase in the number of residents will not substantially increase the demand for nearby police, fire, and emergency services. (See **Appendix O**, Capacity Letters).<br>**Source: 25** |
| Parks, Open Space and Recreation | 2 | Parks and recreation facilities are managed by the Town of Riverhead Parks and Recreation Department. The closest parks to the Project site include the Peconic Riverfront Park (0.1 mile), the Milton L Burns Park (0.1 mile), and Grangable Park (0.2 mile).<br>The small increase in the number of residents will not substantially increase the demand for additional parks or open space and will not cause the deterioration of the existing facilities.<br>**Source: 25** |
| Transportation and Accessibility | 2 | The Project property has easy connection to SR-24 to the south that connect the Project site Interstate 495 and with the rest of Long Island. The Long Island Railroad and the Suffolk County Transit bus have a nearby combined station/bus stop on Railroad Avenue. The Suffolk County Transit provides bus service throughout Suffolk County. The Long Island Railroad provides passenger service from the eastern tip of Suffolk County to Manhattan.<br>The Project will not require the development of new transit service or create population demand that will exceed the capacity of current transportation infrastructure or transit service systems. On-site parking spaces for residents, visitors, and staff are included in the design. |

| Environmental Assessment Factor | Impact Code | Impact Evaluation |
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| **NATURAL FEATURES** | | |
| Unique Natural Features,<br>Water Resources | 3 | The Project site is developed urban land. Surrounding buildings consist of commercial and residential buildings in a downtown urban setting. South of the Project Site is the Peconic River. This segment of the river is designated as a Recreational River by NYSDEC. Under the NYSDEC Wild, Scenic, and Recreational Rivers Permit Program, the Project will be consistent with the development restrictions in |

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| | | 6NYCRR Part 666 for development along recreational rivers within communities.<br><br>The red maple-blackgum swamp is a listed High Quality Occurrence of Rare Community Type 0.3 mile upstream (west) of the Project site. The swamp is located on the Lower Peconic River and comprises a forest of moderate size, in a moderately intact landscape well connected to the surrounding pine barrens. The Project impacts will be limited to existing developed footprint of the site, and there will be no impacts to the red maple-blackgum swamp.<br><br>The Project site is in the bounds of the Nassau-Suffolk Sole Source Aquifer (SSA) area. The Project will result in redevelopment of an already developed urban site, with new construction of a residential structure containing multiple units. The Project will not increase the amount of impervious surface at the Project site that is currently substantially covered by impervious surfaces. Currently, the stormwater runs off into the Peconic River. The Project will include replacement of existing impervious surface with new impervious surface with integral drainage systems that direct stormwater to leaching galleys/chambers beneath the parking areas using a system of catch basins and piping. The Project's applicant submitted Preliminary SSA Review forms to the EPA on April 6, 2017. No response has been received. (See **Appendix K**, Sole Source Aquifer Review). |
| Vegetation, Wildlife | 2 | The USWS online review process indicated the threatened piping plover, threatened red knot, endangered roseate tern, threatened northern long-eared bat, threatened sandplain gerardia, and threatened seabeach amaranth may occur in the boundary of or may be affected by the Project.<br><br>The Project site is several miles inland from the coast and is completely developed with buildings and paved areas. There are no trees or vegetated surfaces. Office buildings without any accessible attic space are unlikely sites to house bats. The Project site does not include any individuals of, or potential habitat for, the species listed. The USFWS acknowledged the "no effect" determination. |

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| | | The red maple-blackgum swamp is a listed High Quality Occurrence of Rare Community Type and will not be impacted by the Project.<br>If present at the time, migratory birds could be affected by demolition of the existing structures. To avoid these impacts, demolition should be scheduled outside the migratory bird nesting season. If that cannot be accomplished, then pre-activity surveys for migratory bird nests should be conducted.<br>The alewife (*Alosa pseudoharengus*) is found in the Peconic River. Although they are not a protected wildlife, they are an important food source for other fish and require migration between fresh and salt water for breeding. Any construction or repair of the bulkhead on the Project site will be implemented in a manner that is sensitive to the alewife breeding and migration periods. |
| Other Factors | 2 | Beyond those already addressed, no other factors were identified or evaluated for the Project. |

**Additional Studies Performed**:
Phase I Environmental Site Assessment in February 2017.

**Field Inspection** (Date and completed by)**:**
February 1, 2017, site reconnaissance for the February 6, 2017 Phase I Environmental Site Assessment

**List of Sources, Agencies and Persons Consulted** [40 CFR 1508.9(b)]**:**

1. New York State. 2013. State of New York Action Plan for Community Development Block Grant Program Disaster Recovery (Action Plan, issued April 25, 2013, amended July 3, 2012) New York State. 2013.

2. New York State. 2013. NY Rising Housing Recovery Program Homeowner Guidebook (Guidebook) (revised December 12, 2013).

3. Federal Aviation Administration. Report to Congress – National Plan of Integrated Airport Systems. Internet Website:
http://www.faa.gov/airports/planning_capacity/npias/reports/media/ npias-2015-2019-report-appendix-b-part-4.pdf.

4. Federal Aviation Administration. Report to Congress – National Plan of Integrated Airport Systems. Internet Website: http://www.faa.gov/airports/planning_capacity/npias/reports/media/npias-2015-2019-report-narrative.pdf.

5. New York State Department of State, Office of Communities and Waterfronts – Coastal Boundary Map. Internet Website: http://appext20.dos.ny.gov/coastal_map_public/map.aspx.

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**List of Permits Obtained or Required:**

1. Two special permits for from the Town Board: one for an exceedance of the maximum allowed site coverage, and the second for an exceedance of the allowed floor area range of the studio apartments.
2. Local Building Permit from the Town of Riverhead
3 239f review to the Town Building Department and Suffolk County Department of Public Works.
4. Site Plan review for the Town Fire Marshal
5. Sanitary Sewer System Connection approval
6. Water Supply System Connection approval
7. Referral from the Suffolk County Planning Commission
8. SEQRA Concurrence memo from the NYS GOSR/HCR
9. SEQRA Type I Negative Declarartion per Section 617.5(c)(7)

**Public Outreach** [24 CFR 50.23 & 58.43]**:**
On July 21, 2017, a combined Notice of Finding of No Significant Impact and Intent to Request Release of Funds will be published in *Newsday*. Any individual, group, or agency may submit written comments on the Environmental Review Record to:

Lori A. Shirley, GOSR, HCR
38-40 State Street
Albany, NY 12207
(518) 474-0755
NYSCDBG_DR_ER@nyshcr.org

**Cumulative Impact Analysis** [24 CFR 58.32]**:**
The Project is not expected to trigger cumulative impacts, including the degradation of important natural resources, socioeconomic resources, human health, recreation, quality of life issues, and cultural and historic resources. The Project is not of a scale large enough to contribute significantly to cumulative impacts. It will create positive impacts, as it will provide the Town of Blenheim with a functioning municipal complex during future storm events, which is needed to allow first responders to reach all parts of town in an emergency without having to travel over roads at risk of being compromised during major storm events and will benefit residents of the Town of Riverhead.

**Alternatives** [24 CFR 58.40(e); 40 CFR 1508.9]

**Proposed Project.** As fully described in this Environmental Assessment, the Riverview Lofts Project is being developed to address a long-standing need for affordable housing in the Town of Riverhead. The proposed Project will include the demolition of the existing buildings and parking lots and removal of the UST. A new five-story mixed-use structure will be constructed on the north end of the site featuring about 16,000 square feet of first-floor commercial spaces (at-grade with East Main Street) and four floors of apartments (117 units) of apartments. The proposed retail space in the development will provide new opportunities for both local business owners and residents living near downtown Riverhead.

The Project as proposed represents the best option for redevelopment of the site. As noted, the site is fully developed, and any redevelopment will require disturbance in the floodplain. The new building is designed to limit exposure to flood hazards.

**Alternative Sites Alternative.** The site as it exists today is fully developed with the buildings covering the entire site. The floodplain covers two thirds of the site and the buildings are subject to flooding. Redeveloping the site without using the area within the floodplain is infeasible.

**No Action Alternative** [24 CFR 58.40(e)]:
Not undertaking the Project will not be consistent with the goals and objectives of the Towns of Riverhead Comprehensive and other local and state plans. The Town and County will not realize

their housing and land use goals because there will be no increase in the availability of resilient, sustainable, affordable housing, and no net addition of residents supporting the business and facilities necessary to enhance the viability of Riverhead's downtown economy. Without the Project, planning foals to provide more resilient housing will be delayed. Not constructing the Project will result in a loss of potential customers to businesses and services in the neighborhood.

The no action alternative will leave the existing buildings in place. One of the buildings is not in use, and therefore, will not serve any purpose for the community of Riverhead. By not pursuing the proposed Project, the community will lose the opportunity to create new affordable rental housing that will help alleviate the ongoing affordability crisis in Long Island. As noted above, part of the facility is in the 100-year floodplain and is at risk of flooding.

**Summary of Findings and Conclusions:**

The proposed Project will be an appropriate use of the Project site. On March 3, 2016, the Town of Riverhead Planning Board voted to approve the site plan for the Project. The Project will provide affordable housing consistent with local and state housing goals, and will provide affordable housing in an area close to existing health and social services. The goals and objectives of GOSR in response to addressing the most impacted counties affected by Hurricanes Sandy and Irene will be achieved. The Project will not significantly alter the character or resources of the area. In some cases, the Project will result in potential benefits by providing needed housing and new employment. The proposed Project will not result in a significant impact on the quality of the human environment.

## Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

| Law, Authority, or Factor | Mitigation Measure |
|---|---|
| Clean Air Act | All Project activities will comply with applicable federal, state, and local laws and regulations regarding construction emissions, including but not limited to NYCRR, NYSDEC Air Quality Management Plan, and the New York SIP. All necessary measures will be used to minimize fugitive dust emissions during construction activities. The preferred method for dust suppression is water sprinkling. |

| | |
|---|---|
| Floodplains | Flood insurance must be obtained and maintained in perpetuity for any proposed structure funded in whole or in part with CDBG-DR grant funds located in the floodplain. Therefore, flood insurance for the Project will be obtained and maintained in perpetuity. |
| Contamination and Toxic Substances | All demolition activities will follow Lead-Safe Work Practices. All activities will comply with applicable federal, state, and local laws and regulations regarding lead-based paint, including but not limited to, the EPA RRP Rule (40 CFR 745.80 Subpart E), HUD's lead-based paint regulations in 24 CFR Part 35 Subparts A, B, H, J, and R, and the HUD "Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing." |
| Contamination and Toxic Substances | In accordance with Part 56 of Title 12 of the Official Compilation of Codes, Rules and Regulations of the State of New York Department of Labor (Cited as 12 NYCRR Part 56), the National Emission Standard for Asbestos-Standard for Demolition and Renovation (40 CFR Part 61.145), and National Emission Standard for Asbestos-Standard for Waste Disposal for Manufacturing, Fabricating, Demolition, and Spraying Operations (40 CFR Part 61.150), asbestos abatement will be completed by a licensed asbestos abatement contractor prior to demolition work. NYSDOL regulations require that ACM that will be disturbed by the demolition be removed prior to demolition. If suspect ACM not identified in the pre-demolition asbestos survey report is discovered during the demolition process, the presence, quantity, and location of the newly discovered materials will be conveyed within 24 hours to the building owner. Activities in the area of the ACM will cease immediately until a licensed asbestos contractor appropriately assesses and manages the discovered materials. An asbestos operations and maintenance plan will be prepared prior to funding. |
| Contamination and Toxic Substances | The AST on the Project site will be removed and disposed of according to the applicable federal and NYSDEC regulations. |
| Contamination and Toxic Substances | All Project-related solid waste generated during construction will be managed and transported in |

| | |
|---|---|
| | accordance with the NYS solid and hazardous waste rules. |
| Contamination and Toxic Substances | All Project-related solid waste generated during construction will be managed and transported in accordance with the NYS solid and hazardous waste rules. |
| Contamination and Toxic Substances | Because the Project site is in an EPA Radon Zone 1, post-construction surveys will be conducted and appropriate mitigation will be applied to ensure that whole body radon exposure of is below 1.25 rems per calendar quarter. All testing and mitigation will be done prior to occupancy. |
| Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff | BMPs, such as silt fence and erosion prevention, will be used, if required by permits or agency discretion. State and local permitting requirements will incorporate BMPs to eliminate erosion impacts during construction. |
| Conformance with NYS Department of Environmental Conservation State Pollution Discharge Elimination System General Permit for Stormwater Discharges from Construction Activity GP-0-15-002 | Because the amount of ground disturbance at the site will be less than one acre, an SWPPP and notice of intent are not required for the Project in accordance with the NYS Stormwater Design Manual. BMPs, such as silt fence and erosion prevention, will be implemented, if required by permits or agency discretion. |
| Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff | The Project site will be graded to accommodate improvements. Soils will be compacted per local building codes. |
| Vegetation, Wildlife | Demolition should be scheduled outside the migratory bird nesting season. If that could not be accomplished, then pre-activity surveys for migratory bird nests should be conducted. |
| Vegetation, Wildlife | Construction or repair to the bulkhead should be done in a manner that will not impact the Alewives. |
| Noise | The design elements of the Project will include double glazed windows and central air conditioning that will result in a 30dBA reduction in interior noise levels to 43.1dB, which is considered acceptable |
| Zoning | Two (2) variances will be required, for an exceedance of the maximum allowed site coverage, and for an exceedance of the allowed floor area range of the studio apartments. |

**Determination:**

☒ **Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]
The project will not result in a significant impact on the quality of the human environment.

☐ **Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The project may significantly affect the quality of the human environment.

Preparer Signature: Genevieve Kaiser Date: July 21, 2017

Name/Title/Organization: Genevieve Kaiser, Senior Environmental Planner, Tetra Tech, Inc.

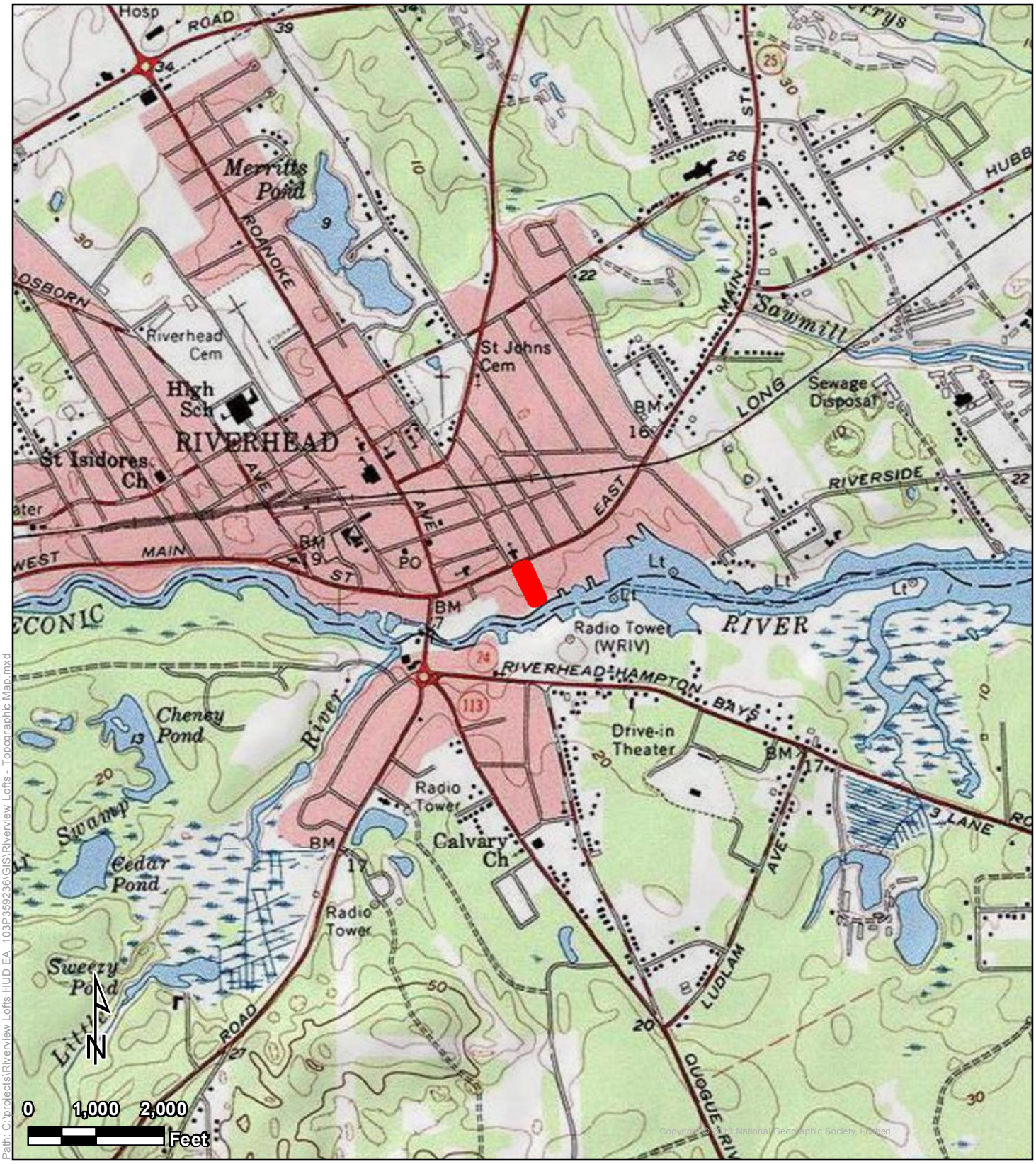
Certifying Officer Signature: Lori A Shirley Date: July 21, 2017

Name/Title: Lori A. Shirley, Certifying Officer, Governor's Office of Storm Recovery

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

# Appendix A

# Figures




Path: C:\projects\Riverview Lofts HUD EA_103P369236\GIS\Riverview Lofts - Topographic Map.mxd

# Topographic Map

**Legend**

Project Area

Riverview Lofts
221 East Main Street and 31 McDermott Avenue
Riverhead, Suffolk County, New York

Tetra Tech, Inc

**Figure 2**

Path: C:\projects\Riverview Lofts HUD EA_103P369236\GIS\Riverview Lofts - Project Area.mxd

# *Project Area*

Riverview Lofts

221 East Main Street and 31 McDermott Avenue

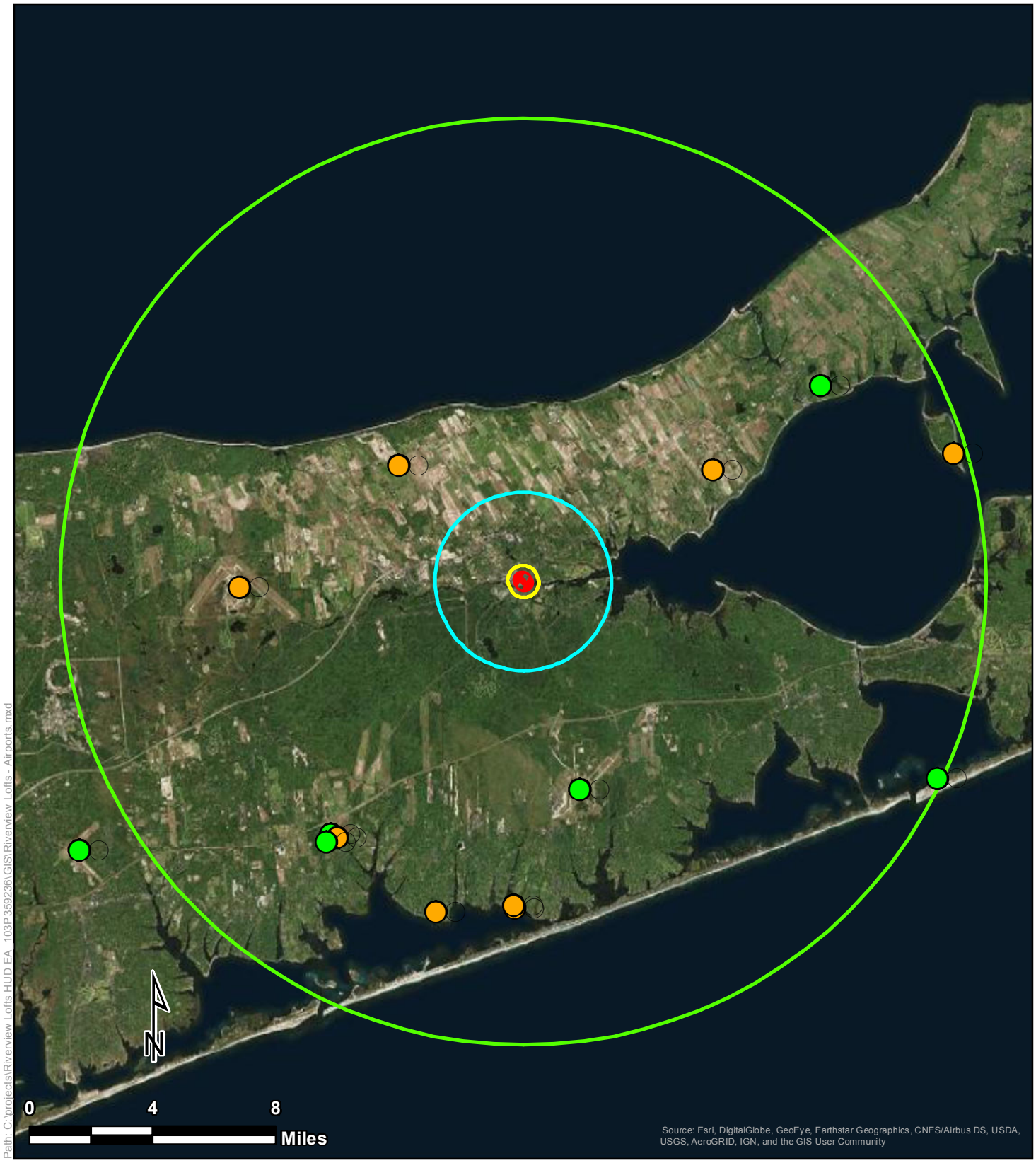
Riverhead, Suffolk County, New York

**Legend**

Project Area

Tetra Tech, Inc

**Figure 1**

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**Legend**

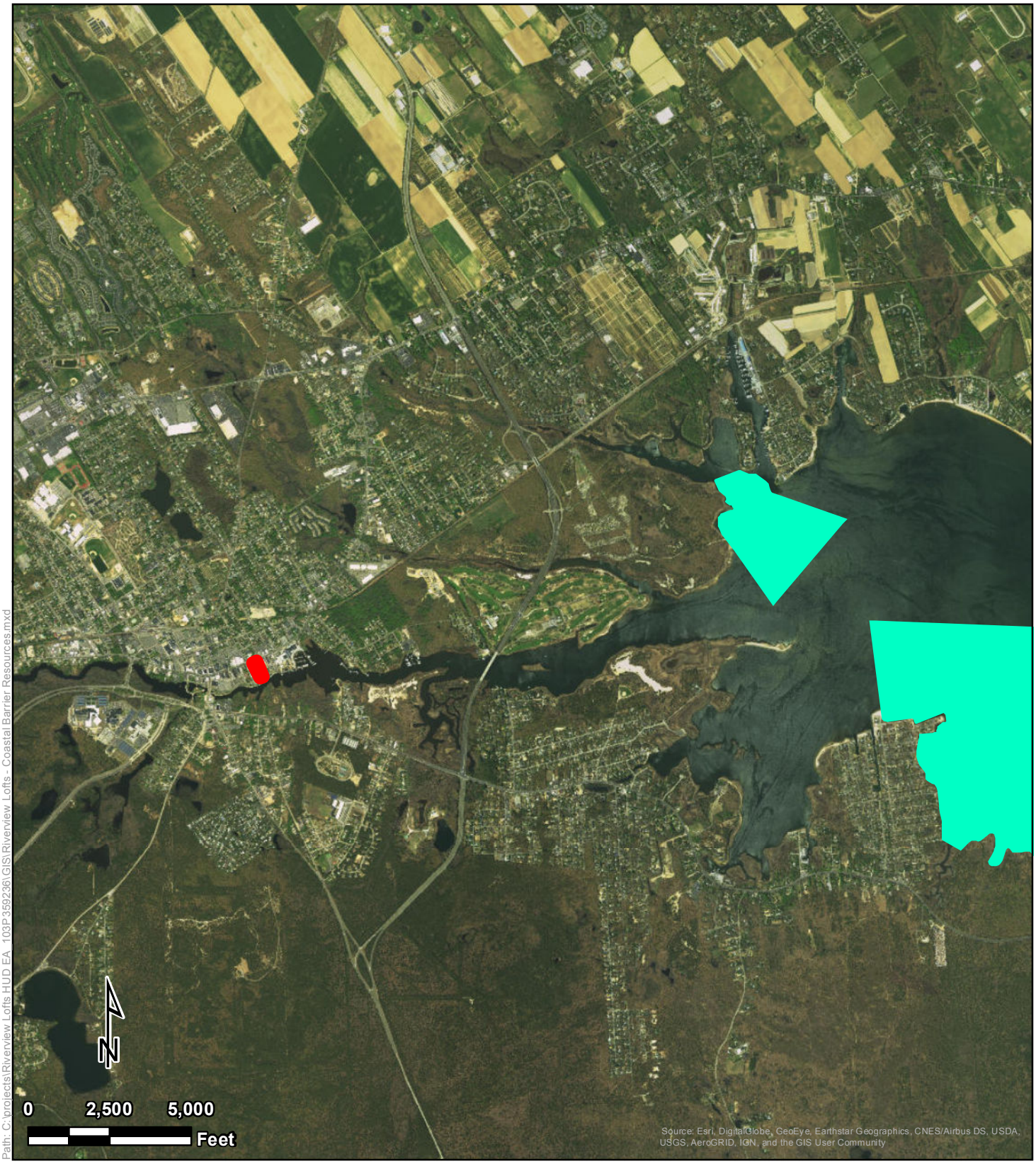
**Airports**

- Public Use
- Private Use
- Project Area
- 2,500-Foot Project Site Buffer
- 15,000-Foot Project Site Buffer
- 15-Mile Project Site Buffer

# *Airports*

Riverview Lofts
221 East Main Street and 31 McDermott Avenue
Riverhead, Suffolk County, New York

Tetra Tech, Inc

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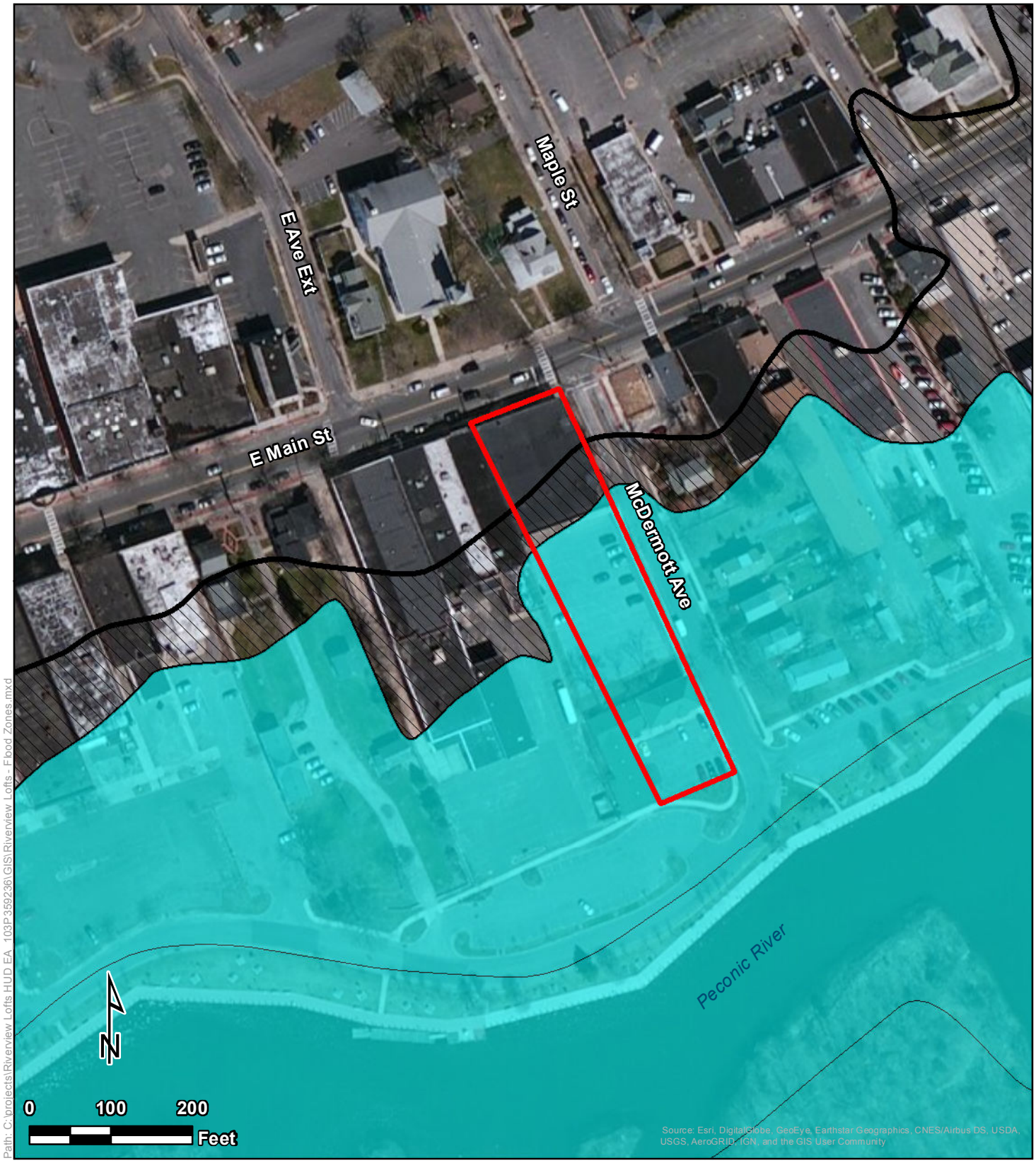
# *Coastal Barrier Resources*

## Legend

- Project Area
- CBRS Polygons

Riverview Lofts
221 East Main Street and 31 McDermott Avenue
Riverhead, Suffolk County, New York

Tetra Tech, Inc

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# *Flood Zones*

Riverview Lofts
221 East Main Street and 31 McDermott Avenue
Riverhead, Suffolk County, New York

**Legend**

Project Area

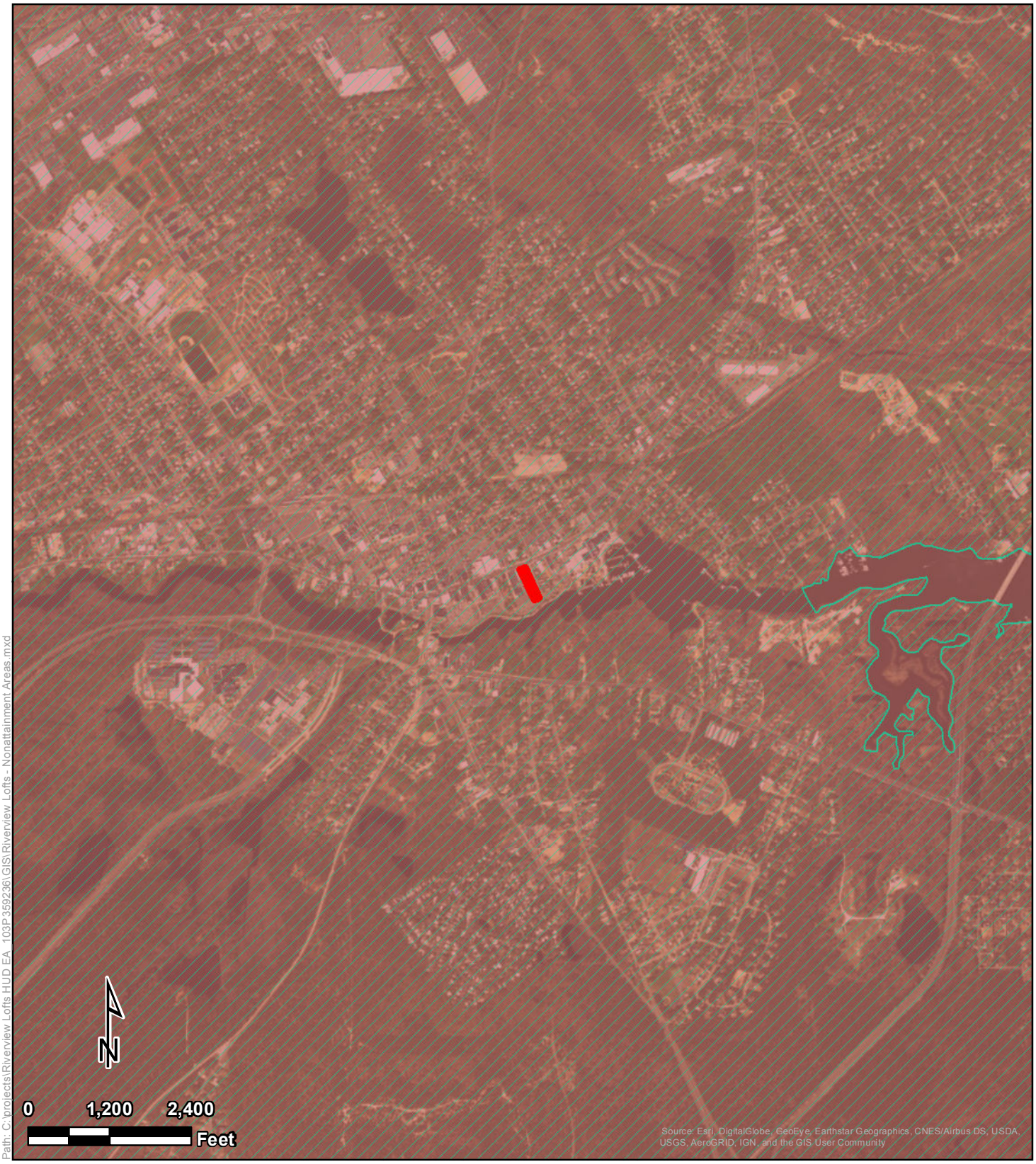
**Flood Zones**

Zone AE- within the 1% annual chance flood

Zone X-within the 0.2% annual chance of flood

Zone X- area of minimal flood hazard

Tetra Tech, Inc




Path: C:\projects\Riverview Lofts HUD EA_103P369236\GIS\Riverview Lofts - Nonattainment Areas.mxd

**Legend**

- Project Area
- Pb NAA 2008
- SO2 2010 Standard NAA
- Ozone 8hr 2008 Standard NAA
- PM2.5 2006 Standard NAA

# *Nonattainment Areas*

Riverview Lofts
221 East Main Street and 31 McDermott Avenue
Riverhead, Suffolk County, New York

Tetra Tech, Inc

Legend

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Local Waterfront Revitalization Program [LWRP] - Approved Plans

Transparency:

Legend:

Landward Coastal Area Boundary

Transparency:

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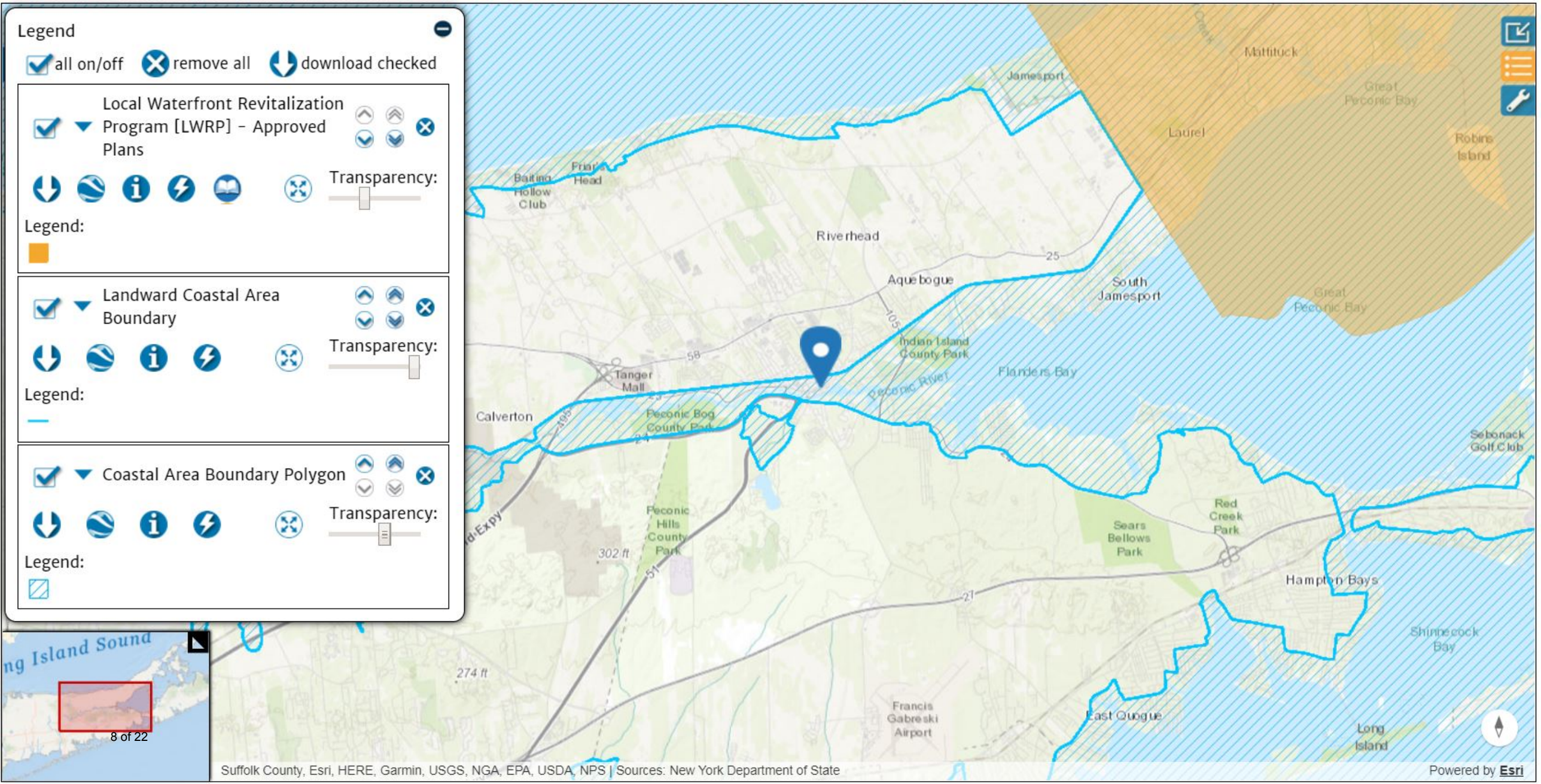
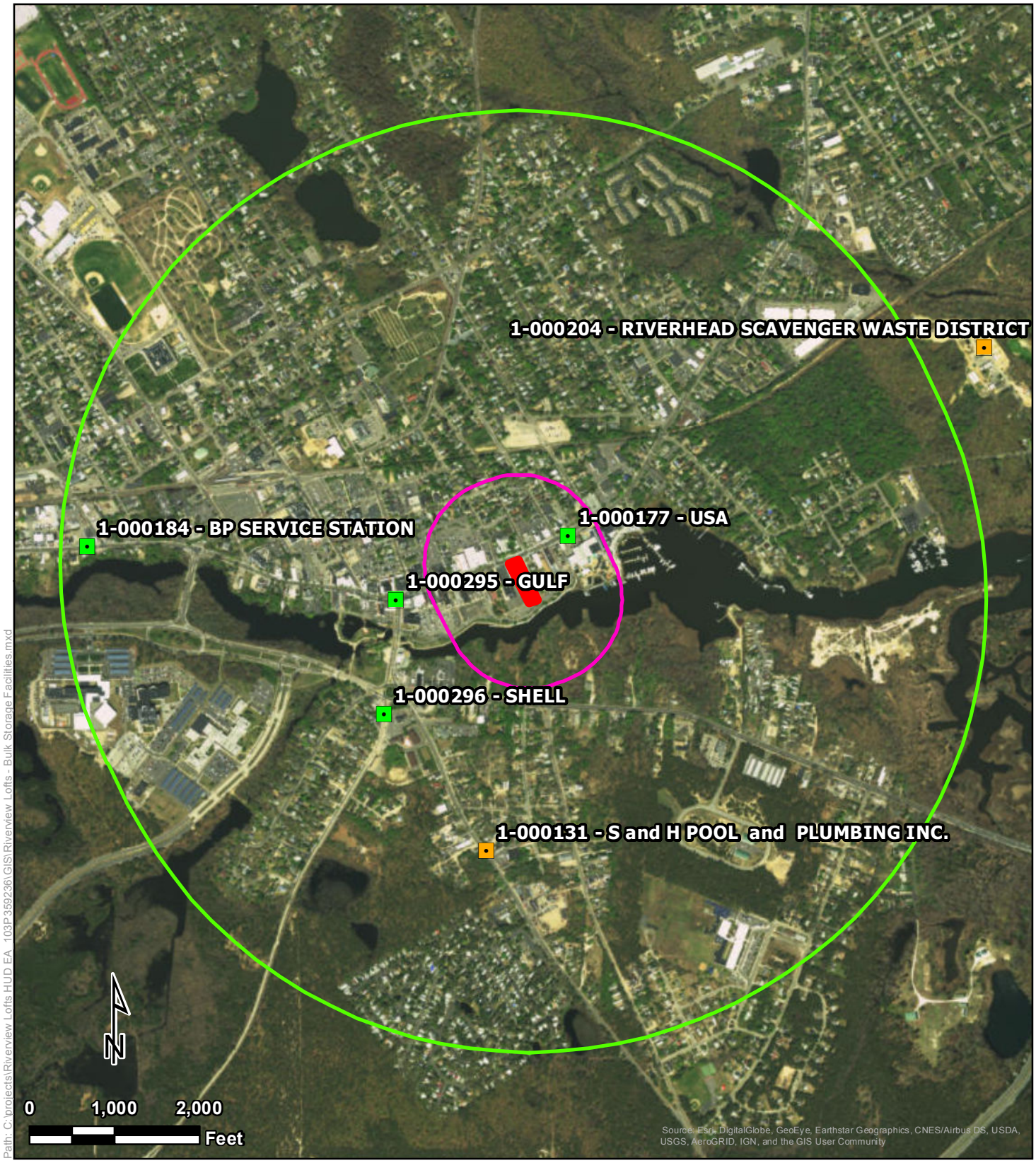
Coastal Area Boundary Polygon

Transparency:

Legend:






Path: C:\projects\Riverview Lofts HUD EA_103P369236\GIS\Riverview Lofts - Bulk Storage Facilities.mxd

**Legend**

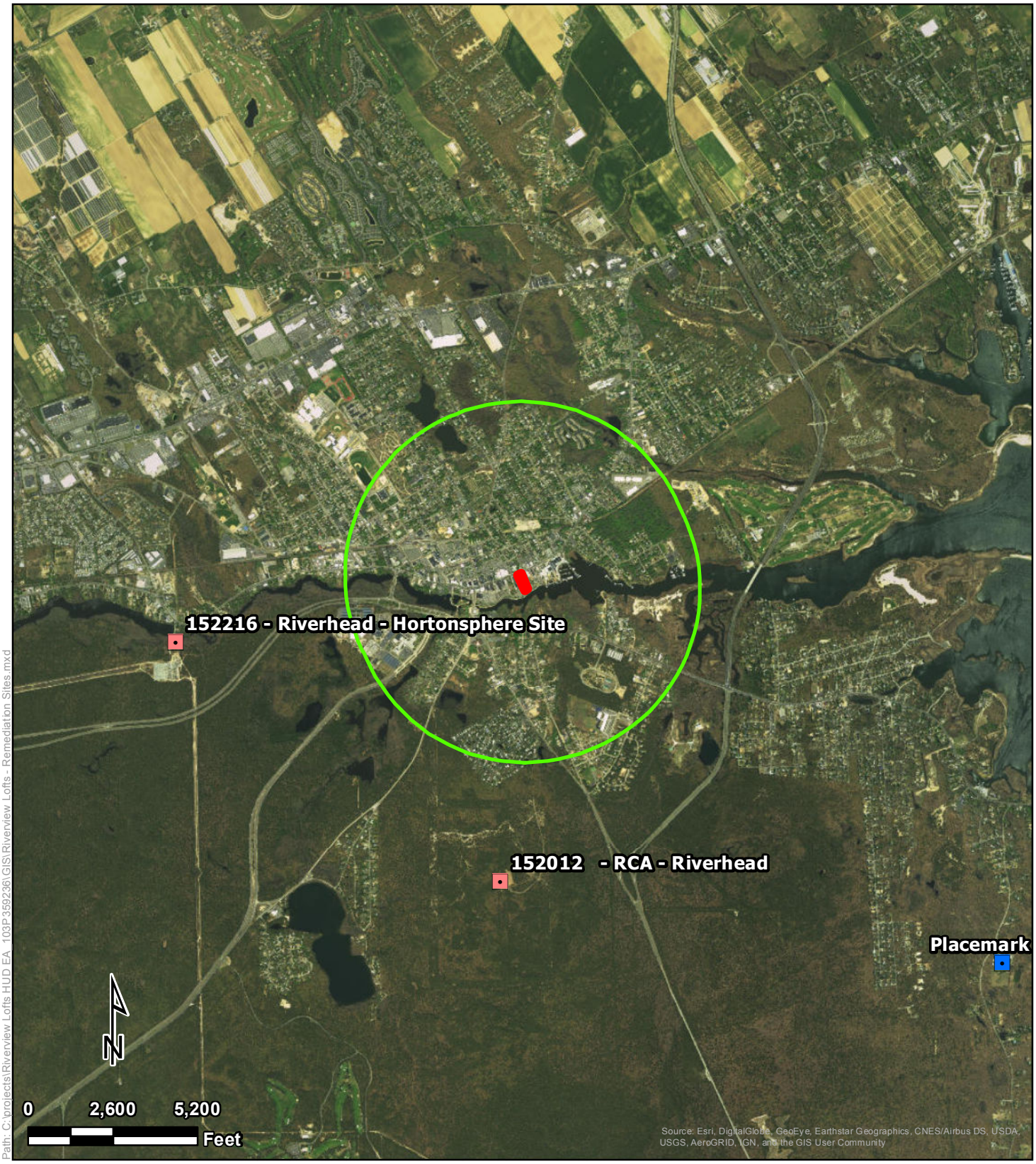
**Bulk Storage Facilities**

- Chemical Bulk Storage
- Major Oil Storage Facility
- Petroleum Bulk Storage
- Project Area
- 1,000-Foot Project Site Buffer
- One Mile Project Site Buffer

# *Bulk Storage Facilities*

Riverview Lofts
221 East Main Street and 31 McDermott Avenue
Riverhead, Suffolk County, New York

Tetra Tech, Inc

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# *Remediation Sites*

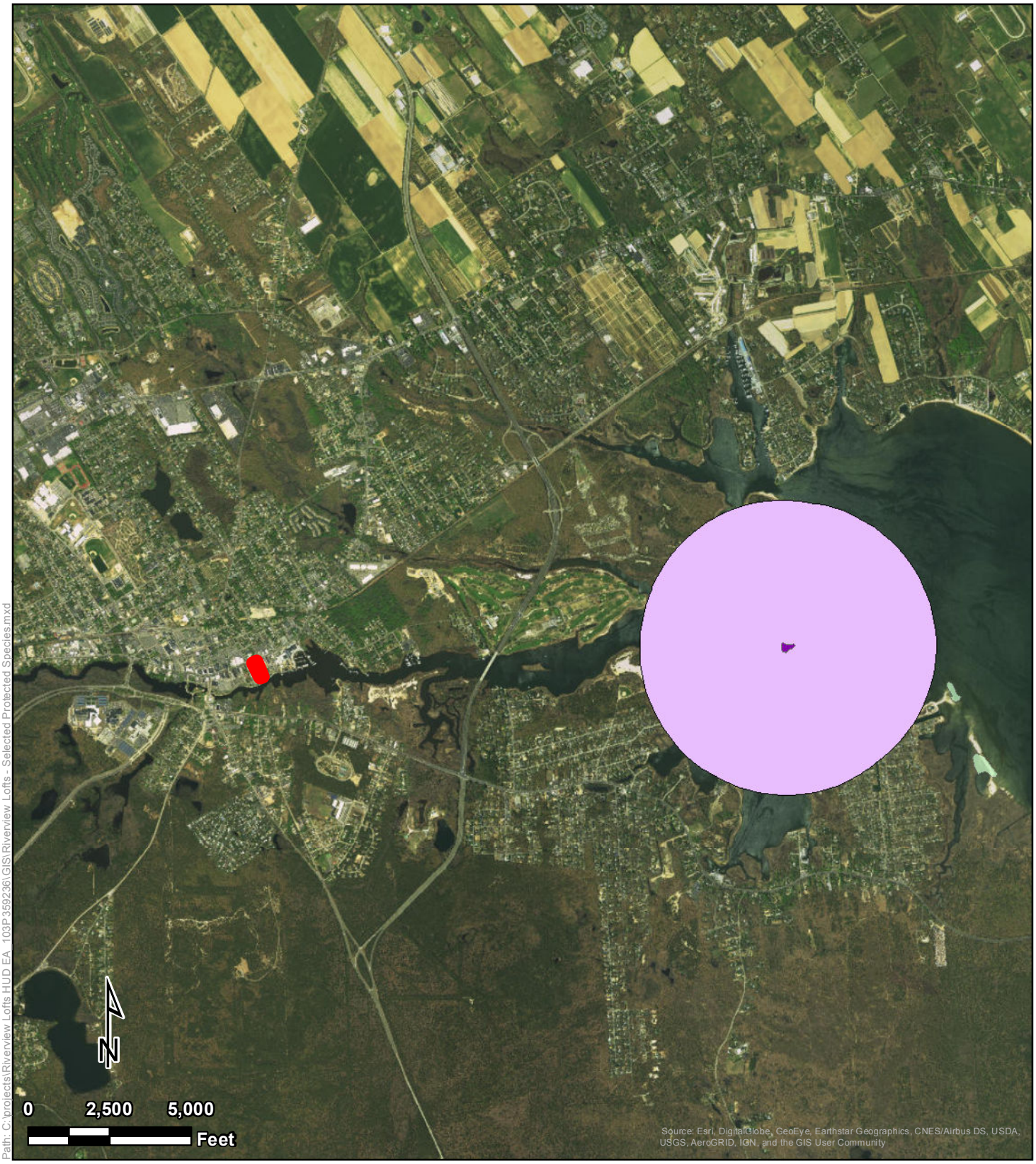
Riverview Lofts
221 East Main Street and 31 McDermott Avenue
Riverhead, Suffolk County, New York

**Legend**

**Remediation Sites**

- Resource Conservation and Recovery
- State Superfund Program
- Project Area
- One Mile Project Site Buffer

Tetra Tech, Inc




Path: C:\projects\Riverview Lofts HUD EA_103P369236\GIS\Riverview Lofts - Selected Protected Species.mxd

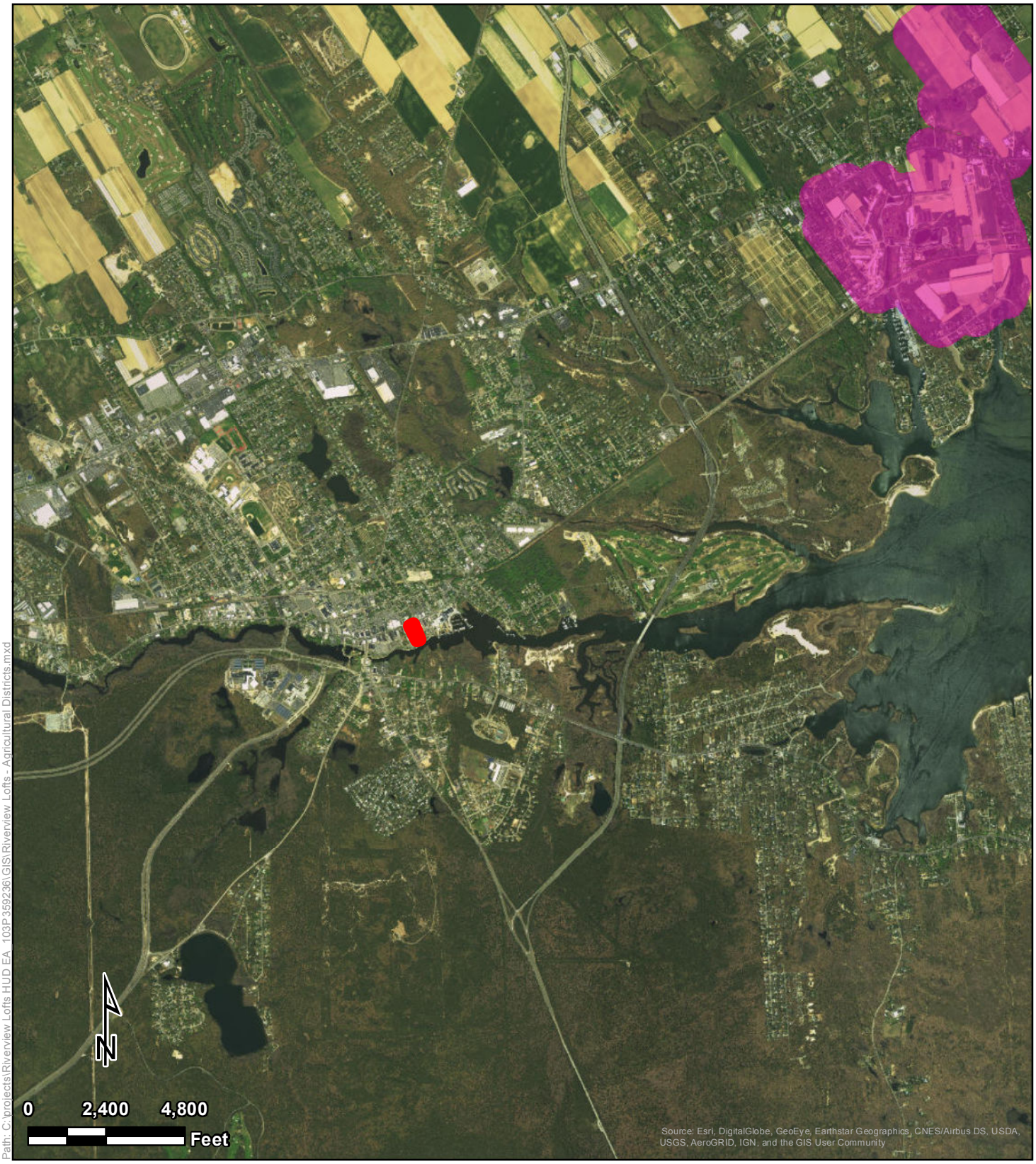
**Legend**

- Project Area
- Seabeach Amaranth
- Roseate Tern
- Roseate Tern 1000M Buffer
- Piping Plover

# *Selected Protected Species*

Riverview Lofts
221 East Main Street and 31 McDermott Avenue
Riverhead, Suffolk County, New York

Tetra Tech, Inc

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# *Agricultural Districts*

Riverview Lofts
221 East Main Street and 31 McDermott Avenue
Riverhead, Suffolk County, New York

**Legend**

- Project Area
- NYS Agricultural Districts 500ft Buffer

Tetra Tech, Inc

Path: C:\projects\Riverview Lofts HUD EA_103P369236\GIS\Riverview Lofts - Environmental Justice Areas.mxd

# *Environmental Justice Areas*

Riverview Lofts
221 East Main Street and 31 McDermott Avenue
Riverhead, Suffolk County, New York

## Legend

- Project Area
- Environmental Justice Areas

Tetra Tech, Inc

Path: C:\projects\Riverview Lofts HUD EA_103P369236\GIS\Riverview Lofts - Sole Source Aquifers.mxd

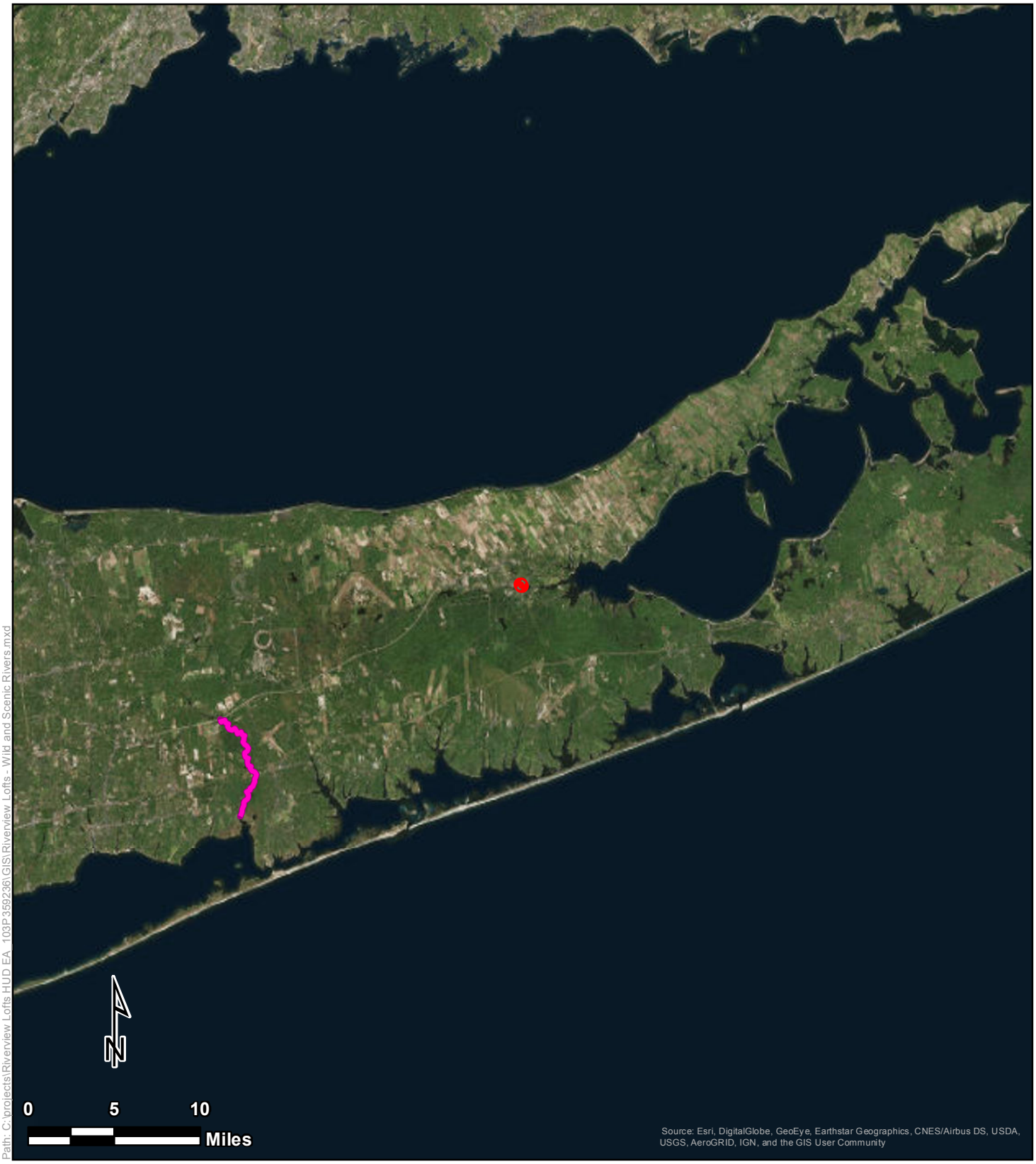
# *Sole Source Aquifers*

**Legend**

- Project Area
- Nassau-Suffolk SSA

Riverview Lofts
221 East Main Street and 31 McDermott Avenue
Riverhead, Suffolk County, New York

Tetra Tech, Inc

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# *Wild and Scenic Rivers*

Riverview Lofts
221 East Main Street and 31 McDermott Avenue
Riverhead, Suffolk County, New York

## Legend

- Wild and Scenic Rivers
- Project Area
- USDA Forest Service Wild and Scenic Rivers

Tetra Tech, Inc

# Appendix B

# Floodplains

**Summary of 8-Step Floodplain Analysis for the Riverview Lofts Project**

**Step 1: Determine if the proposed action is in a 100-year floodplain.**

This action is the redevelopment of two existing developed sites (221 East Main Street and 31 McDermott) in Riverhead, Suffolk County, New York. The southern portion of the 0.85-acre site, approximately 0.5 acres, lies within the Special Flood Hazard Area (SFHA) Zone AE, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) number 36103CO466H, Revised September 25, 2009. Zone AE. This map is attached to this document. Areas designated as a SFHA are those subject to inundation by the 1 percent annual chance flood (e.g., a 100-year flood), also known as the base flood.

**Step 2: Notify the public of the intent to locate the proposed action in a floodplain.**

An early public notice of proposed activity within the 100-year floodplain was published by the Governor's Office of Storm Recovery on June 8, 2017 (see attached Early Notice). The Early Notice requested comments from the public concerning floodplain and natural resource impacts of the proposed action. The Early Notice explained that the proposed action would be evaluated for potential direct and indirect impacts associated with floodplain development and, where practicable, would be designed or modified to minimize potential adverse impacts to lives, property, and natural values within the floodplain. The Early Notice was published in the *Riverhead News Review* and posted at http://www.stormrecovery.ny.gov/environmental-docs. The required 15-day period was conducted to allow for public comments, and comments were accepted either electronically or via written correspondence. No comments were received.

**Step 3: Identify and evaluate practicable alternatives to locating the proposed action in a floodplain.**

The proposed action is to remove the two existing structures and parking lots in the 100-year floodplain on the northern side of the Peconic River and replace them with a new residential building. The new building is designed with the finished area on the first floor above the level of flooding. A parking structure would occupy the most of on-grade portion of the building with only a small section of the first floor outside the floodplain being on-grade. Additionally, all residential units and the critical structural and mechanical components will be located above the parking structure, above the base flood elevation (BFE). There would be no relative change to the level of development of the floodplain at the project site.

Alternatives to the proposed action considered:

*Alternative 1: Other Redevelopment On-site Outside of Floodplain*

The project site is already fully developed in an urban area and is zoned Downtown Center 1: Main Street (DC-1) Zoning Use District. The intent of the DC-1 Zoning Use District is to allow, maintain, and foster a traditional downtown character along Main Street with a pedestrian-friendly streetscape, active ground-floor uses, a twenty-four-hour presence from upper-story residential, in a compact, walkable scale. Redevelopment of the site would maintain the urban character.

The 100-year floodplain covers approximately 60 percent of the 0.85-acre site. The site is

currently fully developed with the building and parking lot covering the entire site. It would be impossible to redevelop the site without creating disturbance in the floodplain. Any redevelopment of the site would require disturbance in the floodplain to remove the existing structures. Redeveloping the site utilizing only the 0.35 acres outside the floodplain is economically infeasible.

*Alternative 2: Other Use of Existing Buildings*

The southern portion of the existing structures are in the 100-year floodplain and subject to flooding. Any other use of the buildings without any disturbance in the 100-year floodplain would subject that use to the same risk of flooding. The amount of impervious surface in the 100-year floodplain would not be reduced.

*Alternative 3: No Action Alternative*

The no action alternative would leave the existing buildings in place. These buildings are currently occupied by a vacant two-story brick commercial structure that previously held a small "Dinosaur Museum". It was damaged by both Hurricane Irene and Superstorm Sandy and closed after the storms. The southern parcel is occupied by a two-story frame commercial/residential building. On the northern parcel, in between the two buildings, is an at-grade parking lot for the vacant two-story brick commercial structure that is accessed from McDermott Avenue.

**Step 4: Identify and describe the proposed action's direct and indirect effects associated with occupying or modifying the floodplain.**

The 100-year floodplain on the property is all previously disturbed. The existing development includes impermeable surfaces associated with structures and parking lots.

Under the proposed project, the entire 0.85-acre site would be disturbed including the 0.5 acres in the 100-year floodplain. The short-term direct impacts to the 100-year floodplain would consist of demolition of the two existing structures, removal of the existing asphalt parking lots, regrading of the site, excavation for the drainage structures, and construction of the new building.

Long-term direct impacts would include replacement of impervious surface with new impervious surface with integral drainage systems that direct stormwater to leaching galleys/chambers beneath the parking areas using a system of catch basins and piping.

The proposed action represents short-term impacts to previously disturbed areas and a minor long-term beneficial change to the condition of the 100-year floodplain.

**Step 5: Identify methods to minimize the potential adverse impacts within a floodplain and to restore and preserve its natural and beneficial values.**

The short-term impacts would be mitigated by best management practices for debris, dust, and erosion control during demolition and construction activities. The project site is already fully developed in an urban area and zoned for urban use. Any redevelopment of the site would still be urban. The proposed action overall represents an improvement to the current impervious nature of the project site and would replace the current at-risk structures with a flood resistant structure. The proposed action's drainage features would improve the current condition of the floodplain.

**Step 6: Reevaluate the proposed action to determine if it is still practicable given its floodplain effects.**

The proposed project would replace the current at-risk structures with a new flood resistant structure, improving the site's resilience to future storm. The project, as proposed, would reduce potential hazards to human safety, health, and welfare, and is considered practicable.

The no action alternative remains impracticable because there would be no reduction in at-risk structures, and no increase in the amount of resilient, sustainable, affordable housing in the region.

**Step 7: If the only practicable alternative is locating in a floodplain, publish a final public notice.**

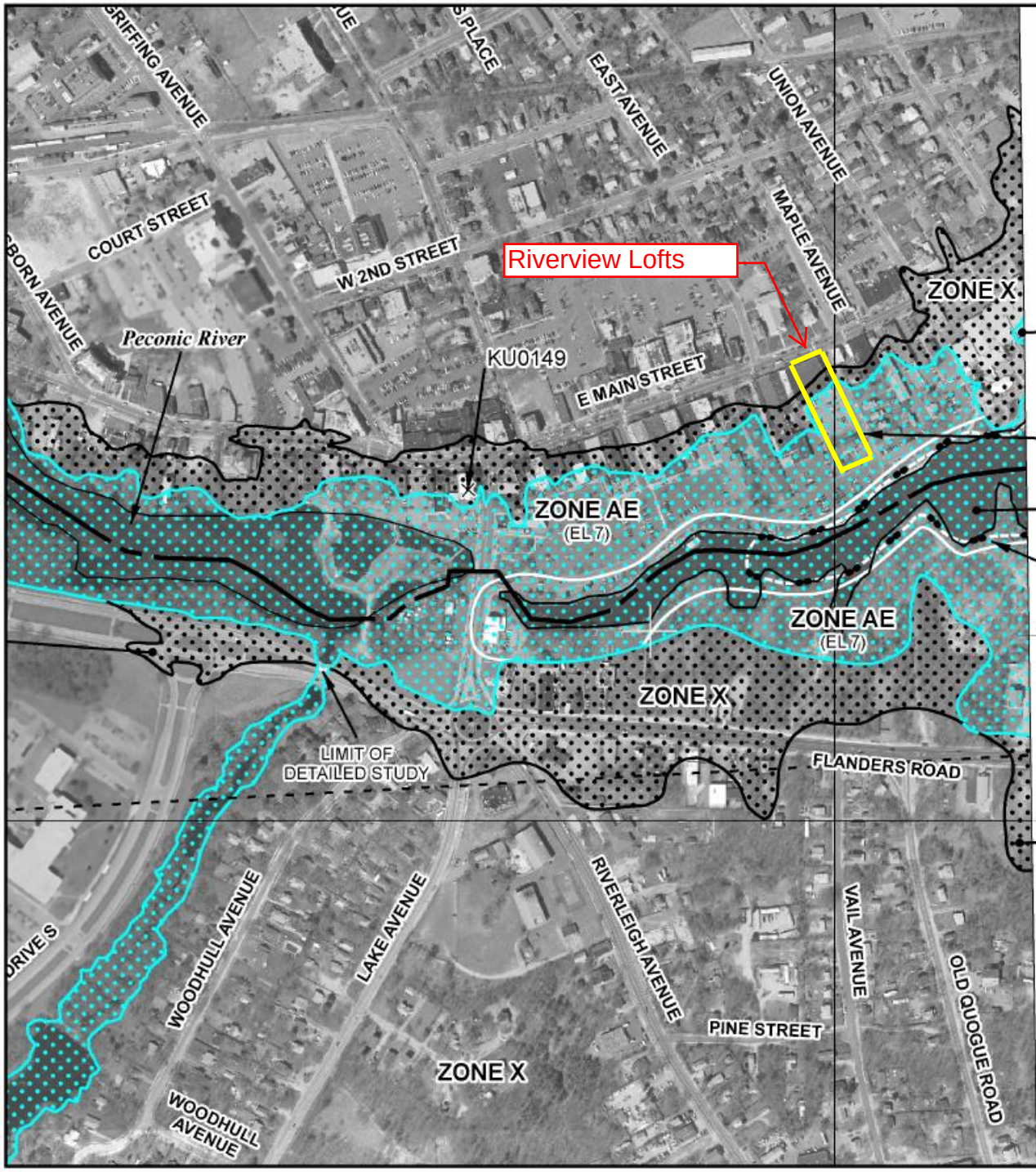
It has been determined that there is no practicable alternative to locating the project in the floodplain.

A final public notice will be published in accordance with 24 CFR Part 55 for a minimum 7-day comment period. The final notice will detail the reasons why the project (demolition of structures located in the floodplain) must be located in the floodplain, a list of alternatives considered, and all mitigation measures taken to minimize adverse impacts and preserve natural and beneficial floodplain values.

All comments received during the comment period will be responded to and fully addressed prior to funds being committed to the proposed project, in compliance with Executive Order 11988 or 24 CFR Part 55.

**Step 8: The proposed action can be implemented after steps 1 through 7 have been completed.**

Implementation of the proposed action may require additional local and state permits, which could place additional design modifications or mitigation requirements on the project.




National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

250 0 500 1000 FEET

METER

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0466H

# FIRM

FLOOD INSURANCE RATE MAP

for SUFFOLK COUNTY, NEW YORK
(ALL JURISDICTIONS)

CONTAINS:

| COMMUNITY | NUMBER |
|---|---|
| RIVERHEAD, TOWN OF | 360805 |
| SOUTHAMPTON, TOWN OF | 365342 |

PANEL 466 OF 1026
MAP SUFFIX: H
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

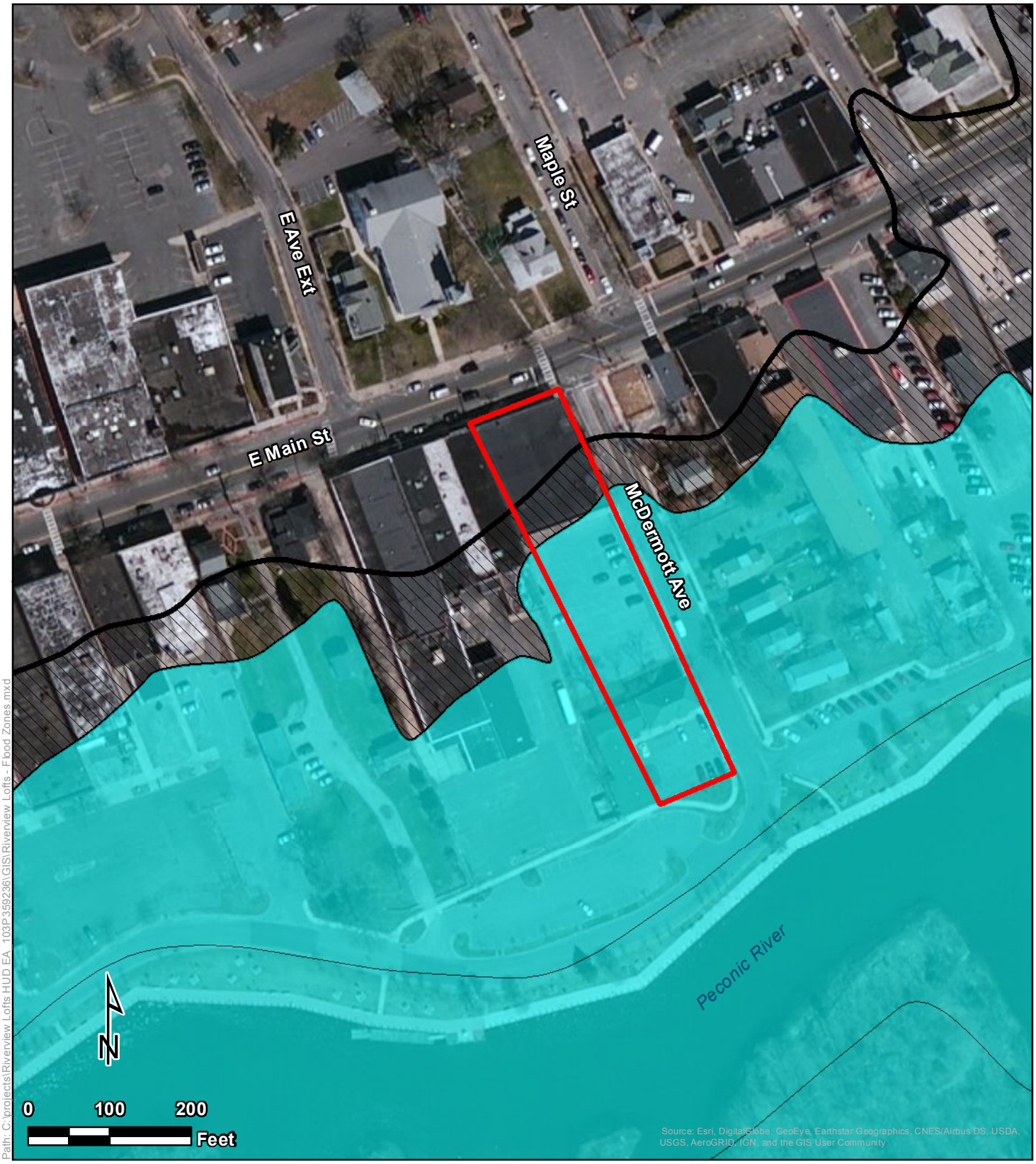
Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
36103C0466H

MAP REVISED
SEPTEMBER 25, 2009

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov




Path: C:\projects\Riverview Lofts HUD EA_103P369236\GIS\Riverview Lofts - Flood Zones.mxd

# *Flood Zones*

Riverview Lofts
221 East Main Street and 31 McDermott Avenue
Riverhead, Suffolk County, New York

**Legend**

Project Area

**Flood Zones**

Zone AE- within the 1% annual chance flood

Zone X-within the 0.2% annual chance of flood

Zone X- area of minimal flood hazard

Tetra Tech, Inc

**EARLY NOTICE OF A PROPOSED ACTIVITY IN A 100-YEAR FLOODPLAIN**

**RIVERVIEW LOFTS**

**RIVERHEAD, SUFFOLK COUNTY, NEW YORK**
**JUNE 8, 2017**

To: All interested Agencies, Groups, and Individuals

This is to provide notice that the Governor's Office of Storm Recovery (GOSR), an office of the New York State Homes & Community Renewal's (HCR) Housing Trust Fund Corporation (HTFC), has received an application from Georgia Green Ventures, LLC. to fund construction of Riverview Lots (hereinafter, the "Proposed Activity") and is conducting an evaluation as required by Executive Order 11988 and Executive Order 11990 in accordance with U.S. Department of Housing and Urban Renewal (HUD) regulations (24 CFR Part 55). There are three primary purposes for this notice. First, to provide the public an opportunity to express their concerns and share information about the Proposed Activity, including alternative locations outside of the Floodplain. Second, adequate public notice is an important public education tool. The dissemination of information about floodplains and wetlands facilitates and enhances governmental efforts to reduce the risks associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the government determines it will participate in actions taking place in floodplains or wetlands, it must inform those who may be put at greater or continued risk. Funding for the Proposed Activity will be provided by the HUD Community Development Block Grant – Disaster Recovery (CDBG-DR) program for storm recovery activities in New York State.

The Proposed Activity is needed to address the need for storm resistant affordable housing in the Town of Riverhead. On August 28, 2011, Hurricane Irene caused flooding, fallen trees, property damage, and power outages in Suffolk County. On October 29, 2012, a little over a year after Irene, Hurricane Sandy made landfall over the New York coast. Flooding along the coast, overland flooding, and wind-damaged communities throughout New York adding to damage suffered the year before. Although the Town of Riverhead was not as hard hit as communities on the South Shore, Riverhead did experience significant damage from the storm. The storm surge flooded much of downtown Riverhead and low-lying residential areas. Much of downtown Riverhead's southern side was under water even before the peak of the storm. In the wake of such devastation, the importance of building more resilient structures is vital to establish a more storm-resistant Long Island. Creation of new affordable housing in eastern Long Island is a vital component of Suffolk County's overall recovery.

The Proposed Activity entails the redevelopment of a 0.85-acre site located the southwestern corner of the intersection of East Main Street and McDermott Avenue in the Town of Riverhead. The project site is currently occupied by two buildings (221 East Main Street [26,600 square feet] and 31 McDermott Avenue [10,600 square feet]) and their associated parking lots. The Proposed Action includes the demolition of the existing buildings and parking lots and construction of a new five-story mixed-use structure on the north end of the site with a lower level for parking. The structure would feature about 16,000 square feet of street level (at-grade with East Main Street) commercial spaces and four floors of apartments (118 units). The lower parking level with 58 spaces would have an entrance located at the lower elevation on McDermott Avenue near the riverfront. In addition to providing resident parking, this parking level arrangement would raise critical structural and mechanical components out of the most likely flood area. Other flood

resilient measures proposed include automatic flood barriers, on-site backup power and wind and water resistant materials.

The southern portion of the site, approximately 0.5 acres, lies within the Special Flood Hazard Area Zone AE, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) number 36103C0466H, Revised September 25, 2009. The Base Flood Elevation for this part of the AE Zone is 7 feet above sea level (asl). The first floor of the proposed building will be above 7 feet asl.

Floodplain maps based on the FEMA Base Flood Elevation Maps have been prepared and are available for review with additional information at http://www.stormrecovery.ny.gov/environmental-docs.

Any individual, group, or agency may submit written comments on the Proposed Activity or request further information by contacting Lori A. Shirley, Certifying Environmental Officer, Governor's Office of Storm Recovery, NYS Homes & Community Renewal, 38-40 State, Albany, NY 12207; e-mail NYSCDBG_DR_ER@nyshcr.org. Standard office hours are 9:00 AM to 5:00 PM Monday through Friday. For more information call 518-474-0755. All comments received by June 23, 2017 will be considered.

# Appendix C

# Coastal Zones

STATE OF NEW YORK
**DEPARTMENT OF STATE**
ONE COMMERCE PLAZA
99 WASHINGTON AVENUE
ALBANY, NY 12231-0001
WWW.DOS.NY.GOV

ANDREW M. CUOMO
GOVERNOR

ROSSANA ROSADO
SECRETARY OF STATE

July 12, 2017

Alicia Shultz
Senior Environmental Scientist
Governor's Office of Storm Recovery
New York State Homes & Community Renewal
38-40 State St., 408N, Hampton Plaza
Albany, New York 12207

Re: F-2017-0632(FA)
GOSR – Riverview Lofts Project
Funding for the demolition and replacement two buildings located at 221 East Main Street and 31 McDermott Avenue.
Town of Riverhead, Suffolk County
**General Concurrence - No Objection To Funding**

Dear Ms. Shultz:

The Department of State received the information you submitted regarding the above matter on 7/11/2017.

The Department of State has determined that this proposal meets the Department's general consistency concurrence criteria. Therefore, the Department of State has no objection to the use of the U. S. Housing and Urban Development funds for this financial assistance activity. This concurrence pertains to the financial assistance activity for this project only. If federal permits or other form of federal agency authorization is required for this activity, the Department of State will conduct a separate review for those permit activities. In such a case, please forward a copy of the federal application for authorization, a completed Federal Consistency Assessment Form, and all supporting information to the Department at the same time it is submitted to the federal agency from which the necessary authorization is requested.

When communicating with us regarding this matter, please contact Jeffrey Zappieri at (518) 474-6000 and refer to our file #F-2017-0632(FA).

Sincerely,

Jeffrey Zappieri
Supervisor, Consistency Review Unit
Office of Planning and Development

JZ/dc



NEW YORK STATE OF OPPORTUNITY. Department of State

Governor's Office of
Storm Recovery

ANDREW M. CUOMO
Governor

LISA BOVA-HIATT
Executive Director

July 11, 2017

Jeffrey Zappieri
Supervisor, Consistency Review Unit
Division of Coastal Resources
New York State Department of State
One Commerce Plaza
99 Washington Avenue
Albany, New York 12231-0001

CC: Denise Caldwell

Re: HUD CDBG-DR Program –
Riverview Lofts Project
221 East Main Street and 31 McDermott Avenue, Riverhead, Suffolk County, NY

Dear Mr. Zappieri:

The Governor's Office of Storm Recovery (GOSR), an office of the New York State Homes and Community Renewal's (NYSHCR) Housing Trust Fund Corporation, was established to aid the statewide recovery of disaster-affected communities in New York State. GOSR is administering a U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant for Disaster Recovery (CDBG-DR), including the New York Rising Community Reconstruction (NYRCR) Program. GOSR is conducting an environmental review of the above referenced project. On behalf of GOSR, please find the enclosed coastal zone consistency materials for your review. All the questions in Section C of the Federal Consistency Assessment Form are answered "no".

The 0.85-acre Riverview Lofts project is located at the southwestern corner of the intersection of East Main Street and McDermott Avenue, Riverhead, Suffolk County, New York and includes two parcels (**Figure 1**). The site is bordered by a public parking lot, Heide Behr Way, and the Peconic River to the south. To the west is are commercial buildings that front on East Main Street with parking to the south. **The project is not located within a State approved local waterfront revitalization program area, a State-approved regional coastal management program area or Coastal Barrier Resource System Unit.** The Town of Riverhead and New York State Department of State are finalizing a comprehensive planning document for stewardship and management of the town's waterfront areas. **The project is located within the NYS Coastal Zone.**

Georgica Green Venture, LLC proposes to demolish and replace two buildings located at 221 East Main Street and 31 McDermott Avenue in Riverhead. The **purpose** of the project is to build resilient structures, creating a more storm-resistant Long Island, and to create affordable housing in eastern Long Island. The proposed Project would include the demolition of the existing buildings and parking lots and construction of a new five-

story mixed-use structure on the north end of the site. The structure would feature about 16,000 square feet of first-floor commercial spaces (at-grade with East Main Street) and four floors of apartments (117 units) of apartments (**see attached Site Plan**). The proposed retail space in the development would provide new opportunities for both local business owners and residents living near downtown Riverhead.

Residents would access their apartments through an entrance located on McDermott Avenue that includes an elevator lobby, mailroom, and storage and trash facilities. The design includes a community room and community courtyard, which are located next to the entrance lobby on the first floor. Fifty-nine parking spaces would be located below-grade with a ground level entrance on McDermott Avenue near the riverfront. This is made possible by the downward slope from East Main Street to the river. In addition to providing resident parking, this arrangement would raise critical structural and mechanical components out of the most likely flood area. Other flood resilient measures proposed include automatic flood barriers, on-site backup power and wind and water resistant materials. Sanitary wastewater from the project will be conveyed off-site via the existing network of the Riverhead Sewage District. The Project site is located over the Nassau-Suffolk Sole Source Aquifer. The site is currently 100 percent impermeable, covered with the two buildings and the parking lot.

Based on a review of available environmental records for the Subject Property and surrounding area, the Subject Property is unlikely to contain hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of occupants or conflict with the intended utilization of the Subject Property.

GOSR is acting as the Responsible Entity in accordance with 24 C.F.R. Part 58—Environmental Review Procedures for Entities Assuming HUD Environmental Responsibilities. GOSR has prepared the attached Federal Consistency Assessment Form to certify that the project is consistent with New York's Coastal Management Program. We are requesting that the New York State Department of State concur with the attached certification.

Thank you for taking the time to review the enclosed materials. Please do not hesitate to contact me by email at Alicia.Shultz@nyshcr.org or by telephone at (518) 474-0647 should you have any questions or require additional information.

Sincerely,

Alicia Shultz
Senior Environmental Scientist
New York State Homes & Community Renewal
Governor's Office of Storm Recovery

**Attachments:**
Attachment A – Federal Consistency Form
Attachment B – Site Maps and Site Plan

Attachment A – Federal Consistency Form

NEW YORK STATE DEPARTMENT OF STATE
COASTAL MANAGEMENT PROGRAM

Federal Consistency Assessment Form

An applicant, seeking a permit, license, waiver, certification or similar type of approval from a federal agency which is subject to the New York State Coastal Management Program (CMP), shall complete this assessment form for any proposed activity that will occur within and/or directly affect the State's Coastal Area. This form is intended to assist an applicant in certifying that the proposed activity is consistent with New York State's CMP as required by U.S. Department of Commerce regulations (15 CFR 930.57). It should be completed at the time when the federal application is prepared. The Department of State will use the completed form and accompanying information in its review of the applicant's certification of consistency.

A. APPLICANT (please print)

1. Name: Alicia Shultz

2. Address: 38-40 State Street, Hampton Plaza, Albany, NY 12207

3. Telephone: Area Code ( ) 518-474-0647

B. PROPOSED ACTIVITY

1. Brief description of activity:

Demolish and replace two buildings located at 221 East Main Street and 31 McDermott Avenue in Riverhead.

2. Purpose of activity:

Creation of new affordable housing in eastern Long Island.

3. Location of activity:

| Suffolk | Riverhead | East Main St./McDermott Ave. |
|---|---|---|
| County | City, Town, or Village | Street or Site Description |

4. Type of federal permit/license required: None

5. Federal application number, if known: None

6. If a state permit/license was issued or is required for the proposed activity, identify the state agency and provide the application or permit number, if known:

NA

C. COASTAL ASSESSMENT Check either "YES" or "NO" for each of these questions. The numbers following each question refer to the policies described in the CMP document (see footnote on page 2) which may be affected by the proposed activity.

| 1. Will the proposed activity result in any of the following: | YES | NO |
|---|---|---|
| a. Large physical change to a site within the coastal area which will require the preparation of an environmental impact statement? (11, 22, 25, 32, 37, 38, 41, 43) | ☐ | ☒ |
| b. Physical alteration of more than two acres of land along the shoreline, land under water or coastal waters? (2, 11, 12, 20, 28, 35, 44) | ☐ | ☒ |
| c. Revitalization/redevelopment of a deteriorated or underutilized waterfront site? (1) | ☐ | ☒ |
| d. Reduction of existing or potential public access to or along coastal waters? (19, 20) | ☐ | ☒ |
| e. Adverse effect upon the commercial or recreational use of coastal fish resources? (9,10) | ☐ | ☒ |
| f. Siting of a facility essential to the exploration, development and production of energy resources in coastal waters or on the Outer Continental Shelf? (29) | ☐ | ☒ |
| g. Siting of a facility essential to the generation or transmission of energy? (27) | ☐ | ☒ |
| h. Mining, excavation, or dredging activities, or the placement of dredged or fill material in coastal waters? (15, 35) | ☐ | ☒ |
| i. Discharge of toxics, hazardous substances or other pollutants into coastal waters? (8, 15, 35) | ☐ | ☒ |
| j. Draining of stormwater runoff or sewer overflows into coastal waters? (33) | ☐ | ☒ |
| k. Transport, storage, treatment, or disposal of solid wastes or hazardous materials? (36, 39) | ☐ | ☒ |
| l. Adverse effect upon land or water uses within the State's small harbors? (4) | ☐ | ☒ |

| 2. Will the proposed activity affect or be located in, on, or adjacent to any of the following: | YES | NO |
|---|---|---|
| a. State designated freshwater or tidal wetland? (44) | ☐ | ☒ |
| b. Federally designated flood and/or state designated erosion hazard area? (11, 12, 17,) | ☐ | ☒ |
| c. State designated significant fish and/or wildlife habitat? (7) | ☐ | ☒ |
| d. State designated significant scenic resource or area? (24) | ☐ | ☒ |
| e. State designated important agricultural lands? (26) | ☐ | ☒ |
| f. Beach, dune or barrier island? (12) | ☐ | ☒ |
| g. Major ports of Albany, Buffalo, Ogdensburg, Oswego or New York? (3) | ☐ | ☒ |
| h. State, county, or local park? (19, 20) | ☐ | ☒ |
| i. Historic resource listed on the National or State Register of Historic Places? (23) | ☐ | ☒ |

| 3. Will the proposed activity require any of the following: | YES | NO |
|---|---|---|
| a. Waterfront site? (2, 21, 22) | ☐ | ☒ |
| b. Provision of new public services or infrastructure in undeveloped or sparsely populated sections of the coastal area? (5) | ☐ | ☒ |
| c. Construction or reconstruction of a flood or erosion control structure? (13, 14, 16) | ☐ | ☒ |
| d. State water quality permit or certification? (30, 38, 40) | ☐ | ☒ |
| e. State air quality permit or certification? (41, 43) | ☐ | ☒ |

| 4. Will the proposed activity occur within and/or affect an area covered by a State approved local waterfront revitalization program? (see policies in local program document) | ☐ | ☒ |
|---|---|---|

D. ADDITIONAL STEPS

1. If all of the questions in Section C are answered "NO", then the applicant or agency shall complete Section E and submit the documentation required by Section F.

2. If any of the questions in Section C are answered "YES", then the applicant or agent is advised to consult the CMP, or where appropriate, the local waterfront revitalization program document*. The proposed activity must be analyzed in more detail with respect to the applicable state or local coastal policies. On a separate page(s), the applicant or agent shall: (a) identify, by their policy numbers, which coastal policies are affected by the activity, (b) briefly assess the effects of the activity upon the policy; and, (c) state how the activity is consistent with each policy. Following the completion of this written assessment, the applicant or agency shall complete Section E and submit the documentation required by Section F.

E. CERTIFICATION

The applicant or agent must certify that the proposed activity is consistent with the State's CMP or the approved local waterfront revitalization program, as appropriate. If this certification cannot be made, the proposed activity shall not be undertaken. If this certification can be made, complete this Section.

"The proposed activity complies with New York State's approved Coastal Management Program, or with the applicable approved local waterfront revitalization program, and will be conducted in a manner consistent with such program."

Applicant/Agent's Name: Alicia Shultz

Address: 38-40 State Street, Hampton Plaza, Albany, NY 12207

Telephone: Area Code (518 ) 474-0647

Applicant/Agent's Signature: Alicia Shultz Date: 07/12/2017

F. SUBMISSION REQUIREMENTS

1. The applicant or agent shall submit the following documents to the **New York State Department of State, Office of Coastal, Local Government and Community Sustainability, Attn: Consistency Review Unit, 1 Commerce Plaza, 99 Washington Avenue - Suite 1010, Albany, New York 12231.**

a. Copy of original signed form.
b. Copy of the completed federal agency application.
c. Other available information which would support the certification of consistency.

2. The applicant or agent shall also submit a copy of this completed form along with his/her application to the federal agency.

3. If there are any questions regarding the submission of this form, contact the Department of State at (518) 474-6000.

*These state and local documents are available for inspection at the offices of many federal agencies, Department of environmental Conservation and Department of State regional offices, and the appropriate regional and county planning agencies. Local program documents are also available for inspection at the offices of the appropriate local government.

Attachment B – Site Maps
(4 pages)
(Project Area, Aerial Map, Plot Plan, and NYS Coastal Boundary Map)

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# *Project Area*

Riverview Lofts

221 East Main Street and 31 McDermott Avenue

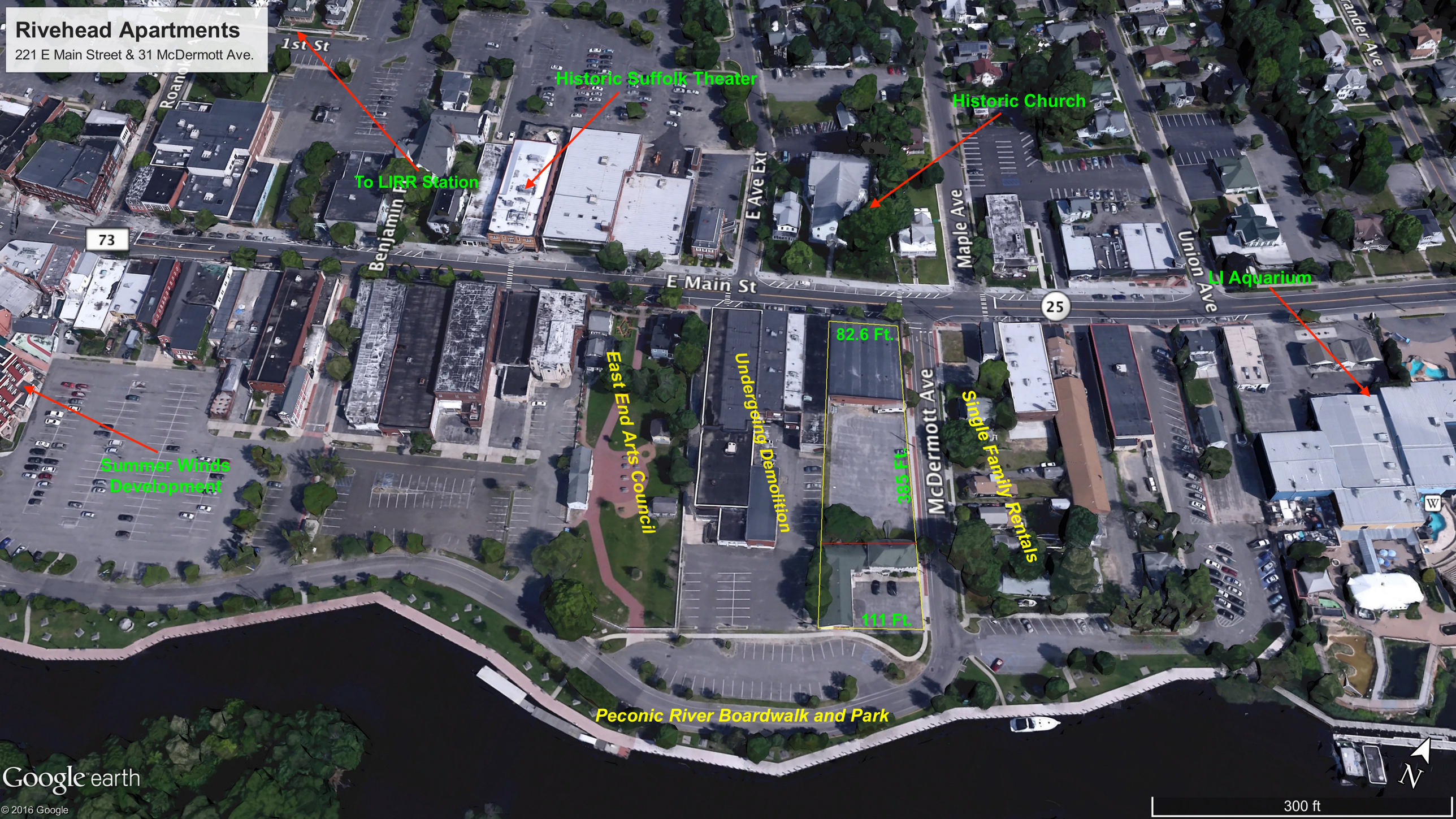
Riverhead, Suffolk County, New York

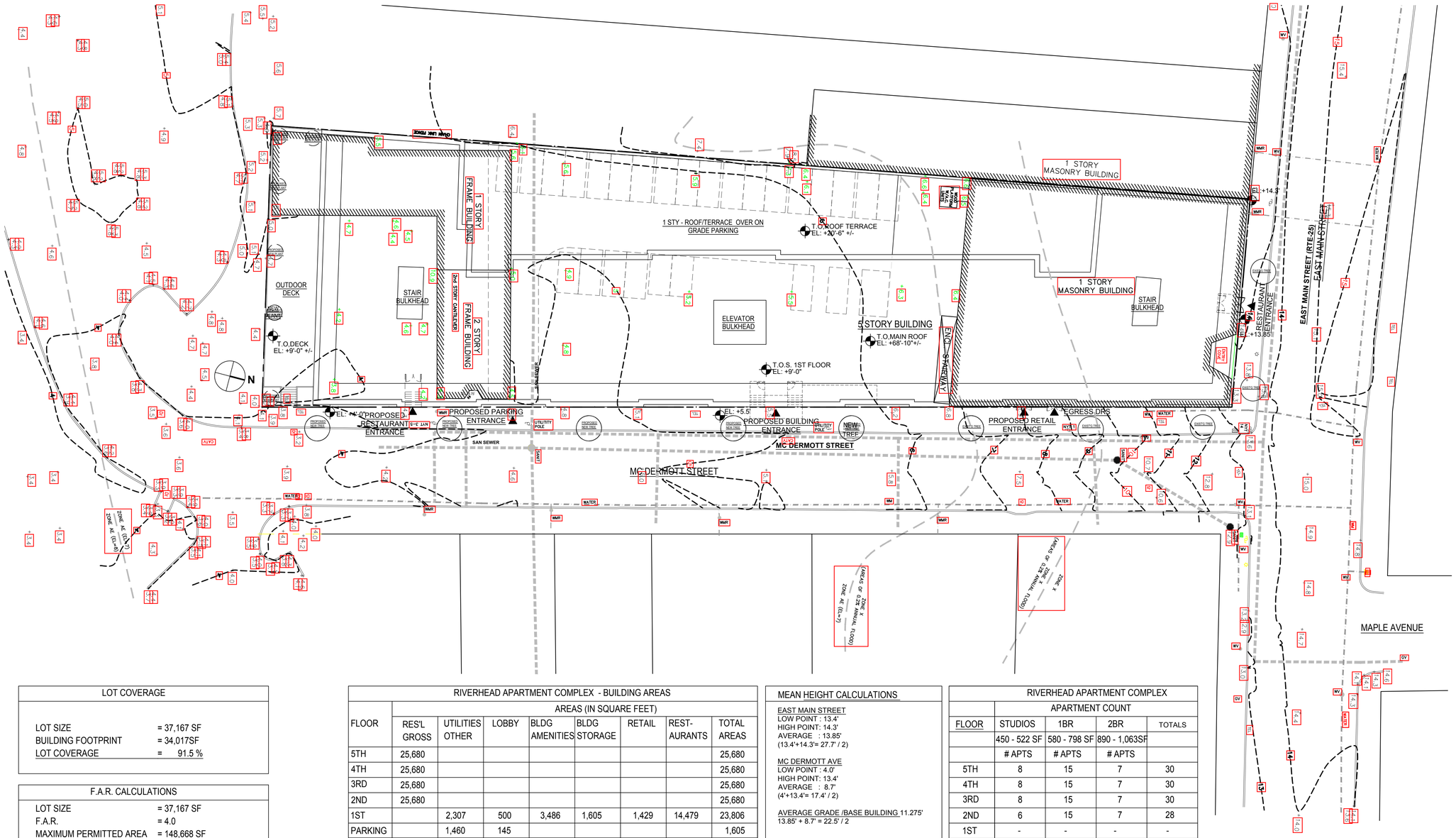
**Legend**

Project Area

Tetra Tech, Inc

**Figure 1**


Rivehead Apartments
221 E Main Street & 31 McDermott Ave.
1st St
Roanoke
Historic Suffolk Theater
Historic Church
To LIRR Station
Benjamin Pl
E Ave Ext
Maple Ave
Union Ave
Lander Ave
73
E Main St
25
LI Aquarium
82.6 Ft.
385 Ft.
111 Ft.
McDermott Ave
Single Family Rentals
Undergoing Demolition
East End Arts Council
Summer Winds Development
Peconic River Boardwalk and Park
Google earth
© 2016 Google
N
300 ft




| LOT COVERAGE | |
|---|---|
| LOT SIZE | = 37,167 SF |
| BUILDING FOOTPRINT | = 34,017SF |
| LOT COVERAGE | = 91.5 % |

| F.A.R. CALCULATIONS | |
|---|---|
| LOT SIZE | = 37,167 SF |
| F.A.R. | = 4.0 |
| MAXIMUM PERMITTED AREA | = 148,668 SF |
| PROPOSED AREA | = 128,131 SF |

| RIVERHEAD APARTMENT COMPLEX - BUILDING AREAS | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | AREAS (IN SQUARE FEET) | | | | | | | |
| FLOOR | RES'L GROSS | UTILITIES OTHER | LOBBY | BLDG AMENITIES | BLDG STORAGE | RETAIL | REST-AURANTS | TOTAL AREAS |
| 5TH | 25,680 | | | | | | | 25,680 |
| 4TH | 25,680 | | | | | | | 25,680 |
| 3RD | 25,680 | | | | | | | 25,680 |
| 2ND | 25,680 | | | | | | | 25,680 |
| 1ST | | 2,307 | 500 | 3,486 | 1,605 | 1,429 | 14,479 | 23,806 |
| PARKING | | 1,460 | 145 | | | | | 1,605 |
| TOTAL | 102,720 | 3,767 | 645 | 3,486 | 1,605 | 1,429 | 14,479 | 128,131 |

MEAN HEIGHT CALCULATIONS

EAST MAIN STREET
LOW POINT : 13.4'
HIGH POINT: 14.3'
AVERAGE : 13.85'
(13.4'+14.3'= 27.7' / 2)

MC DERMOTT AVE
LOW POINT : 4.0'
HIGH POINT: 13.4'
AVERAGE : 8.7'
(4'+13.4'= 17.4' / 2)

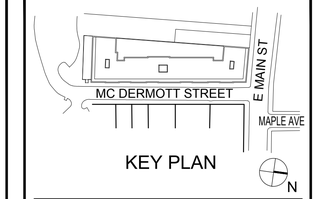
AVERAGE GRADE /BASE BUILDING 11.275'
13.85' + 8.7' = 22.5' / 2

| RIVERHEAD APARTMENT COMPLEX | | | | |
|---|---|---|---|---|
| | APARTMENT COUNT | | | |
| FLOOR | STUDIOS | 1BR | 2BR | TOTALS |
| | 450 - 522 SF | 580 - 798 SF | 890 - 1,063SF | |
| | # APTS | # APTS | # APTS | |
| 5TH | 8 | 15 | 7 | 30 |
| 4TH | 8 | 15 | 7 | 30 |
| 3RD | 8 | 15 | 7 | 30 |
| 2ND | 6 | 15 | 7 | 28 |
| 1ST | - | - | - | - |
| TOTAL | 30 | 60 | 28 | 118 |

| PARKING GARAGE PARKING STALL COUNT | | | |
|---|---|---|---|
| STANDRD | COMPACT | ADA/VAN | TOTAL |
| 52 | 3 | 3 | 58 |
| | | | |

| APARTMENT AREA RANGE | | |
|---|---|---|
| 0 - 600 SF | 600 - 1,200 SF | 1200 SF - > |
| 30 APTS | 88 APTS | 0 APTS |

1 PLOT PLAN
SCALE: 1" = 20'-0"




| | | |
|---|---|---|
| | xx/xx/xx | X |
| | xx/xx/xx | X |

Architect:
The Stephen B. Jacobs Group, P.C.
381 Park Avenue South
New York, N.Y. 10016
212-421-3712
© 2016

Structural Engineer:
Wexler Associates
12 West 32nd Street, 8th Floor
New York, New York, N.Y. 10001
212 - 643 - 1500
© 2016

Civil Engineer:
Galli Engineering, P.C.
35 Pinelawn Road - Suite 209E
Melville, New York 11747
631-272-9292
© 2016

MEP Engineer:
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217-22 Northern Boulevard
Bayside, New York 11361
718-224-9091
© 2016

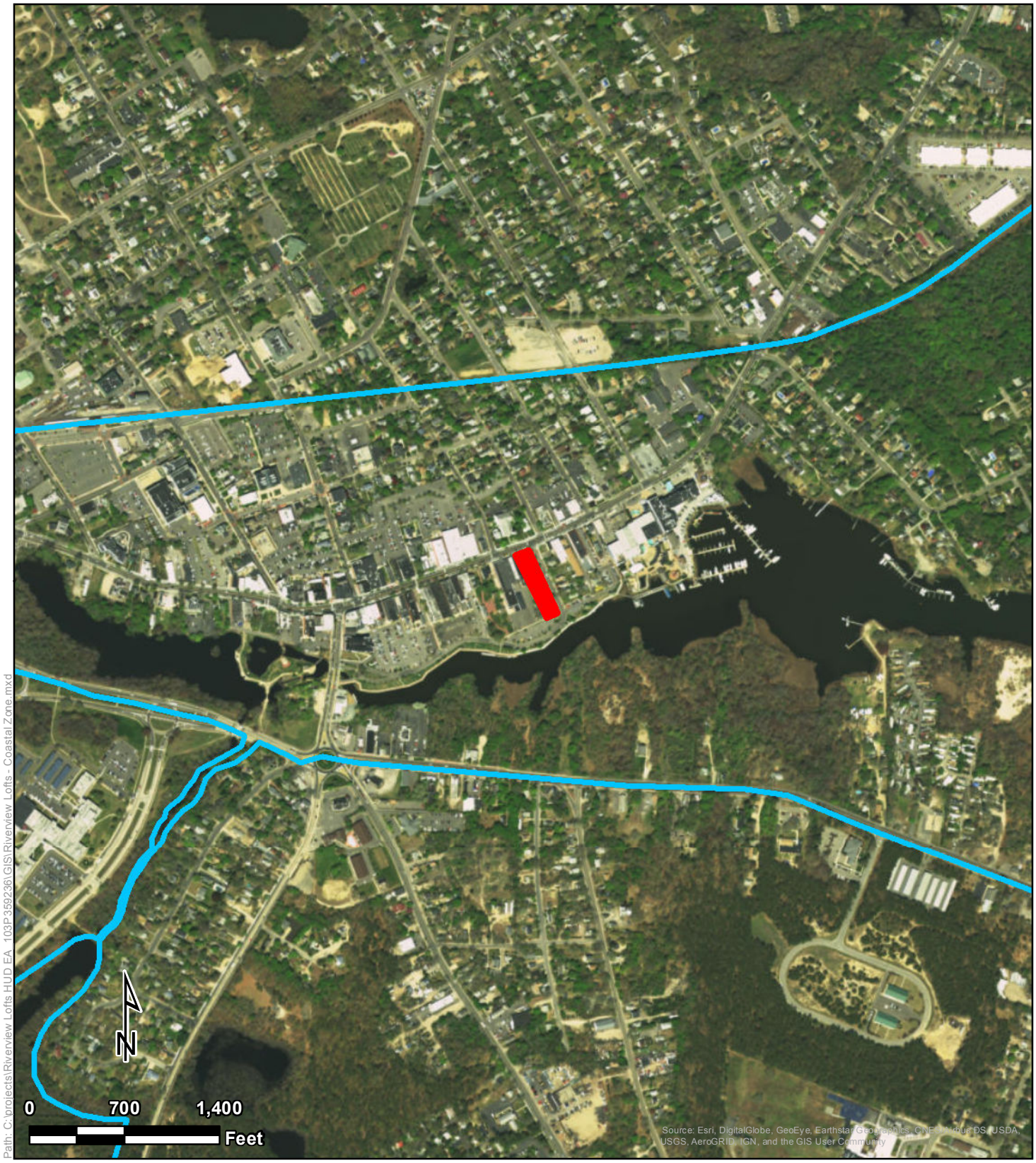
Owner:
Georgica Green Ventures LLC
50 Jericho Quadrangle - Suite 200
Jericho, New York 11753
(516) 488-3000
© 2016

221 East Main Street
Riverhead, NY

Drawing Title:
PLOT PLAN

SEAL & SIGNATURE:

DATE: 09.27.16
PROJECT#: 1617
DRAWING SCALE: AS NOTED
DRAWING NO.:
A-011.00
CAD REF:
G/1617_A-011_PLOT PLAN.dwg

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# *NYS Coastal Boundary Map*

Riverview Lofts
221 East Main Street and 31 McDermott Avenue
Riverhead, Suffolk County, New York

## Legend

- Coastal Boundary
- Project Area

Tetra Tech, Inc

# Appendix D

# Toxic and Hazardous Materials

# PHASE I ENVIRONMENTAL SITE ASSESSMENT

for the property located at:

## 221 East Main Street
## Riverhead, New York 11901

prepared for:

Georgica Green Ventures LLC
50 Jericho Quadrangle, Suite 200
Jericho, New York 11753

prepared by:


Cashin Associates, P.C.
Engineering •Planning •Construction Management

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NOVEMBER 7, 2014

# PHASE I ENVIRONMENTAL SITE ASSESSMENT

## FOR THE PROPERTY LOCATED AT:

**221 EAST MAIN STREET**
**RIVERHEAD, NEW YORK 11901**

## PREPARED FOR:

**GEORGICA GREEN VENTURES LLC**
**50 JERICHO QUADRANGLE, SUITE 200**
**JERICHO, NEW YORK 11753**

## PREPARED BY:

**CASHIN ASSOCIATES, P.C.**
**1200 VETERANS MEMORIAL HIGHWAY**
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**14003.062** **November 7, 2014**

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**PHASE I ENVIRONMENTAL SITE ASSESSMENT**
**FOR THE PROPERTY LOCATED AT:**

**221 EAST MAIN STREET**
**RIVERHEAD, NEW YORK 11901**

## EXECUTIVE SUMMARY

This report outlines the findings of a Phase I Environmental Site Assessment (ESA) conducted by Cashin Associates, P.C. (CA) for the subject property located at 221 East Main Street, Riverhead, New York (District 600, Section 129, Block 1, Lot 21). The 0.5 acre subject property is currently developed with a 9,369 square foot building with an asphalt parking area in the rear of the building. The current building was built in 1947. The field inspection was conducted on October 27, 2014 by Mr. Keith Brewer; an Environmental Scientist from CA. CA accessed and inspected all areas of the subject property. Mr. Brewer was accompanied by Mr. Robert Knotoff (current owner for the past 35 years) and Ms Commie Lassandro (Consultant).

Based on the Sanborn Maps, it was determined that the subject property was initially developed between 1885 and 1891 with a two-story residential building. The existing 9,369 square foot building was built sometime in 1947. The subject property was listed in the city directories from 1977 through 2013 (intermittent) with a commercial tenant (McCabes Office Products).

The subject property (221 East Main Street) is not listed on any of the reviewed databases. While nearby properties in the surrounding area did appear in some of the reviewed databases (Section 3.0), CA found no evidence in the reports that any of the listed properties in the surrounding area have directly or negatively affected conditions at the subject property.

No Recognized Environmental Conditions (RECs) or Business Environmental Risk issues were identified for the subject property.

**Recognized Environmental Conditions (RECs)**

None Identified.

**Business Environmental Risk Issues**

**Suspected and Potential Asbestos-Containing Material (ACM):** The original age of the subject buildings (1947) indicates that ACM may be present in both exposed and unexposed building construction materials and components, particularly in older, un-renovated portions of the buildings. An ACM survey should be performed prior to building demolition or major renovation to identify ACM abatement needs.

**NYSDEC PBS Tank**: The subject property (221 East Main Street) is not listed as a registered NYSDEC Petroleum Bulk Storage (PBS) site. During the site visit and discussions with Mr. Robert Knotoff (property owner) it was brought to CA's attention that there is a 1,000-gallon #2 fuel oil tank located under East Main Street in front of the subject property. A 1,000-gallon tank is below the 1,100-gallon threshold required for registration under State and County requirements. (Although the type and age of the tank is unknown, it is likely a single-wall steel tank possibly over 30 years old). The tank vent is located on the outside wall in the northwest corner of the building. If the tank is to remain in use, it should be tightness tested to confirm that it is not leaking. If the building is to be demolished, than the tank should be properly abandoned or removed. Old single-

wall steel tanks can be associated with subsurface contamination of soils and groundwater from leaks and spills.

**Potential Lead-Based Paint (LBP):** Based on the original age of the subject buildings (1947), the potential exists for the presence of lead paint in the underlayers of paint throughout older, un-renovated portions of the buildings. The presence of lead paint should be considered during major renovation or demolition.

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**FOR THE PROPERTY LOCATED AT:**

**221 EAST MAIN STREET**
**RIVERHEAD, NEW YORK 11901**

# 1.0 INTRODUCTION & METHODOLOGY

## 1.1 Purpose of the Phase I Environmental Site Assessment

This report has been prepared in accordance with the recommended guidelines as presented in American Society for Testing and Materials (ASTM) E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. The goal of this assessment is to identify recognized environmental conditions on the site, as defined by ASTM E 1527-13. The term "Recognized Environmental Conditions" means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property.

CA has performed this Phase I ESA of the subject property located at 221 East Main Street, Riverhead, New York in compliance with the scope and limitations of ASTM Practice E 1527-13. The purpose of this report is to provide Georgica Green Ventures LLC, as the User of this report under the ASTM Practice, with Phase I

ESA findings, conclusions and recommendations to support its business practices regarding the property. Any exceptions to, or deletions from, this practice are described in Sections 1.2.7 and 1.2.8 of this report.

## 1.2 Methodology

The methodology of this assessment consists of four basic components, as recommended in ASTM E 1527-13, Section 7 Phase I Environmental Site Assessment, plus the completion of several additional tasks provided by CA, as part of the evaluation of "Business Environmental Risk", as defined under ASTM. This methodology is summarized below.

### 1.2.1 Records Review

A search of available records is performed to obtain and review information that will help to identify recognized environmental conditions in connection with the property. Records are reviewed for the site itself as well as for the area around the site within a minimum search distance recommended by ASTM E 1527-13, Section 8 Records Review. This records review includes standard Federal and State environmental record sources such as the Federal National Priorities List (NPL), Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) lists, Resource Conservation and Recovery Act (RCRA) lists, and the Emergency Response Notification System listing. State environmental record source listings

include State-equivalent NPL listings, State-equivalent CERCLIS listings, State landfill or solid waste disposal site lists, State registered underground storage tank (UST) listing, State leaking underground storage tank (LUST) lists, and additional State or local environmental record sources.

ASTM E 1527-13 requires that the User of this report provide the environmental professional with documentation of any environmental liens filed against the property so that this information can be included within. By mutual agreement between the User and the environmental professional, research involving environmental liens placed upon the subject property may be transferred to the environmental professional; however, any prior User knowledge of in-place environmental liens must be shared with the environmental professional, for inclusion herein.

No information regarding environmental liens associated with the subject property was provided to CA for review by the User. CA did not perform an environmental lien search for the subject property. CA also did not provide comment on the perceived value of the real property as part of this assessment.

Additional evaluations of current or historical recognized environmental conditions may include a review of records obtained through the following sources:

- The current United States Geologic Survey (USGS) 7.5-Minute Topographic Map and other physical setting maps.
- Historical use maps, such as Sanborn Fire Insurance maps, if available.
- Historical Aerial Photographs.
- Other historical land use records.
- Local municipal building department records.
- Other municipal agency records.

### 1.2.2 Site Reconnaissance

A site visit is performed to visually and physically observe the site and any associated structures, facilities, or materials on the site, to obtain information on the likelihood of identifying recognized environmental conditions, as recommended by ASTM E 1527-13, Section 9 Site Reconnaissance. A general reconnaissance of surrounding properties is also performed to determine the potential of off-site conditions to affect the subject site.

The site visit conducted for this property was performed by an Environmental Professional as defined under ASTM E 1527-13. The site visit includes inspection for potential recognized environmental concerns including: presence of hazardous substance and petroleum products; storage tanks; drums and other containers for hazardous materials; PCB-containing equipment; drains; sumps; stained soil and pavement; stressed vegetation;

solid waste; liquid wastes; and on-site septic systems. The site visit was also conducted to obtain field information on general site geologic conditions, topography, utility supplies, and nature/condition of any on-site structures, facilities and equipment.

### 1.2.3 Interviews with Owners, Occupants and Other Knowledgeable Individuals

Interviews are typically conducted to obtain information relating to current and former site uses, site history, and possible environmental conditions associated with the site. In general, individuals interviewed as part of this work include: property representatives; key site personnel; occupants/tenants; and lender officers, as needed. A list of contacts made for this assessment is provided in Section 7. An Environmental Questionnaire is provided in Appendix VI.

### 1.2.4 User Supplied Information

In order for a prospective purchaser to claim CERCLA landowner liability protections, under section 101 (35)(B) of CERCLA, as amended by the Small Business Liability Relief and Brownfields Revitalization Act, such persons and businesses are required to conduct all appropriate inquiries prior to or on the date of obtaining ownership of the property. The USEPA, in its Final Rule, Standards and Practices for All Appropriate Inquiries, established

federal standards and practices for conducting all appropriate inquiries, found in 40 CFR Part 312. Under § 312.11 (c), the ASTM Phase I ESA is identified as an industry standard which may be used to comply with all appropriate inquiries.

The performance standards required for all appropriate inquiries include inquiries by an Environmental Professional, and additional inquiries by persons seeking to establish one of the CERCLA liability protections. Under § 312.22, additional inquiries by persons seeking to establish one of the CERCLA liability protections, if not otherwise provided to the Environmental Professional, includes in substance: an evaluation of environmental cleanup liens against the subject property; consideration of specialized knowledge or experience of the person seeking to claim liability protection; evaluation of the relationship of the purchase price to fair market value of the subject property, if the property was not contaminated; or other commonly known or reasonably ascertainable information about the property. If such information is not provided to the Environmental Professional, the all appropriate inquiry report prepared by the Environmental Professional must include a determination as to whether the lack of this information affects his or her ability to identify conditions of releases or threatened releases under the Final Rule, and discuss this condition as a significant Data Gap (See Section 5 of this report).

### 1.2.5 Business Environmental Risk Investigations

Although not within the scope of ASTM E 1527-13 for recognized environmental concerns, the environmental assessment prepared by CA includes an evaluation of several additional environmental issues to provide an evaluation of Business Environmental Risk, as identified under the ASTM practice as warranted for consideration by parties to a commercial real estate transaction. This evaluation is not intended to provide a thorough or comprehensive analysis of the respective conditions, but instead provide a preliminary indication of the potential for conditions of concern. These additional tasks include:

- A preliminary visual inspection of the site and any building interiors to determine if friable asbestos-containing building materials (ACMs) may be present. If appropriate, samples of suspected ACM are collected for laboratory analysis. The inspection performed as part of this assessment does not constitute a full asbestos survey.
- A preliminary inspection for major sources of electromagnetic fields (e.g. high tension wires, electrical sub-stations, etc.) in the vicinity.
- Determination of the potential for existence of radon in soil at the subject site.
- A preliminary visual inspection of painted surfaces (if any) to determine if lead-based paint (LBP) may be present. If appropriate, samples of suspected lead-based paint are collected for laboratory analysis. The

inspection performed as part of this assessment does not constitute a full lead paint survey.

- Review of area maps to determine if wetlands, flood plains, and other environmentally sensitive areas are present on the site.

### 1.2.6 Evaluation and Report Preparation

The information obtained under the above tasks is evaluated to assess Recognized Environmental Conditions (RECs) and Business Environmental Risk conditions associated with the subject site. This report includes opinions rendered regarding the presence of these conditions, and represents the end product of this analysis. This report includes a summary of findings, conclusions and recommendations. Documentation including references, test results, maps and other important materials are presented as appendices.

### 1.2.7 Exceptions to ASTM E 1527-13

This report complies with the recommendations of ASTM E 1527-13, with no exceptions.

### 1.2.8 Assessment Limitations

As specified in ASTM E 1527-13, an environmental site assessment cannot wholly eliminate uncertainty regarding the potential for recognized

environmental conditions in connection with a property. Performance of the assessment is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the property, within reasonable limits of time and cost. The Phase I Environmental Site Assessment is a visual, non-intrusive assessment where investigation includes review of records, interviews with site personnel and inspection of visible conditions. The conclusions of the assessment are based upon readily accessible and visible areas. No conclusions are provided on items hidden behind construction or completely underground and without visible evidence.

### 1.2.9 Reliance

The User alone may rely upon this report. This information also may be used by any actual or prospective purchaser, transferee, assignee, or servicer of the Loan, any actual or prospective investor, including an agent or advisor in any securities evidencing a beneficial interest in or backed by the Loan, any rating agency rating any such securities, any indenture trustee, and any institutional provider(s) of any liquidity facility or credit support for such financing. In addition, this report or a reference to this report may be included or quoted in any offering circular, registration statement, or prospectus in connection with a securitization or transaction involving the Loan and/or such securities. This report has no other purpose and should not be relied upon by any other person

or entity. Anyone wanting information about the condition or characteristics of the site or operation should consult an appropriate professional.

### 1.2.10 Conflict Certification

Cashin Associates, P.C. has no present or contemplated future ownership interest or financial interest in the real estate that is the subject of this Environmental Assessment Report; Cashin Associates, P.C. has no personal interest with respect to the subject matter of the Environmental Assessment Report or the parties involved; and Cashin Associates, P.C. has no relationship with the property or the owners thereof which would prevent an independent analysis of the environmental or other conditions of the property.

## 2.0 SITE DESCRIPTION AND HISTORY

The following site description is based upon a field inspection that was conducted on October 27, 2014 by an Environmental Scientist from CA. This description is also based on CA's review of the applicable USGS 7.5-Minute Topographical Map (Riverhead, NY Quadrangle) and other physical setting sources including soil type maps, geological reports and road maps. CA accessed and inspected all areas of the property at 221 East Main Street, Riverhead, New York

### 2.1 Site Location and Description

The subject property is located on the south side of East Main Street on the western corner of McDermitt Avenue. The 0.5 acre subject property is currently developed with a two-story 9,369 square foot building. The rear (southern) portion of the subject property consists of a asphalt parking area. The site is located in the Town of Riverhead, Suffolk County, New York. Site location maps and a site sketch are provided in Appendix I.

### 2.2 Present Use(s) of the Site

The subject property is currently developed with a 9,369 square foot building with an asphalt parking area located in the rear of the building. The current building was constructed in 1947 and is currently vacant. Prior to its current vacancy it housed a dinosaur museum.

## 2.3 Surrounding Land Use

The subject property is located in a developed suburban area of mixed residential and commercial usage. Land uses immediately adjacent to the site are as follows:

- Two three-story residential buildings and a church are located to the north of the subject property, across East Main Street.
- Single-family residences are located to the south.
- Commercial buildings adjoining the subject building located to the west of the subject property.
- Two commercial buildings located to the south of the subject property.

The surrounding area features commercial uses, along with some residential uses. Site location maps and a site sketch have been included in Appendix I.

Section 3.0 contains regulatory information regarding facilities in the surrounding area.

## 2.4 Topography and Geological Setting

A review of the applicable USGS topographic map (Riverhead, NY Quadrangle) reveals that the subject property is located at an approximate elevation of 13 feet above mean sea level (msl). The subject property slopes to the south. Groundwater

flow in the subject area is expected to generally follow surface topography, which slopes gradually to the south towards the Peconic River. A copy of the topographic map showing the subject property is included in Appendix I.

The subject property is located at the apex between the North and South Forks of Long Island, and is part of the Atlantic Coastal Plain Physiographic Province. The geology of the subject area is expected to consist of a sequence of loose and permeable clastic sediments consisting of recent age soils on Pleistocene age glacial deposits of gravel, sand, and clay layers that unconformably overlay a thick sequence of Cretaceous age gravel, sand, and clay alluvial deposits. These unconsolidated sediments unconformably overlay a suite of metamorphic rocks of Paleozoic-Precambrian age that slope to the south to form the basement of the Continental Shelf.

## 2.5 Site History

History of the site was determined based on interviews with knowledgeable individuals, available property and building document review, CA's review of previous site reports (Section 2.8), and CA's review of historical aerial photographs and Sanborn Maps obtained from Environmental Data Resources Inc. CA reviewed Sanborn Maps for the years 1885 through 1969 (intermittent), City Directory for years 1972 through 2013 (intermittent), and aerial photographs from 1970 through 2011 (intermittent).

A chronological listing of the historical data found for the property is as follows:

| YEAR | SOURCE | DESCRIPTION/USE |
|---|---|---|
| 1885 | Sanborn Map | The subject property appears undeveloped in this data set. There are some residential dwellings in proximity of the subject property. The surrounding area consists of mainly residential dwellings with some commercial buildings and a church located to the north west of the subject property. |
| 1891 | Sanborn Map | The subject property appears to be developed with a two-story residential dwelling. There are some residential dwellings in proximity of the subject property and a livery stable along the southern boundary of the subject property. The surrounding area consists of mainly residential dwellings, some commercial buildings, churches and Riverhead Public School building. |
| 1897 | Sanborn Map | The subject property appears to be developed with a two-story residential dwelling that appears slightly larger than the one depicted in the 1891 Sanborn Map. There are some residential dwellings in proximity of the subject property and two carriage houses along the southern boundary of the subject property. The surrounding area appears more developed and consists of mainly residential dwellings, some commercial buildings, churches and Riverhead Public School building. |
| 1902 | Sanborn Map | The subject property appears to be developed with a two-story residential dwelling. There are some residential dwellings in proximity of the subject property and two livery stables along the southern boundary of the subject property. Also, there appears to be coal and wood yard (S.M. Foster) located to the southeast and down gradient of the subject property. The surrounding area appears more developed and consists of mainly residential dwellings, some commercial buildings, and religious institutions. The Riverhead Public School building appears vacant in this data set. |
| 1909 | Sanborn Map | The subject property appears to be developed with a two-story residential dwelling. There are some residential dwellings in proximity of the subject property. There is an automobile storage building located southwest and down gradient of the subject property with an underground gasoline storage tank. The surrounding area continues to become developed and consists of mainly residential dwellings, some commercial buildings, and religious institutions. |
| 1920 | Sanborn Map | The subject property appears to be developed with a two-story residential dwelling. There are some residential dwellings in proximity of the subject property. The surrounding area continues to become developed and consists of mainly residential dwellings, some commercial buildings, and religious institutions. |
| 1929 | Sanborn Map | The subject property appears to be developed with a two-story residential dwelling. There are residential dwellings in proximity of the subject property. There appears to be a building materials building located south and down gradient of the subject property which includes wall paper and paint products. The surrounding area continues to become developed and consists of mainly residential dwellings, some commercial buildings, and religious institutions. |

| YEAR | SOURCE | DESCRIPTION/USE |
|---|---|---|
| 1947, 1969 | Sanborn Map | The subject property appears to be developed with the existing structure. There are residential dwellings in proximity of the subject property. There appears to be a building materials building located south and down gradient of the subject property which includes wall paper and paint products. There also appears to be a petroleum service station located approximately 300 feet to the east of the subject property. The surrounding area continues to become developed and consists of mainly residential dwellings, some commercial buildings, and religious institutions. . |
| 1970 | Aerial Photograph | The subject property appears to be developed with the existing structure. The surrounding area continues to become developed and consists of mainly residential dwellings, commercial buildings, and religious institutions. . |
| 1972 | City Directory | The subject property is not listed in this data set. |
| 1976 | Aerial Photograph | The subject property appears to be developed with the existing structure. The surrounding area continues to become developed and consists of mainly residential dwellings, commercial buildings, and religious institutions. Areas to the south that appeared vacant in past aerial now appear to have been converted into parking areas. |
| 1977, 1995 | City Directory | The subject property is listed with one commercial tenant (McCabes Office Products). |
| 1980 | Aerial Photograph | The subject property appears to be developed with the existing structure. The surrounding area continues to become developed and consists of mainly residential dwellings, commercial buildings, and religious institutions. The area in proximity appears unchanged since the 1976 aerial. |
| 1982 | City Directory | The subject property is listed with one commercial tenant (McCabes Office Products). |
| 1985 | Aerial Photograph | The subject property appears to be developed with the existing structure. The surrounding area continues to become developed and consists of mainly residential dwellings, commercial buildings, and religious institutions. The area in proximity appears unchanged since the 1976 aerial. |
| 1987, 1992 | City Directory | The subject property is listed with one commercial tenant (McCabes Office Products). |
| 1994 | Aerial Photograph | The subject property appears to be developed with the existing structure. The surrounding area continues to become developed and consists of mainly residential dwellings, commercial buildings, and religious institutions. The area in proximity appears unchanged since the 1976 aerial. |
| 1999, 2003 | City Directory | The subject property is not listed in this data set. |
| 2006, 2008 | Aerial Photograph | The subject property appears to be developed with the existing structure. The surrounding area continues to become developed and consists of mainly residential dwellings, commercial buildings, and religious institutions. The area in proximity appears unchanged since the 1976 aerial. |
| 2008 | City Directory | The subject property is listed with one commercial tenant (McCabes Office Products). |
| 2009, 2011 | Aerial Photograph | The subject property now appears to contain the current development (Section 2.2). The surrounding area contains residential, commercial and institutional land uses and development, as today. |

| YEAR | SOURCE | DESCRIPTION/USE |
|---|---|---|
| 2013 | City Directory | The subject property is listed with one commercial tenant (McCabes Office Products). |

Based on the Sanborn Maps, it was determined that the subject property was initially developed between 1885 and 1891 with a two-story residential building. The existing 9,369 square foot building was built sometime in 1947. The subject property was listed in the city directories from 1977 through 2013 (intermittent) with a commercial tenant (McCabes Office Products) and in the aerial photographs from 1970 through 2011.

CA spoke to the current owner (for the past 35 years) of the subject property, Mr. Robert Knotoff, during the inspection and he indicated that the existing building was built in 1947. Currently, the building is vacant but was previously occupied by a dinosaur museum and office supply company (respectively).

Historically, the surrounding area has included residential, commercial, scholastic and religious institutional uses and development. While some area uses may have contributed to the general degradation of local soil and/or groundwater quality in the area, CA has found no evidence that the subject property has been directly or negatively impacted by any surrounding area properties. Section 3.0 contains regulatory information regarding facilities in the surrounding area.

The gaps in the historical data exceeding five year intervals represent data failures. However, the available records are considered sufficient to document the past uses of the site, and the data gaps do not affect the conclusions of this review.

Copies of the historical aerial photographs and city directories have been included in Appendix V.

## 2.6 Municipal Records Review

CA has submitted Freedom of Information requests to the New York State Department of Environmental Conservation (NYSDEC) Region 1, Suffolk County Department of Health Office of Pollution Control requesting an opportunity to review any readily available records regarding the historical uses and any environmentally significant information for the subject property. To date, CA has not received any significant replies or information from this agency. Any responses containing useful and pertinent information regarding the past or current conditions of the site will be forwarded as an addendum to this report. Copies of the requests have been included in Appendix VII.

A review of Federal, State and local records pertaining to potential recognized environmental conditions was performed based on an Environmental Data Resources Inc. search acquired for the subject site and surrounding area. The search distances comply with those recommended by ASTM E 1527-13. A description of the database

review is provided in Section 3.0, and an abridged copy of the search output has been provided in Appendix IV.

## 2.7 Environmental Lien Information

No information regarding environmental liens associated with the subject property was provided to CA for review by the User (Georgica Green Ventures LLC), and CA did not perform an environmental lien search for the subject property as part of this assessment.

## 3.0 FINDINGS OF RECORDS REVIEW

A review of Federal, State and local records pertaining to potential recognized environmental conditions was performed based on an Environmental Data Resources Inc. database search acquired for the subject site and surrounding area. The search distances comply with those recommended by ASTM E 1527-13. A brief description of the database review is provided below, and an abridged copy of the search output is given in Appendix IV.

### 3.1 Federal Records Search

#### 3.1.1 National Priorities List (NPL) or Superfund

The subject property is not listed as a Federal Superfund site. No such sites were identified within a one mile radius of the subject property.

The NPL Report, also known as the Superfund List, is a USEPA listing of uncontrolled or abandoned hazardous waste sites. This list is primarily based upon a score which the site receives from the USEPA's hazardous ranking system. These sites are targeted for possible long-term remedial action under the Superfund Act.

### 3.1.2 Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)

The subject property does not appear in the CERCLIS database. No such sites were identified within a one-half mile radius of the subject property.

CERCLIS is a list of potential hazardous waste sites that the USEPA is investigating for hazardous substance releases. Each site is given a hazardous ranking score which determines its standing on the NPL and priorities for cleanup. The higher the score, the greater the threat to the environment, and the more rapidly the site will be addressed by the USEPA.

### 3.1.3 Resource Conservation and Recovery Act (RCRA) Hazardous Waste Treatment, Storage, and Disposal (TSD) Sites

The subject property does not appear on this USEPA RCRA list. No such sites were identified within a one-half mile radius of the subject property.

RCRA facilities are permitted by the USEPA to generate hazardous waste and dispose of the waste legally. These facilities generally abide by USEPA regulations for storage, handling and disposal of hazardous materials.

### 3.1.4 RCRA Hazardous Waste Generators and Transporters

The subject property does not appear on the RCRA Hazardous Waste Generator site list. There were three such sites were identified within a one-half mile radius of the subject property. The closest site is listed as such:

Sears Service Center located at 107 Flanders Road approximately 0.228 miles south and down gradient of the subject property is listed as a RCRA-CESQG site. This facility is a conditionally exempt small quantity generator which generates 100kg or less of hazardous waste at any time. This facility will most likely not directly or negatively impact the subject property.

RCRA facilities are permitted by the USEPA to generate hazardous waste and dispose of the waste legally. These facilities generally abide by USEPA regulations for storage, handling and disposal of hazardous materials.

### 3.1.5 Emergency Response Notification System (ERNS)

The subject property is not listed in the Federal database of spills compiled by the Emergency Response Notification System.

### 3.1.6 Toxic Release Inventory Sites (TRIS)

The subject property is not a listed Toxic Release Inventory Site.

Toxic release sites are manufacturing facilities that are required, pursuant to Section 313 of the Federal Emergency Planning and Community Right-To-Know Act, to report releases of any listed toxic chemical into the air, water, or onto the land.

### 3.1.7 CORRACTS (Corrective Action Report)

The subject property is not listed as a CORRACTS site. No such sites were identified within a one mile radius of the subject property.

The CORRACTS database represents a list of RCRA hazardous waste generator, treatment, transporter and disposal facilities that have been identified by the USEPA for corrective action.

## 3.2 State and Local Records Search

### 3.2.1 NYSDEC Inactive Hazardous Waste Disposal Sites (State Superfund)

The subject property does not appear on the State Superfund list. No such sites were identified within a one mile radius of the subject property.

The list of NYSDEC Inactive Hazardous Waste Disposal Sites contains summary information pertaining to those facilities that are deemed

hazardous by the New York State Department of Environmental Conservation (NYSDEC).

### 3.2.2 NYSDEC Hazardous Substance Waste Disposal Sites (HSWDS)

The subject property does not appear on this State Hazardous Substance Waste Disposal site list. No such sites were identified within a one-half mile radius of the subject property.

NYSDEC maintains a database of waste disposal sites that may pose threats to public health or the environment, but cannot be remediated using monies from the Hazardous Waste Remediation Fund.

### 3.2.3 NYSDEC Solid Waste Facilities

The subject property is not on the NYSDEC Solid Waste Facilities list. There is one site listed within one-half mile of the subject property that is on the Solid Waste Facility/Landfill list. No such sites were identified within a one-half mile radius of the subject property.

### 3.2.4 NYSDEC Registered Petroleum Bulk Storage (PBS) Sites

The subject property is not listed as a registered NYSDEC Petroleum Bulk Storage (PBS) site. However, it should be noted that Mr. Knotoff (current

property owner) did inform CA that there is a 1,000-gallon #2 fuel oil UST located under East Main Street that fuels the heating system to the building. Heating oil tanks under 1,100-gallons do not require registration.

There are 14 New York Underground Storage Tank listed in the NYSDEC PBS Database within one-quarter mile of the subject property. The Riverhead Fire Department located at 2nd Street approximately 0.206 miles WNW and up gradient of the subject property. This facility is appears to have eight bulk storage tanks: one 1,000-gallon waste oil tank, three #2 fuel oil tanks totaling 2,550-gallons, two diesel fuel tanks totaling 1,050-gallons and two gasoline tanks totaling 1,500-gallons. This facility will most likely not directly or negatively impact the subject property.

### 3.2.5 NYSDEC Spills and Leaking Underground Storage Tanks

The subject property is not listed on the NYSDEC Leaking Underground Storage Tank Lists or New York Spills List.

A total of seventeen New York Leaking Underground Storage Tank incidents were identified within one-half mile of the subject property. **NY Spills No. 8401337:** The closest reported incident occurred at the SUNOCO service station located at 147 Route 25A approximately 0.059 miles WSW and up gradient of the subject property. Reportedly, on August 13, 1984 a tank test failure occurred which created a potential for fire or hazard and

corrective action was taken. The case associated with this event was considered **Closed** by the NYSDEC as of May 14, 2003. CA found no evidence in the report that this issue had any effect on the subject property.

A total of nine sites were listed on the New York Spills list within one-quarter mile of the subject property. The closest incident occurred at the corner of East Main Street and McDermott Avenue, which is 0.033 miles ENE of the subject property. **New York Spills No. 0705735:** Reportedly, on August 8, 2007 a diesel fuel leak occurred from a private boat. It was noted that there may have been a release with minimal potential for fire or hazard. The case associated with the event is considered **Closed** by NYSDEC as of January 28, 2008. CA found no evidence in the report that this issue had any effect on the subject property.

The spill lists can include relatively small incidents, such as equipment or human errors, tank overfills, and poor housekeeping. In general, the spill list records sites that were reported to the NYSDEC and are classified as "active", "cleaned up", or "unspecified". The ultimate goal of the NYSDEC is to resolve all reported spill sites to a classification of "cleaned up" and/or "closed" after investigation, monitoring or remediation activities. CA found no evidence in the reports that any of the listed spill events in the surrounding area have directly or negatively affected conditions at the subject property.

### 3.2.6 NYS Permitted Air Discharge Facilities

The subject property/facility is not identified as a source of permitted air pollutant discharges.

The EPA maintains a database containing information regarding each air emission facility and the type of air pollutant being emitted. Compliance information is also provided for each pollutant as well as the facility itself.

### 3.2.7 NYSDOH Radon Results

Based on CA's experience in conducting Phase I Environmental Site Assessments throughout the region, and our knowledge of the area's hydrogeology, radon is not generally present or expected to be found at elevated levels on Long Island. This is corroborated by a Statewide testing program recently conducted (October 2012) by the New York State Department of Health's (NYSDOH) Bureau of Environmental Radiation. In Riverhead, Suffolk County, the basements of 11 homes were tested by charcoal screening for the presence of radon gas. The average quantity of radon present in these houses was 1.1 picocuries per liter (pCi/L). The USEPA has set 4.0 pCi/L as the acceptable level for homes. Based on this standard, the average quantity of radon gas in the area is well below the USEPA action level.

A copy of the NYSDOH study results is provided in Appendix III of this report.

## 4.0 INFORMATION FROM SITE RECONNAISSANCE AND INTERVIEWS

### 4.1 On-Site Inspection of Hazardous Material Usage

As a vacant building, no hazardous materials were observed by CA during the site inspection. The subject property is not listed as a RCRA Hazardous Waste Generator site.

### 4.2 On-Site Storage Tanks

The subject property is not listed in the NYSDEC Registered Petroleum Bulk Storage (PBS) Site data set. However, CA was advised by the current property owner Mr. Knotoff that there is a 1,000-gallon #2 fuel oil tank (UST) located under East Main Street that provides fuel to the building's heating system, which is located in a utility room in the northern end of the lower level. Mr. Knotoff did not know the age or the tank or the exact location under East Main Street, but it is presumably single-wall steel possibly over 30 years old. Testing would be required to confirm that the tank is leak-free.

### 4.3 On-Site PCB's

No dielectric fluid-containing electrical transformers were observed or reported at the subject property during the site inspection.

Polychlorinated biphenyls (PCBs) can be present in dielectric fluids, coolants, and lubricating oils used in older electrical transformers, hydraulic systems, and other similar equipment, as well as building materials (e.g. caulking, ceiling tiles, adhesives) and fluorescent light ballasts within older buildings. The manufacture of PCBs was federally banned in the 1970's.

## 4.4 Asbestos-Containing Material (ACM) in the Buildings

CA did not observe any areas on the subject property where asbestos containing materials would be present. However, due to the original age of the subject buildings (1947) indicates that additional potential-ACM may be present in both exposed and unexposed building construction materials and components, particularly in older, un-renovated portions of the buildings. An asbestos survey should be conducted prior to major restoration or demolition.

## 4.5 Lead-Based Paint (LBP)

CA did not observe any locations of significantly damaged or deteriorated paint during the site inspection. However, based on the original age of the subject buildings (1947), the potential exists for the presence of lead paint in the underlayers of paint throughout older, un-renovated portions of the buildings.

Peeling, chipping, or cracking paint can release lead-contaminated dust which is potentially toxic, especially to children. The presence of lead paint is a concern

mainly for residential buildings occupied by children, and child care or school facilities. Structures built prior to 1980, when the Federal ban on lead paint became effective, are likely to contain lead paint in underlying layers.

## 4.6 Solid Waste Handling

The subject property utilizes a private carting company to collection of solid waste from the property. .

## 4.7 Electromagnetic Fields

There were no sources of EMFs (e.g. high tension wires, electrical substations, etc.) observed adjacent to the subject site.

Although there are currently no regulations concerning the proximity of residential structures to major sources of electromagnetic fields (EMFs) such as overhead high tension wires, high levels of EMFs are an unresolved public health issue. Some recent studies have linked the presence of elevated EMFs to increased risk of certain cancers and other illnesses. Although studies are ongoing and no definitive conclusions have been reached, the existing evidence indicates that a potential health risk may exist for individuals who are exposed to these fields. In any case, the general perception of a risk associated with major sources of EMFs can reduce the marketability and value of real estate.

## 4.8 Pits, Ponds, or Lagoons

No pits, ponds, or lagoons were observed on or adjacent to the subject property.

## 4.9 Storage Drums

CA did not observe any storage drums at the subject property during the site inspection.

## 4.10 Stained Soils or Pavement

CA did not observe any areas of significant or indicative staining of soils or pavement at the subject property during the site inspection.

## 4.11 Stormwater and Sanitary Systems

The subject property uses Riverhead's combined sewer system to collect sanitary and stormwater.

## 4.12 Floor Drains and Sumps

No sump pumps or floor drains were observed at the subject property during the site inspection.

## 4.13 Water Supply

The subject property/building uses municipal water supply system.

## 4.14 Stressed Vegetation

CA observed several areas of stressed vegetation on the subject property which was indicative of previous land disturbances on the subject property. The land disturbance included unpaved pathways and paths, and formerly cleared areas.

## 4.15 Evidence of Mold

During CA's site inspection, no mold issues were observed at the subject property.

## 4.16 Wetlands and Floodplains

There are no designated wetlands located on or immediately adjacent to the subject property. According to CA's review of Federal Emergency Management Agency (FEMA) information, the subject property is not located within a designated flood hazard area. Mr. Knotoff indicated that the lower lever of the building did have some water/flood damage as a result of Hurricane Sandy. All of these areas have been renovated and repaired.

## 4.17 Potential for Vapor Intrusion in the Building

Vapor intrusion is the migration of chemicals, primarily volatile organic chemicals (VOCs), from subsurface soil or groundwater into the indoor air of buildings overlying a contaminated site. Primarily because of a difference between interior and exterior pressures, vapor can enter a building through cracks or perforations in slabs or basement floors and walls, and through openings around sump pumps or where pipes and electrical wires go through the foundation. This intrusion is similar to how radon gas enters buildings from the subsurface. When such vapor intrusion occurs, it can potentially have harmful health effects on building occupants.

In determining the potential for vapor intrusion at the subject site/building due to subsurface contamination emanating from the subject and/or adjoining/nearby properties, CA assessed subject, adjoining and nearby land uses (Section 2.3), site history (Section 2.5), and reviewed environmental regulatory databases, including the Spills database (Section 3.2.5). Based on this review, CA's assessment did not find evidence to suggest that vapor intrusion is a concern at the subject property.

## 5.0 DATA GAPS

According to ASTM E 1527-13, a *Data Gap* is defined as an inability to obtain information during the Phase I ESA process, as required under this standard, despite a good faith effort by the Environmental Professional to obtain this information. As required under the ASTM standard, Section 12.7, the Environmental Professional must include in the ESA report a discussion identifying significant Data Gaps which prevent the Environmental Professional from identifying recognized environmental conditions associated with the subject property.

If Data Gaps identified during the all appropriate inquiry prevent the Environmental Professional's ability to render an opinion as to whether recognized environmental concerns associated with the subject property, then such Data Gaps are considered significant, according to the ASTM E 1527-13, Section 12.7. The Environmental Professional must identify significant Data Gaps in the report, identify the sources consulted to address the Data Gap, and comment on the significance of the Data Gap in affecting the opinion as to whether recognized environmental conditions are associated with the subject property. The Environmental Professional may then provide recommendations to the User of the report for further actions which may be necessary to address these significant Data Gaps.

However, a Data Gap itself is not inherently significant. If the Environmental Professional is able to render an opinion as to whether or not recognized environmental conditions are associated with the subject property, based on the professional's experience and other information collected during an all appropriate inquiry even where Data Gaps exist, then such Data Gaps are not considered significant and do not need to be discussed in the report.

CA has performed this Phase I Environmental Site Assessment of the subject property in compliance with the scope and limitations of ASTM Practice E 1527-13, as an all appropriate inquiry under the Final Rule. The findings of this Phase I ESA are based on: an inspection of the subject property and adjacent properties; interviews with knowledgeable parties representing the current property owner; review of available reports and records relating to earlier environmental investigations; review of available historical records; and a review of available environmental regulatory agency records.

CA's Environmental Professional found no significant Data Gaps during this Phase I ESA investigation. The gaps in the historical data (Section 2.5) exceeding five year intervals represent data failures. However, the available records are considered sufficient to document the past uses of the site, and the data gaps do not affect the conclusions of this review.

## 6.0 FINDINGS AND CONCLUSIONS

Cashin Associates, P.C. has performed a Phase I Environmental Site Assessment, in conformance with the scope and limitations of ASTM Practice E 1527-13. Any exceptions to, or deletions from, this practice are described in Sections 1.2.7 and 1.2.8 of this report. Any pertinent information provided to CA from local municipality FOIL requests will be provided to the client upon receipt.

No Recognized Environmental Conditions (RECs) or Business Environmental Risk issues were identified for the subject property.

**Recognized Environmental Conditions (RECs)**

None Identified.

**Business Environmental Risk Issues**

**Suspected and Potential Asbestos-Containing Material (ACM):** The original age of the subject buildings (1947) indicates that ACM may be present in both exposed and unexposed building construction materials and components, particularly in older, un-renovated portions of the buildings. An ACM survey should be performed prior to building demolition or major renovation to identify ACM abatement needs.

**NYSDEC PBS Tank**: The subject property (221 East Main Street) is not listed as a registered NYSDEC Petroleum Bulk Storage (PBS) site. During the site visit and discussions with Mr. Robert Knotoff (property owner) it was brought to CA's attention that there is a 1,000-gallon #2 fuel oil tank located under East Main Street in front of the subject property. A 1,000-gallon tank is below the 1,100-gallon threshold required for registration under State and County requirements. (Although the type and age of the tank is unknown, it is likely a single-wall steel tank possibly over 30 years old). The tank vent is located on the outside wall in the northwest corner of the building. If the tank is to remain in use, it should be tightness tested to confirm that it is not leaking. If the building is to be demolished than the tank should be properly abandoned or removed. Old single-wall steel tanks can be associated with subsurface contamination of soils and groundwater from leaks and spills.

**Potential Lead-Based Paint (LBP):** Based on the original age of the subject buildings (1947), the potential exists for the presence of lead paint in the underlayers of paint throughout older, un-renovated portions of the buildings. The presence of lead paint should be considered during major renovation or demolition.

# SECTION 7
# REFERENCES AND CONTACTS

## REFERENCES AND CONTACTS


**Robert Knotoff, Property Owner, Personal Communication, October 2014.**

**Connie Lassandro, Site Contact (Consultant), Personal Communication, October 2014.**

**Suffolk County Department of Health Services, Application for Public Access to Records, September 2014.**

**New York State Department of Environmental Conservation (NYSDEC) Region 1, Freedom of Information Request from CA, September 2014.**

**New York State Department of Environmental Conservation, July 2014. Inactive Hazardous Waste Disposal Sites in New York State, Albany, New York.**

**New York State Department of Environmental Conservation, July 2014. Petroleum Bulk Storage Facilities, Albany, New York.**

**New York State Department of Environmental Conservation, July 2014. Spills Information Database, Albany, New York.**

**United States Environmental Protection Agency, March 2014. Resource Conservation and Recovery Act (RCRA) Information, Washington, D.C.**

**United States Environmental Protection Agency, October 2013. Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), Washington, D.C.**

**United States Environmental Protection Agency, March 2014. Corrective Action Report (CORRACTS), Washington, D.C.**

**United States Environmental Protection Agency, September 2013. Emergency Response Notification System (ERNS), Washington, D.C.**

**United States Environmental Protection Agency, October 2013. National Priority List (NPL), Washington, D.C.**

**Federal Emergency Management Agency (FEMA), Flood Zone Data.**

**United States Fish & Wildlife Service, National Wetlands Inventory (NWI).**

# SECTION 8
# SIGNATURE PAGE

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**
**FOR THE PROPERTY LOCATED AT:**

**221 EAST MAIN STREET**
**RIVERHEAD, NEW YORK 11901**

**CASHIN ASSOCIATES, P.C. REFERENCE NO. 14003.062**

**Environmental Professional / Inspector:**

**Keith W. Brewer** **Date: 11/7/2014** **Inspection Date: 10/27/2014**

**Director of Environmental Programs:**

**Gregory T. Greene** **Date: 11/7/2014**

# SECTION 9
# QUALIFICATIONS INFORMATION

## QUALIFICATIONS

### Environmental Professional's Statement

I, Keith W. Brewer, declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in §312 of 40 CFR 312. I have the specific qualifications based on education, training and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312, for the purposes identified.

Keith W. Brewer

# CASHIN ASSOCIATES, P.C.

**GREGORY T. GREENE**
Director of Environmental Programs

**EDUCATION/REGISTRATION**
B.A., Geological and Geophysical Sciences, Princeton University, 1975
M.S., Marine Environmental Sciences, SUNY at Stony Brook, 1978
Certified Environmental Specialist, Environmental Assessment Association

**PROFESSIONAL AFFILIATIONS**
National Groundwater Association
National Association of Environmental Professionals
National Shellfisheries Association
American Society of Safety Engineers
Sigma Xi Scientific Society

**EXPERIENCE**
As Director of Environmental Programs at Cashin Associates, Mr. Greene serves as project director for major environmental planning, site assessment projects and hazardous material management programs. He has directed the preparation of numerous site assessments, environmental impact statements, planning studies, field investigations, master plans and technical studies for governmental agencies and authorities on the local, state and federal levels, as well as CA's banking and insurance company clients. Mr. Greene has technical expertise in issues relating to site remediation, resource protection, hazardous materials management, groundwater and surface water management, and State/Federal environmental review requirements.

Recent environmental projects completed under Mr. Greene's direction included:

- Environmental assessments of commercial, residential and industrial sites for banks, lending institutions and other corporate clients, including asbestos and lead investigation and abatement, throughout the eastern United States and Puerto Rico.
- Assistance to the Valley Stream School District on issues relating to groundwater contamination, school safety, exposure to potential contaminants from off-site sources.
- Development/implementation of health/safety, emergency response and hazardous materials management plans for the Town of Oyster Bay.
- Environmental review and risk assessment for a major pesticide management and vector control program for Suffolk County, including environmental and human health risk assessment.
- Environmental studies for re-use and enhancement of a former industrial property as a harborfront park for the Village of Port Jefferson, NY.
- Environmental studies relating to solid waste recycling and energy recovery for the Solid Waste Management Authority of Puerto Rico.
- Evaluation and assessment of property and other collateral on behalf of CA's banking, real estate investment, and insurance company clients.
- Feasibility study including safety inspections, groundwater investigation and water supply report for redevelopment of Camp Hero, a decommissioned army base for the NYS Office of Parks, Recreation & Historic Preservation.

- Flood Hazard Mitigation and Emergency Response Plan, for the Town of Brookhaven, NY.
- Health and safety investigation and regulatory compliance reviews for a major bank client, involving branches and corporate offices.
- Human health and environmental risk assessment for the Peconic River, Suffolk County, NY.
- Implementation of fuel storage tank testing and remediation programs for the Towns of Oyster Bay, Babylon and Islip, including several hundred underground tanks, and associated groundwater investigations.
- Phase I environmental site assessments for numerous properties under consideration by Suffolk County for open space and groundwater recharge area acquisition.
- Phase II investigations and follow-up remedial activities at industrial and commercial sites with environmental issues for banking and real estate investment firms.
- Preparation of a draft solid waste management plan and comprehensive recycling analysis for the Town of Oyster Bay, NY.
- Environmental risk assessment for the Carmans River, For Suffolk County Department of Health Services.
- Supervision of investigation and remediation of leaking underground storage tank sites in New York and New Jersey for various banking and corporate clients.
- Supervision of lead paint abatement programs performed under FREDDIE MAC requirements for buildings in New York and New Jersey.
- Supervision of site remediation and monitoring for a leaking underground gasoline tank for the Village of Amityville, NY.
- Development and implementation of a groundwater remediation program for an underground hydrocarbon spill at Montauk Downs State Park, for NYS Department of Parks, Recreation and Historic Preservation.
- Groundwater and soil monitoring and development of a remediation program at a former brick manufacturing facility at Bristol Bay State Park, for the Palisades Interstate Park Commission.
- PCB remediation at the Brooklyn Air Station for the U.S. Coast Guard.

Mr. Greene was also employed for four years at a national environmental consulting firm where he was involved in the preparation of environmental impact studies for the U.S. EPA. He acquired extensive experience in project planning, field work, data analysis, EIS preparation and expert testimony in this position. He served as project manager for a major EIS on the proposed remediation of PCB-contaminated sediments from the Hudson River, and for an assessment of impacts of sewering on marine resources of the Great South Bay, NY. He prepared EIS's for regional wastewater disposal systems on Long Island, upstate New York, New Jersey, and Puerto Rico.

# Keith Brewer
## Senior Environmental Scientist

**Education**
B.S. / Environmental Biology / Long Island University
A.A.S. / Marine Laboratory Technology / Suffolk Community College

**Licenses / Certification**
Hazardous Waste Operations and Emergency Response Certificate
PADI-SCUBA Certificate
YMCA-SCUBA Certificate

**Overview**
Mr. Brewer has 20 years of experience. He serves as a senior environmental scientist at CA who specializes in projects relating to environmental permit applications, wetland delineation and restoration, ecological/resource investigations, health and safety compliance, site assessments, coastal zone management, marine studies, permit compliance, land use management, and environmental impact assessment. He has conducted numerous field surveys identifying and recording flora and fauna throughout Long Island, NY/NJ Harbor, Lower Hudson River, and New Jersey Shoreline.

Mr. Brewer's areas of expertise include:

- Coastal zone management and wetland analysis
- Ecological/resource investigations
- Essential Fish Habitat (EFH) Assessments
- Endangered Species Act (ESA) Assessments

In addition, Mr. Brewer is thoroughly familiar with the requirements of the New York State Environmental Quality Review Act (SEQRA) and the National Environmental Policy Act (NEPA). He has assisted numerous clients in complying with SEQRA and NEPA over the past 15 years and completed numerous environmental and safety compliance inspections of municipal facilities for many Long Island townships.

Relevant project experience includes:

*Environmental Compliance, Monitoring, Site Assessments, and Safety Inspections*

- Federal Energy Regulatory Commission (FERC): Environmental compliance and safety inspections for ongoing and completed natural gas pipeline projects constructed under FERC's jurisdictions. Inspections were conducted throughout the United States.
- Environmental site assessments to assess hazardous material conditions for real estate including commercial, industrial, institutional and residential properties.
- Town of Southampton: Environmental and health/safety inspection for site remediation and waste management projects including soil remediation projects.
- Town of Oyster Bay: Environmental and health/safety inspection for site remediation projects including soil remediation and underground tank removal projects.
- United States Fish and Wildlife Services and U.S. Army Corps of Engineers: Environmental monitoring for endangered species protection in Westhampton.

*Property inspections and condition surveys*

- Property inspections as part of due diligence investigations for CA's banking and governmental clients.
- Chelsea Piers Facility: Condition survey

*Dredging Permit Applications*

- New York State Office of Parks, Recreation and Historic Preservation: Technical assistance with preparation of dredging permit applications, including EFH, for Nissequogue and Robert Moses marinas.
- Danfords Inn and Marina, Port Jefferson: Technical assistance with preparation of dredging permit applications, including EFH.
- Numerous dredge projects involving habitat evaluation for Suffolk County, New York State Parks and local municipalities including Fredrick Canal, Belmont Lake, East Jamesport Marina, Meetinghouse Creek.

*Bathymetric Survey and Sediment Sampling*

- Suffolk County Department of Health Services: Bathymetric survey and sediment sampling at Fredericks Canal, Babylon
- New York State Office of Parks, Recreation and Historic Preservation: Bathymetric survey and sediment sampling at Belmont Lake

*Harbor Management Plans, Local Waterfront Revitalization Plans, Watershed Management Plans*

- Town of Oyster Bay: Harbor management plan and no discharge zone application
- Town of Oyster Bay: Harbor management plan for South Oyster Bay (wildlife habitat, wetlands protection, and water quality protection)
- City of Beacon: Harbor management plan
- Village of Lindenhurst: Local waterfront revitalization plan
- Town of Oyster Bay: Assistance with preparation of watershed management plans for Mill River and Massapequa Creek

*Miscellaneous*

- Wertheim Wildlife Refuge: Field operations for an Open Water Marsh Management (OMWM) study conducted in conjunction with Suffolk County and USFWS.
- Vector Control and Wetlands Management Plan for Suffolk County: Technical studies of wetlands and environmental quality performed as part of the including endangered species impact assessments (wildlife habitat impacts; wetlands protection, and water quality monitoring).
- Town of Southampton, Suffolk County and United States Fish and Wildlife Service: Preparation of Essential Fish Habitat Assessments.
- Town of Oyster Bay: Assistance with South Shore Estuary Plan Implementation, including clam resource assessment and stormwater management.

# APPENDICES

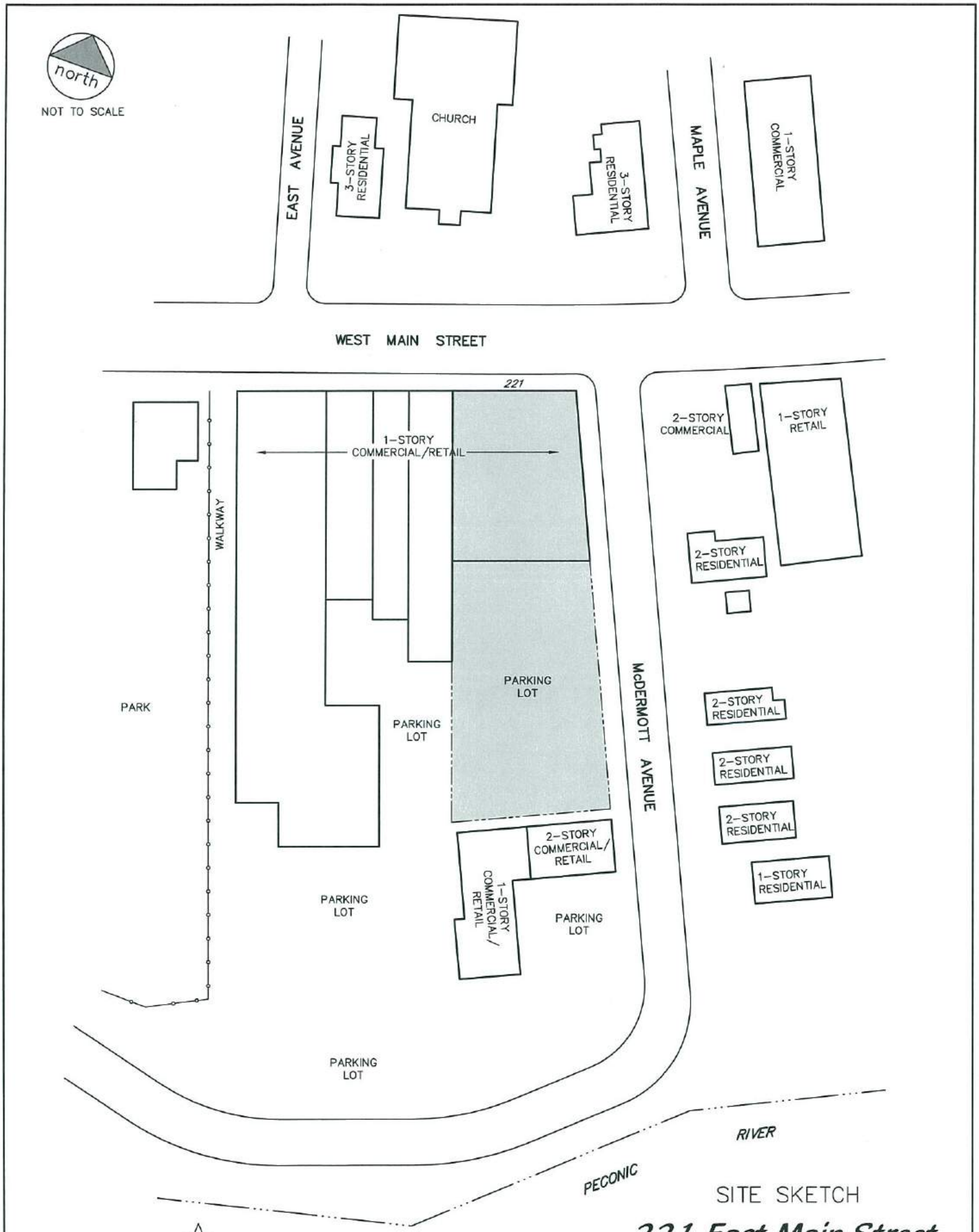
# APPENDIX I
# LOCATION/TOPOGRAPHIC MAP AND SITE PLAN

New York State Department of Transportation
Riverhead Quadrangle, New York
7.5 Minute Series, 1991, Digital Edition
Scale 1:24000

TOPOGRAPHIC LOCATION MAP

*221 East Main Street*

*Riverhead, New York*




SITE SKETCH

*221 East Main Street*
*Riverhead, New York*

**Cashin Associates, P.C.**
ENGINEERING PLANNING CONSTRUCTION MANAGEMENT

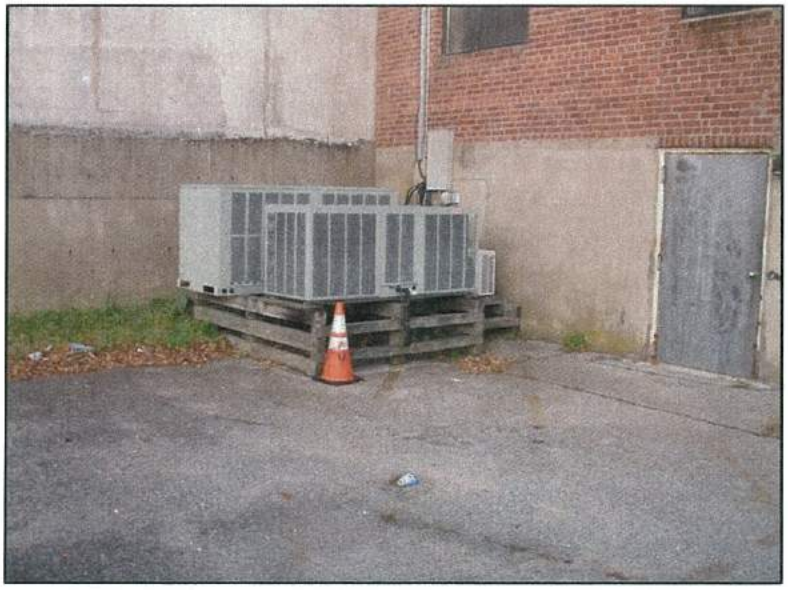
14003.062

# APPENDIX II
# SITE PHOTOGRAPHS

**Photograph #1** - View of the subject property located at 221 East Main Street, Riverhead, NY.

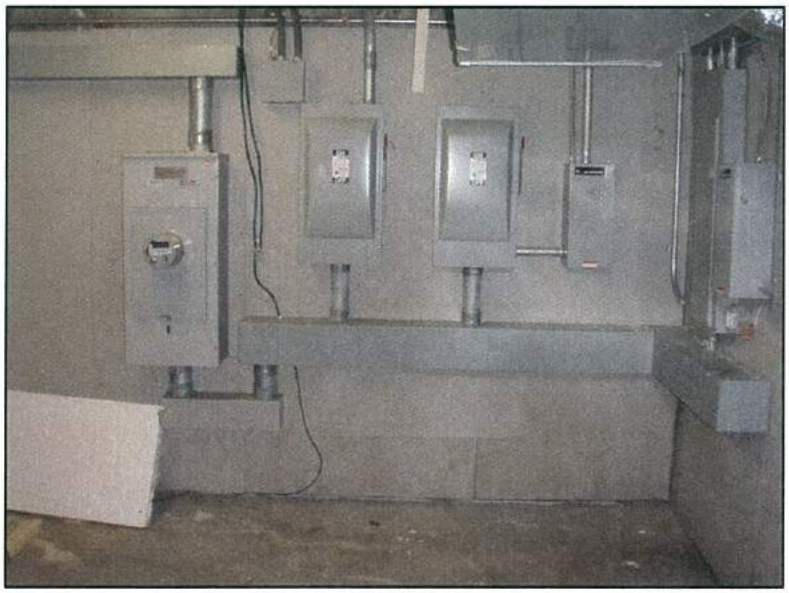
**Photograph #2** – View looking south along east side of subject building.

**Photograph #3** - View looking north at exterior staircase leading to second floor of subject building.



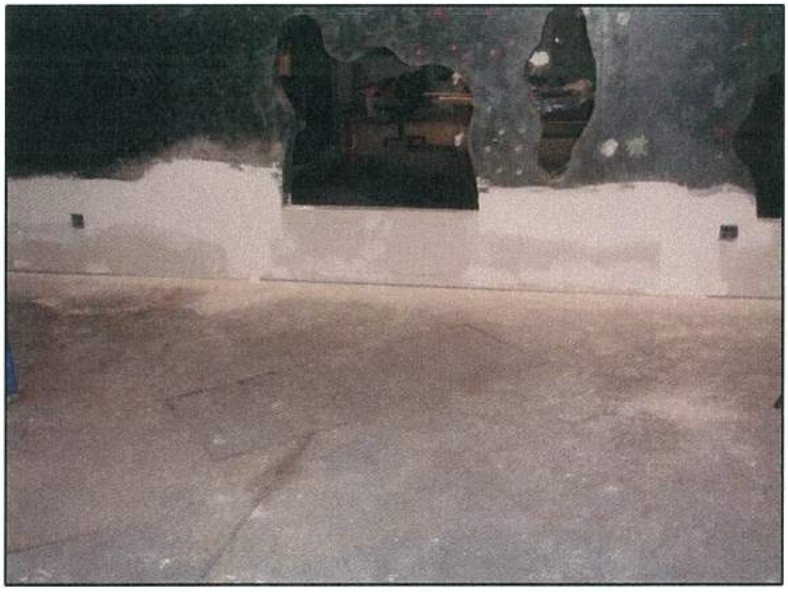
**Photograph #4** - View of air conditioning unit located in rear of building.

**Photograph #5** - View of UST vent located in northwest corner of the subject building.



**Photograph #6** – View of electric meter and circuit panels located in northeast corner of lower level utility room.

**Photograph #7** - View of oil burner motor located in lower level utility room.



**Photograph #8** - View of repaired wall that was damaged during Hurricane Sandy.

**Photograph #9** - View of front entrance of building.

**Photograph #10** - View of fire sprinkler system located on the second floor.

# APPENDIX III
# NYSDOH RADON RESULTS

# Measured Basement Screening Radon Levels by Town - October 2012

- The document Measured Basement Screening Radon Levels by Town - October 2012 is available in Portable Document Format (PDF, 99KB, 19pg.)

| County | Town/Village/City | Homes Screened | Radon Screening Concentration (pCi/L) | | | | Percent Homes | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | Average | GEO Mean | GEO Std Dev | Maximum | <4 | ≥4 & <20 pCi/L | >20 pCi/L |
| ALBANY | ALBANY | 475 | 1.74 | 1.18 | 2.41 | 26.7 | 91.6% | 8.2% | 0.2% |
| ALBANY | BERNE | 34 | 12.47 | 3.64 | 3.09 | 273.6 | 58.8% | 35.3% | 5.9% |
| ALBANY | BETHLEHEM | 408 | 2.62 | 1.54 | 2.55 | 41.1 | 87.5% | 10.3% | 2.2% |
| ALBANY | COEYMANS | 62 | 5.65 | 3.69 | 2.49 | 33.7 | 56.5% | 40.3% | 3.2% |
| ALBANY | COHOES | 149 | 3.20 | 1.73 | 3.11 | 36.8 | 77.2% | 21.5% | 1.3% |
| ALBANY | COLONIE | 505 | 3.58 | 1.85 | 3.02 | 57.9 | 78.2% | 19.8% | 2% |
| ALBANY | GREEN ISLAND | 6 | 6.03 | 3.82 | 2.91 | 18.9 | 50% | 50% | 0% |
| ALBANY | GUILDERLAND | 333 | 5.61 | 2.19 | 3.26 | 147.1 | 75.4% | 19.5% | 5.1% |
| ALBANY | KNOX | 17 | 4.04 | 2.31 | 3.07 | 18.0 | 70.6% | 29.4% | 0% |
| ALBANY | NEW SCOTLAND | 351 | 15.49 | 5.06 | 4.52 | 338.5 | 41.3% | 41% | 17.7% |
| ALBANY | RENSSELAERVILLE | 20 | 2.74 | 1.84 | 2.85 | 8.3 | 80% | 20% | 0% |
| ALBANY | WATERVLIET | 82 | 3.89 | 2.53 | 2.73 | 25.5 | 67.1% | 31.7% | 1.2% |
| ALBANY | WESTERLO | 21 | 4.00 | 2.46 | 3.05 | 20.1 | 61.9% | 33.3% | 4.8% |
| ALLEGANY | ALFRED | 36 | 3.98 | 2.19 | 3.21 | 26.4 | 72.2% | 25% | 2.8% |
| ALLEGANY | ALLEN | 1 | 8.50 | 8.50 | 1.00 | 8.5 | 0% | 100% | 0% |
| ALLEGANY | ALMA | 6 | 6.98 | 1.88 | 7.05 | 30.0 | 66.7% | 16.7% | 16.7% |
| ALLEGANY | ALMOND | 18 | 7.70 | 4.90 | 2.72 | 25.7 | 44.4% | 50% | 5.6% |
| ALLEGANY | AMITY | 32 | 14.15 | 6.95 | 4.72 | 45.2 | 25% | 46.9% | 28.1% |
| ALLEGANY | ANDOVER | 41 | 11.89 | 5.97 | 3.82 | 40.4 | 36.6% | 36.6% | 26.8% |
| ALLEGANY | ANGELICA | 4 | 19.75 | 13.70 | 3.15 | 40.1 | 25% | 50% | 25% |
| ALLEGANY | BELFAST | 15 | 11.18 | 3.78 | 3.21 | 117.2 | 46.7% | 46.7% | 6.7% |
| ALLEGANY | BOLIVAR | 27 | 7.01 | 3.70 | 3.69 | 24.6 | 48.1% | 44.4% | 7.4% |
| ALLEGANY | BURNS | 19 | 28.81 | 6.32 | 6.03 | 216.6 | 42.1% | 31.6% | 26.3% |
| ALLEGANY | CANEADEA | 21 | 3.31 | 1.94 | 3.04 | 14.0 | 76.2% | 23.8% | 0% |
| ALLEGANY | CENTERVILLE | 2 | 6.20 | 5.31 | 2.24 | 9.4 | 50% | 50% | 0% |
| ALLEGANY | CLARKSVILLE | 6 | 5.58 | 3.50 | 3.29 | 10.8 | 50% | 50% | 0% |
| ALLEGANY | CUBA | 37 | 13.39 | 5.97 | 3.67 | 81.1 | 37.8% | 40.5% | 21.6% |
| ALLEGANY | FRIENDSHIP | 10 | 17.97 | 9.60 | 3.44 | 65.8 | 20% | 50% | 30% |
| ALLEGANY | GENESEE | 5 | 5.18 | 3.57 | 2.86 | 10.9 | 40% | 60% | 0% |
| ALLEGANY | GRANGER | 2 | 1.30 | 1.24 | 1.57 | 1.7 | 100% | 0% | 0% |
| ALLEGANY | GROVE | 2 | 1.75 | 0.98 | 5.33 | 3.2 | 100% | 0% | 0% |
| ALLEGANY | HUME | 38 | 8.46 | 5.20 | 2.89 | 42.6 | 36.8% | 55.3% | 7.9% |
| ALLEGANY | INDEPENDENCE | 6 | 5.83 | 4.21 | 2.44 | 15.5 | 50% | 50% | 0% |
| ALLEGANY | NEW HUDSON | 2 | 1.50 | 1.20 | 2.67 | 2.4 | 100% | 0% | 0% |
| ALLEGANY | RUSHFORD | 10 | 2.12 | 1.57 | 2.89 | 4.9 | 90% | 10% | 0% |
| ALLEGANY | SCIO | 14 | 13.07 | 5.40 | 4.72 | 48.1 | 50% | 21.4% | 28.6% |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| STEUBEN | TROUPSBURG | 14 | 3.11 | 1.96 | 2.64 | 14.0 | 78.6% | 21.4% | 0% |
| STEUBEN | TUSCARORA | 2 | 29.15 | 10.35 | 11.00 | 56.4 | 50% | 0% | 50% |
| STEUBEN | URBANA | 21 | 5.60 | 2.65 | 4.20 | 36.7 | 66.7% | 28.6% | 4.8% |
| STEUBEN | W. UNION | 4 | 9.48 | 5.24 | 3.97 | 22.5 | 50% | 25% | 25% |
| STEUBEN | WAYLAND | 62 | 16.44 | 11.15 | 2.60 | 71.3 | 17.7% | 53.2% | 29% |
| STEUBEN | WAYNE | 10 | 3.60 | 2.85 | 2.13 | 8.0 | 60% | 40% | 0% |
| STEUBEN | WHEELER | 7 | 14.71 | 5.85 | 3.95 | 71.2 | 42.9% | 42.9% | 14.3% |
| STEUBEN | WOODHULL | 14 | 3.89 | 2.49 | 2.98 | 12.3 | 64.3% | 35.7% | 0% |
| SUFFOLK | BABYLON | 53 | 1.05 | 0.75 | 2.43 | 5.5 | 98.1% | 1.9% | 0% |
| SUFFOLK | BROOKHAVEN | 124 | 1.60 | 1.21 | 2.24 | 7.5 | 96.8% | 3.2% | 0% |
| SUFFOLK | E. HAMPTON | 19 | 1.55 | 1.16 | 2.25 | 4.7 | 89.5% | 10.5% | 0% |
| SUFFOLK | HUNTINGTON | 147 | 2.15 | 1.49 | 2.43 | 22.2 | 87.8% | 11.6% | 0.7% |
| SUFFOLK | ISLIP | 63 | 1.19 | 0.73 | 2.70 | 10.4 | 95.2% | 4.8% | 0% |
| SUFFOLK | NORTHPORT | 4 | 1.43 | 1.12 | 2.30 | 2.5 | 100% | 0% | 0% |
| SUFFOLK | RIVERHEAD | 11 | 2.05 | 1.26 | 2.69 | 8.9 | 90.9% | 9.1% | 0% |
| SUFFOLK | SHELTER ISLAND | 1 | 1.10 | 1.10 | 1.00 | 1.1 | 100% | 0% | 0% |
| SUFFOLK | SMITHTOWN | 61 | 3.01 | 1.49 | 2.93 | 42.6 | 86.9% | 9.8% | 3.3% |
| SUFFOLK | SOUTHAMPTON | 24 | 0.99 | 0.80 | 2.08 | 2.8 | 100% | 0% | 0% |
| SUFFOLK | SOUTHOLD | 7 | 2.47 | 1.58 | 2.61 | 8.6 | 85.7% | 14.3% | 0% |
| SULLIVAN | BETHEL | 16 | 4.26 | 1.62 | 3.69 | 38.0 | 75% | 18.8% | 6.3% |
| SULLIVAN | CALLICOON | 18 | 2.96 | 2.04 | 2.33 | 13.7 | 83.3% | 16.7% | 0% |
| SULLIVAN | COCHECTON | 1 | 1.00 | 1.00 | 1.00 | 1.0 | 100% | 0% | 0% |
| SULLIVAN | DELAWARE | 5 | 9.60 | 6.75 | 3.23 | 17.9 | 20% | 80% | 0% |
| SULLIVAN | FALLSBURG | 28 | 3.00 | 2.25 | 2.30 | 11.2 | 75% | 25% | 0% |
| SULLIVAN | FORESTBURGH | 2 | 0.90 | 0.88 | 1.38 | 1.1 | 100% | 0% | 0% |
| SULLIVAN | FREMONT | 9 | 4.23 | 3.28 | 2.31 | 8.2 | 44.4% | 55.6% | 0% |
| SULLIVAN | HIGHLAND | 8 | 2.45 | 1.88 | 2.05 | 7.6 | 87.5% | 12.5% | 0% |
| SULLIVAN | LIBERTY | 38 | 3.91 | 1.75 | 3.51 | 28.7 | 73.7% | 23.7% | 2.6% |
| SULLIVAN | LUMBERLAND | 4 | 1.93 | 1.69 | 1.89 | 2.9 | 100% | 0% | 0% |
| SULLIVAN | MAMAKATING | 22 | 4.11 | 2.59 | 2.60 | 22.4 | 68.2% | 27.3% | 4.5% |
| SULLIVAN | NEVERSINK | 7 | 1.71 | 1.30 | 2.25 | 4.4 | 85.7% | 14.3% | 0% |
| SULLIVAN | ROCKLAND | 22 | 7.33 | 3.63 | 3.27 | 46.0 | 54.5% | 36.4% | 9.1% |
| SULLIVAN | THOMPSON | 48 | 2.76 | 1.56 | 3.25 | 20.8 | 81.3% | 16.7% | 2.1% |
| SULLIVAN | TUSTEN | 5 | 2.18 | 1.91 | 1.76 | 4.2 | 80% | 20% | 0% |
| TIOGA | BARTON | 91 | 13.22 | 8.62 | 2.85 | 56.7 | 17.6% | 62.6% | 19.8% |
| TIOGA | BERKSHIRE | 38 | 10.24 | 5.80 | 2.89 | 58.4 | 42.1% | 47.4% | 10.5% |
| TIOGA | CANDOR | 67 | 17.31 | 8.91 | 3.78 | 142.3 | 20.9% | 52.2% | 26.9% |
| TIOGA | NEWARK VALLEY | 78 | 18.79 | 7.92 | 3.92 | 236.8 | 26.9% | 52.6% | 20.5% |
| TIOGA | NICHOLS | 32 | 12.45 | 6.56 | 3.52 | 74.9 | 25% | 59.4% | 15.6% |
| TIOGA | OWEGO | 541 | 7.77 | 3.72 | 3.37 | 154.2 | 54.2% | 37.3% | 8.5% |
| TIOGA | RICHFORD | 11 | 11.87 | 5.75 | 3.37 | 50.3 | 27.3% | 54.5% | 18.2% |
| TIOGA | SPENCER | 39 | 12.02 | 6.08 | 4.11 | 50.7 | 35.9% | 38.5% | 25.6% |
| TIOGA | TIOGA | 26 | 10.27 | 4.61 | 3.94 | 59.5 | 46.2% | 42.3% | 11.5% |
| TOMPKINS | CAROLINE | 64 | 7.28 | 3.56 | 3.39 | 97.2 | 53.1% | 39.1% | 7.8% |
| TOMPKINS | DANBY | 27 | 4.44 | 2.49 | 3.66 | 21.1 | 59.3% | 37% | 3.7% |
| TOMPKINS | DRYDEN | 213 | 5.65 | 3.28 | 2.88 | 79.5 | 57.3% | 39% | 3.8% |
| TOMPKINS | ENFIELD | 22 | 5.30 | 3.39 | 2.63 | 15.6 | 63.6% | 36.4% | 0% |

# APPENDIX IV
# ENVIRONMENTAL DATA RESOURCES, INC.
# DATABASE REPORT

**Georgica Greene Ventures**
221 East Main Street
Riverhead, NY 11901

Inquiry Number: 4119290.2s
October 29, 2014

# The EDR Radius Map™ Report with GeoCheck®

EDR® Environmental Data Resources Inc

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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***Thank you for your business.***
Please contact EDR at 1-800-352-0050
with any questions or comments.


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# EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

**TARGET PROPERTY INFORMATION**

**ADDRESS**

221 EAST MAIN STREET
RIVERHEAD, NY 11901

**COORDINATES**

| | |
|---|---|
| Latitude (North): | 40.9177000 - 40' 55' 3.72" |
| Longitude (West): | 72.6592000 - 72' 39' 33.12" |
| Universal Tranverse Mercator: | Zone 18 |
| UTM X (Meters): | 697122.8 |
| UTM Y (Meters): | 4532047.5 |
| Elevation: | 13 ft. above sea level |

**USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY**

| | |
|---|---|
| Target Property Map: | 40072-H6 RIVERHEAD, NY |
| Most Recent Revision: | 1956 |

**AERIAL PHOTOGRAPHY IN THIS REPORT**

| | |
|---|---|
| Portions of Photo from: | 20110508 |
| Source: | USDA |

**TARGET PROPERTY SEARCH RESULTS**

The target property was not listed in any of the databases searched by EDR.

**DATABASES WITH NO MAPPED SITES**

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

**STANDARD ENVIRONMENTAL RECORDS**

***Federal NPL site list***

NPL..... National Priority List

# EXECUTIVE SUMMARY

Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

***Federal Delisted NPL site list***

Delisted NPL..... National Priority List Deletions

***Federal CERCLIS list***

CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System
FEDERAL FACILITY..... Federal Facility Site Information listing

***Federal CERCLIS NFRAP site List***

CERC-NFRAP..... CERCLIS No Further Remedial Action Planned

***Federal RCRA CORRACTS facilities list***

CORRACTS..... Corrective Action Report

***Federal RCRA non-CORRACTS TSD facilities list***

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

***Federal RCRA generators list***

RCRA-LQG..... RCRA - Large Quantity Generators
RCRA-SQG..... RCRA - Small Quantity Generators

***Federal institutional controls / engineering controls registries***

US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROL..... Sites with Institutional Controls
LUCIS..... Land Use Control Information System

***Federal ERNS list***

ERNS..... Emergency Response Notification System

***State- and tribal - equivalent CERCLIS***

SHWS..... Inactive Hazardous Waste Disposal Sites in New York State
VAPOR REOPENED..... Vapor Intrusion Legacy Site List

***State and tribal landfill and/or solid waste disposal site lists***

SWF/LF..... Facility Register

***State and tribal leaking storage tank lists***

HIST LTANKS..... Listing of Leaking Storage Tanks
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

***State and tribal registered storage tank lists***

TANKS..... Storage Tank Faciliy Listing

CBS UST..... Chemical Bulk Storage Database
MOSF UST..... Major Oil Storage Facilities Database
CBS AST..... Chemical Bulk Storage Database
MOSF AST..... Major Oil Storage Facilities Database
CBS..... Chemical Bulk Storage Site Listing
MOSF..... Major Oil Storage Facility Site Listing
INDIAN UST..... Underground Storage Tanks on Indian Land
FEMA UST..... Underground Storage Tank Listing

***State and tribal institutional control / engineering control registries***

ENG CONTROLS..... Registry of Engineering Controls
INST CONTROL..... Registry of Institutional Controls

***State and tribal voluntary cleanup sites***

INDIAN VCP..... Voluntary Cleanup Priority Listing
VCP..... Voluntary Cleanup Agreements

***State and tribal Brownfields sites***

ERP..... Environmental Restoration Program Listing
BROWNFIELDS..... Brownfields Site List

**ADDITIONAL ENVIRONMENTAL RECORDS**

***Local Brownfield lists***

US BROWNFIELDS..... A Listing of Brownfields Sites

***Local Lists of Landfill / Solid Waste Disposal Sites***

ODI..... Open Dump Inventory
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
SWTIRE..... Registered Waste Tire Storage & Facility List
SWRCY..... Registered Recycling Facility List
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

***Local Lists of Hazardous waste / Contaminated Sites***

US CDL..... Clandestine Drug Labs
DEL SHWS..... Delisted Registry Sites
US HIST CDL..... National Clandestine Laboratory Register

***Local Lists of Registered Storage Tanks***

HIST UST..... Historical Petroleum Bulk Storage Database
HIST AST..... Historical Petroleum Bulk Storage Database

***Local Land Records***

LIENS 2..... CERCLA Lien Information
LIENS..... Spill Liens Information

***Records of Emergency Release Reports***

HMIRS..... Hazardous Materials Information Reporting System

NY Hist Spills..... SPILLS Database
SPILLS 80..... SPILLS 80 data from FirstSearch
SPILLS 90..... SPILLS 90 data from FirstSearch

***Other Ascertainable Records***

DOT OPS..... Incident and Accident Data
DOD..... Department of Defense Sites
FUDS..... Formerly Used Defense Sites
CONSENT..... Superfund (CERCLA) Consent Decrees
ROD..... Records Of Decision
UMTRA..... Uranium Mill Tailings Sites
US MINES..... Mines Master Index File
TRIS..... Toxic Chemical Release Inventory System
TSCA..... Toxic Substances Control Act
FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS..... FIFRA/TSCA Tracking System Administrative Case Listing
SSTS..... Section 7 Tracking Systems
ICIS..... Integrated Compliance Information System
PADS..... PCB Activity Database System
MLTS..... Material Licensing Tracking System
RADINFO..... Radiation Information Database
FINDS..... Facility Index System/Facility Registry System
RAATS..... RCRA Administrative Action Tracking System
RMP..... Risk Management Plans
HSWDS..... Hazardous Substance Waste Disposal Site Inventory
UIC..... Underground Injection Control Wells
DRYCLEANERS..... Registered Drycleaners
SPDES..... State Pollutant Discharge Elimination System
AIRS..... Air Emissions Data
E DESIGNATION..... E DESIGNATION SITE LISTING
INDIAN RESERV..... Indian Reservations
SCRD DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing
PRP..... Potentially Responsible Parties
US AIRS..... Aerometric Information Retrieval System Facility Subsystem
Financial Assurance..... Financial Assurance Information Listing
2020 COR ACTION..... 2020 Corrective Action Program List
LEAD SMELTERS..... Lead Smelter Sites
EPA WATCH LIST..... EPA WATCH LIST
COAL ASH..... Coal Ash Disposal Site Listing
PCB TRANSFORMER..... PCB Transformer Registration Database
US FIN ASSUR..... Financial Assurance Information
COAL ASH EPA..... Coal Combustion Residues Surface Impoundments List
COAL ASH DOE..... Steam-Electric Plant Operation Data

**EDR HIGH RISK HISTORICAL RECORDS**

***EDR Exclusive Records***

EDR MGP..... EDR Proprietary Manufactured Gas Plants

**EDR RECOVERED GOVERNMENT ARCHIVES**

***Exclusive Recovered Govt. Archives***

RGA HWS..... Recovered Government Archive State Hazardous Waste Facilities List

# EXECUTIVE SUMMARY

RGA LF..... Recovered Government Archive Solid Waste Facilities List

**SURROUNDING SITES: SEARCH RESULTS**

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

**STANDARD ENVIRONMENTAL RECORDS**

***Federal RCRA generators list***

RCRA-CESQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

A review of the RCRA-CESQG list, as provided by EDR, and dated 06/10/2014 has revealed that there are 3 RCRA-CESQG sites within approximately 0.25 miles of the target property.

| Lower Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| ***SEARS SERVICE CENTER*** | ***107 FLANDERS RD*** | ***S 1/8 - 1/4 (0.228 mi.)*** | ***J41*** | ***96*** |
| ***RIVERHEAD PRECISION*** | ***113 FLANDERS RD*** | ***S 1/8 - 1/4 (0.229 mi.)*** | ***J43*** | ***100*** |
| ***TOWN OF SOUTHAMPTON*** | ***RT 24 TRAFFIC CIR*** | ***SW 1/8 - 1/4 (0.250 mi.)*** | ***L60*** | ***134*** |

***State and tribal leaking storage tank lists***

LTANKS: Leaking Storage Tank Incident Reports. These records contain an inventory of reported leaking storage tank incidents reported from 4/1/86 through the most recent update. They can be either leaking underground storage tanks or leaking aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills

A review of the LTANKS list, as provided by EDR, and dated 05/19/2014 has revealed that there are 17 LTANKS sites within approximately 0.5 miles of the target property.

| Equal/Higher Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| SUNOCO S/S<br>Spill Number/Closed Date: 8401337 / 5/14/2003 | 147 RTE 25 | WSW 0 - 1/8 (0.059 mi.) | B5 | 17 |
| ST JOHNS CHURCH AUDITORIUM<br>Spill Number/Closed Date: 9301142 / 3/22/1995<br>Spill Number/Closed Date: 9301083 / 3/22/1995 | 546 ST JOHNS PLACE | NW 1/4 - 1/2 (0.329 mi.) | 65 | 147 |
| GARY BUFKINS RESIDENCE<br>Spill Number/Closed Date: 9506216 / 5/31/2005 | 366 NORTHVILLE TPKE | NNW 1/4 - 1/2 (0.341 mi.) | 66 | 150 |

# EXECUTIVE SUMMARY

| Equal/Higher Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| CATHERINE PEABODY RESIDEN<br>Spill Number/Closed Date: 9313237 / 2/9/1994 | 524 OSTRANDER AVE | N 1/4 - 1/2 (0.344 mi.) | 67 | 151 |
| ***K&K ASSOC/APT BLDG***<br>Spill Number/Closed Date: 9315533 / 10/15/1999 | ***724 EAST MAIN STREET*** | ***NE 1/4 - 1/2 (0.375 mi.)*** | ***69*** | ***153*** |
| ***TOP LINE AUTO***<br>Spill Number/Closed Date: 8201828 / Not Reported | ***245 WEST MAIN STREET*** | ***W 1/4 - 1/2 (0.376 mi.)*** | ***70*** | ***155*** |
| KATHLEEN HOBSON RESIDENCE<br>Spill Number/Closed Date: 0101660 / 8/14/2001 | 29 PINE STREET | S 1/4 - 1/2 (0.411 mi.) | 71 | 158 |
| ***S&H POOL & PLUMBING INC.***<br>Spill Number/Closed Date: 8703206 / 11/16/1987 | ***454 RIVERLEIGH AVE.*** | ***S 1/4 - 1/2 (0.483 mi.)*** | ***72*** | ***160*** |

| Lower Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| ***MOBIL OIL***<br>Spill Number/Closed Date: 8604863 / 3/3/1987 | ***415 E MAIN ST*** | ***ENE 0 - 1/8 (0.120 mi.)*** | ***D14*** | ***26*** |
| PECONIC BAY OIL<br>Spill Number/Closed Date: 8909049 / 12/14/1989 | ROANOKE AVE & MAIN STRE | WSW 1/8 - 1/4 (0.161 mi.) | E19 | 55 |
| BANK OF NEW YORK<br>Spill Number/Closed Date: 9606778 / 1/29/2004 | 7 WEST MAIN STREET | WSW 1/8 - 1/4 (0.184 mi.) | G22 | 59 |
| SPILL NUMBER 9700744<br>Spill Number/Closed Date: 9700744 / 7/1/2004 | 30 WEST MAIN STREET | WSW 1/8 - 1/4 (0.191 mi.) | G29 | 75 |
| MCDONALDS PARKING LOT<br>Spill Number/Closed Date: 9709772 / 11/27/1997 | RTE 24 | SSW 1/8 - 1/4 (0.208 mi.) | 33 | 85 |
| SPILL NUMBER 0001905<br>Spill Number/Closed Date: 0001905 / 5/15/2000 | 114 GRIFFING AVE | W 1/8 - 1/4 (0.246 mi.) | N54 | 122 |
| GETTY<br>Spill Number/Closed Date: 8301782 / 3/1/2001 | RTE 24 AT TRAFFIC CIRCL | SSW 1/8 - 1/4 (0.248 mi.) | O55 | 123 |
| SHELL SERVICE STATION<br>Spill Number/Closed Date: 9511649 / 1/9/1996 | 9 LAKE AVE/WOODHULL ROA | SW 1/4 - 1/2 (0.318 mi.) | 64 | 146 |
| SUFFOLK COUNTY CENTER<br>Spill Number/Closed Date: 9011706 / 2/8/1995 | POWER PLANT | WSW 1/4 - 1/2 (0.360 mi.) | 68 | 152 |

***State and tribal registered storage tank lists***

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Conservation's Petroleum Bulk Storage (PBS) Database

A review of the UST list, as provided by EDR, and dated 07/01/2014 has revealed that there are 14 UST sites within approximately 0.25 miles of the target property.

| Equal/Higher Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| ***RIVERHEAD FIRE DEPARTMENT*** | ***2ND ST*** | ***WNW 1/8 - 1/4 (0.206 mi.)*** | ***32*** | ***80*** |
| SECOND ST POST OFFICE REALTY I | 21 W 2ND ST | WNW 1/8 - 1/4 (0.223 mi.) | I37 | 91 |
| RIVERHEAD POST OFFICE | 23 WEST 2ND ST | WNW 1/8 - 1/4 (0.224 mi.) | I38 | 93 |

| Lower Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| USA | 415 E. MAIN ST. | ENE 0 - 1/8 (0.120 mi.) | D13 | 25 |

# EXECUTIVE SUMMARY

| Lower Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| ATLANTIS MARINE WORLD L I AQUQ | 431 RTE 25 EAST MAIN ST | ENE 1/8 - 1/4 (0.178 mi.) | 21 | 57 |
| GULF S/S | 7 PECONIC AVE | WSW 1/8 - 1/4 (0.185 mi.) | G24 | 61 |
| VALERO SERVICE STATION | 7 PECONIC AVENUE | WSW 1/8 - 1/4 (0.185 mi.) | G26 | 66 |
| ***PECONIC PADDLER*** | ***89 PECONIC AVE*** | ***SW 1/8 - 1/4 (0.239 mi.)*** | ***L46*** | ***106*** |
| VERIZON NEW YORK INC | 201 DAVID WHITES LN | SSW 1/8 - 1/4 (0.240 mi.) | M49 | 111 |
| SUFFOLK COUNTY GROUNDSMAN GARA | GRIFFING AVE | W 1/8 - 1/4 (0.244 mi.) | N51 | 114 |
| ***SUFFOLK COUNTY COURT HOUSE*** | ***GRIFFING AVE*** | ***W 1/8 - 1/4 (0.244 mi.)*** | ***N53*** | ***117*** |
| ***PECONIC RIVER PROPERTIES*** | ***129 PECONIC AVE*** | ***SW 1/8 - 1/4 (0.250 mi.)*** | ***L58*** | ***127*** |
| ***TOWN OF SOUTHAMPTON*** | ***RT 24 TRAFFIC CIR*** | ***SW 1/8 - 1/4 (0.250 mi.)*** | ***L60*** | ***134*** |
| GETTY S/S | 11 RTE 24 FLANDERS RD | SSW 1/8 - 1/4 (0.250 mi.) | O61 | 138 |

AST: The Aboveground Storage Tank database contains registered ASTs. The data come from the Department of Environmental Conservation's Petroleum Bulk Storage (PBS) Database.

A review of the AST list, as provided by EDR, and dated 07/01/2014 has revealed that there are 9 AST sites within approximately 0.25 miles of the target property.

| Equal/Higher Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| ***RIVERHEAD FIRE DEPARTMENT*** | ***2ND ST*** | ***WNW 1/8 - 1/4 (0.206 mi.)*** | ***32*** | ***80*** |

| Lower Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| RIVERHEAD TOWN SEWER DIST PUMP | OSTRANDER AVE | ENE 1/8 - 1/4 (0.170 mi.) | F20 | 56 |
| GULF S/S | 7 PECONIC AVE | WSW 1/8 - 1/4 (0.185 mi.) | G23 | 60 |
| VALERO SERVICE STATION | 7 PECONIC AVENUE | WSW 1/8 - 1/4 (0.185 mi.) | G27 | 70 |
| SUFFOLK COUNTY COURT HOUSE | GRIFFING AVE | W 1/8 - 1/4 (0.244 mi.) | N52 | 116 |
| ***SUFFOLK COUNTY COURT HOUSE*** | ***GRIFFING AVE*** | ***W 1/8 - 1/4 (0.244 mi.)*** | ***N53*** | ***117*** |
| ***PECONIC RIVER PROPERTIES*** | ***129 PECONIC AVE*** | ***SW 1/8 - 1/4 (0.250 mi.)*** | ***L58*** | ***127*** |
| TIRECRAFT AUTO MANIA -OOB- | 129 PECONIC AVE | SW 1/8 - 1/4 (0.250 mi.) | L59 | 131 |
| GETTY S/S | 11 RTE 24 FLANDERS RD | SSW 1/8 - 1/4 (0.250 mi.) | O62 | 144 |

## ADDITIONAL ENVIRONMENTAL RECORDS

### *Records of Emergency Release Reports*

NY Spills: Data collected on spills reported to NYSDEC. is required by one or more of the following: Article 12 of the Navigation Law, 6 NYCRR Section 613.8 (from PBS regs), or 6 NYCRR Section 595.2 (from CBS regs). It includes spills active as of April 1, 1986, as well as spills occurring since this date.

A review of the NY Spills list, as provided by EDR, and dated 05/19/2014 has revealed that there are 9 NY Spills sites within approximately 0.125 miles of the target property.

| Equal/Higher Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| PRIVATE BOAT<br>Spill Number/Closed Date: 0705735 / 1/28/2008 | EAST MAIN STREET/MCDERM | ENE 0 - 1/8 (0.033 mi.) | A1 | 8 |
| RESIDENCE<br>Spill Number/Closed Date: 0709742 / 3/21/2008 | 224 EAST AVENUE | NNW 0 - 1/8 (0.035 mi.) | 3 | 15 |
| ROADWAY<br>Spill Number/Closed Date: 1207741 / 5/10/2013 | MCDERMOTT ST & RTE 25A | ENE 0 - 1/8 (0.037 mi.) | A4 | 16 |

# EXECUTIVE SUMMARY

| Equal/Higher Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| WOOLWORTHS (IN REAR OF)<br>Spill Number/Closed Date: 9402748 / 11/23/1994 | 128 EAST MAIN STREET | WSW 0 - 1/8 (0.076 mi.) | B8 | 20 |

| Lower Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| M & O BEAUTY SALON<br>Spill Number/Closed Date: 1309897 / Not Reported | 314 EAST MAIN ST | ENE 0 - 1/8 (0.066 mi.) | C6 | 18 |
| RESIDENCE<br>Spill Number/Closed Date: 1207495 / 5/10/2013 | 315 EAST MAIN STREET | ENE 0 - 1/8 (0.067 mi.) | C7 | 19 |
| SALVATION ARMY<br>Spill Number/Closed Date: 9515072 / 11/26/1999 | 319 EAST MAIN STREET | ENE 0 - 1/8 (0.081 mi.) | C9 | 21 |
| TUTHILL FUNERAL<br>Spill Number/Closed Date: 9001640 / 3/7/2001 | 406 EAST MAIN STREET | ENE 0 - 1/8 (0.107 mi.) | D11 | 24 |
| ***MOBIL OIL***<br>Spill Number/Closed Date: 0802953 / Not Reported<br>Spill Number/Closed Date: 9401716 / 9/8/2005 | ***415 E MAIN ST*** | ***ENE 0 - 1/8 (0.120 mi.)*** | ***D14*** | ***26*** |

***Other Ascertainable Records***

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 06/10/2014 has revealed that there are 15 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

| Equal/Higher Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| ***BRECY PRINTING INC DBA JET SET*** | ***301 E MAIN ST*** | ***ENE 0 - 1/8 (0.033 mi.)*** | ***A2*** | ***9*** |
| CAMERA CONCEPTS | 21 E MAIN ST | WSW 1/8 - 1/4 (0.147 mi.) | E16 | 35 |
| ***APPLE CHEV-OLDS*** | ***E MAIN ST RTE 25*** | ***WSW 1/8 - 1/4 (0.151 mi.)*** | ***E17*** | ***36*** |
| ***MORBECK CAMERA INC DBA CAMERA*** | ***7 E MAIN ST*** | ***WSW 1/8 - 1/4 (0.156 mi.)*** | ***E18*** | ***48*** |

| Lower Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| SUNOCO SERVICE STATION | PO BOX 673 | ENE 0 - 1/8 (0.100 mi.) | D10 | 22 |
| ***MOBIL OIL*** | ***415 E MAIN ST*** | ***ENE 0 - 1/8 (0.120 mi.)*** | ***D14*** | ***26*** |
| ***RIVERHEAD TOW OF MAIN ST AQUAR*** | ***431 E MAIN ST*** | ***ENE 1/8 - 1/4 (0.140 mi.)*** | ***15*** | ***32*** |
| ***NORTHVILLE STATION*** | ***7 PECONIC AVE*** | ***WSW 1/8 - 1/4 (0.185 mi.)*** | ***G28*** | ***72*** |
| ***MILLER CRAIG R DDS*** | ***518 E MAIN ST*** | ***ENE 1/8 - 1/4 (0.194 mi.)*** | ***F31*** | ***78*** |
| ***JOE CARLUCCI CLEANERS & TAILOR*** | ***51 W MAIN ST*** | ***WSW 1/8 - 1/4 (0.214 mi.)*** | ***H35*** | ***87*** |
| DEFOES PIONEER AUTO SERVICE IN | RTE 24 & FLANDERS RD | S 1/8 - 1/4 (0.227 mi.) | J39 | 94 |
| ***ELLARY & BURKE*** | ***155 FLANDERS RD & RTE 2*** | ***S 1/8 - 1/4 (0.237 mi.)*** | ***K44*** | ***102*** |
| ***HERBERT SLEPOY CO*** | ***35 FLANDERS RD*** | ***SSW 1/8 - 1/4 (0.240 mi.)*** | ***M48*** | ***109*** |
| ***SUFFOLK COUNTY DEPT PUBLIC WOR*** | ***GRIFFING AVE - OLD JAIL*** | ***W 1/8 - 1/4 (0.244 mi.)*** | ***N50*** | ***112*** |
| ***GETTY SERVICE STATION 58146*** | ***11 FLANDERS RD*** | ***SSW 1/8 - 1/4 (0.248 mi.)*** | ***O56*** | ***124*** |

# EXECUTIVE SUMMARY

MANIFEST: Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

A review of the MANIFEST list, as provided by EDR, and dated 08/01/2014 has revealed that there are 15 MANIFEST sites within approximately 0.25 miles of the target property.

| Equal/Higher Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| *BRECY PRINTING INC DBA JET SET* | *301 E MAIN ST* | *ENE 0 - 1/8 (0.033 mi.)* | *A2* | *9* |
| *APPLE CHEV-OLDS* | *E MAIN ST RTE 25* | *WSW 1/8 - 1/4 (0.151 mi.)* | *E17* | *36* |
| *MORBECK CAMERA INC DBA CAMERA* | *7 E MAIN ST* | *WSW 1/8 - 1/4 (0.156 mi.)* | *E18* | *48* |

| Lower Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| *MOBIL OIL* | *415 E MAIN ST* | *ENE 0 - 1/8 (0.120 mi.)* | *D14* | *26* |
| *RIVERHEAD TOW OF MAIN ST AQUAR* | *431 E MAIN ST* | *ENE 1/8 - 1/4 (0.140 mi.)* | *15* | *32* |
| *NORTHVILLE STATION* | *7 PECONIC AVE* | *WSW 1/8 - 1/4 (0.185 mi.)* | *G28* | *72* |
| *CRAIG MILLER DDS* | *518 EAST MAIN STREET* | *ENE 1/8 - 1/4 (0.194 mi.)* | *F30* | *76* |
| RIVERHEAD POLICE | 54 WEST MAIN STREET | WSW 1/8 - 1/4 (0.211 mi.) | H34 | 86 |
| *JOE CARLUCCI CLEANERS & TAILOR* | *51 W MAIN ST* | *WSW 1/8 - 1/4 (0.214 mi.)* | *H35* | *87* |
| *SEARS SERVICE CENTER* | *107 FLANDERS RD* | *S 1/8 - 1/4 (0.228 mi.)* | *J41* | *96* |
| *RIVERHEAD PRECISION* | *113 FLANDERS RD* | *S 1/8 - 1/4 (0.229 mi.)* | *J43* | *100* |
| *ELLARY & BURKE* | *155 FLANDERS RD & RTE 2* | *S 1/8 - 1/4 (0.237 mi.)* | *K44* | *102* |
| *SUFFOLK COUNTY DEPT PUBLIC WOR* | *GRIFFING AVE - OLD JAIL* | *W 1/8 - 1/4 (0.244 mi.)* | *N50* | *112* |
| *GETTY SERVICE STATION 58146* | *11 FLANDERS RD* | *SSW 1/8 - 1/4 (0.248 mi.)* | *O56* | *124* |
| *TOWN OF SOUTHAMPTON* | *RT 24 TRAFFIC CIR* | *SW 1/8 - 1/4 (0.250 mi.)* | *L60* | *134* |

## EDR HIGH RISK HISTORICAL RECORDS

### *EDR Exclusive Records*

EDR US Hist Auto Stat: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR US Hist Auto Stat list, as provided by EDR, has revealed that there are 8 EDR US Hist Auto Stat sites within approximately 0.25 miles of the target property.

| Lower Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| Not reported | 415 E MAIN ST | ENE 0 - 1/8 (0.120 mi.) | D12 | 25 |
| Not reported | 7 PECONIC AVE | WSW 1/8 - 1/4 (0.185 mi.) | G25 | 65 |
| Not reported | 103 FLANDERS RD | S 1/8 - 1/4 (0.228 mi.) | J40 | 96 |
| Not reported | 113 FLANDERS RD | S 1/8 - 1/4 (0.229 mi.) | J42 | 99 |
| Not reported | 89 PECONIC AVE | SW 1/8 - 1/4 (0.239 mi.) | L45 | 105 |
| Not reported | 160 FLANDERS RD | SSE 1/8 - 1/4 (0.239 mi.) | K47 | 109 |
| Not reported | 129 PECONIC AVE | SW 1/8 - 1/4 (0.250 mi.) | L57 | 126 |
| Not reported | 11 FLANDERS RD | SSW 1/8 - 1/4 (0.250 mi.) | O63 | 145 |

# EXECUTIVE SUMMARY

EDR US Hist Cleaners: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR US Hist Cleaners list, as provided by EDR, has revealed that there is 1 EDR US Hist Cleaners site within approximately 0.25 miles of the target property.

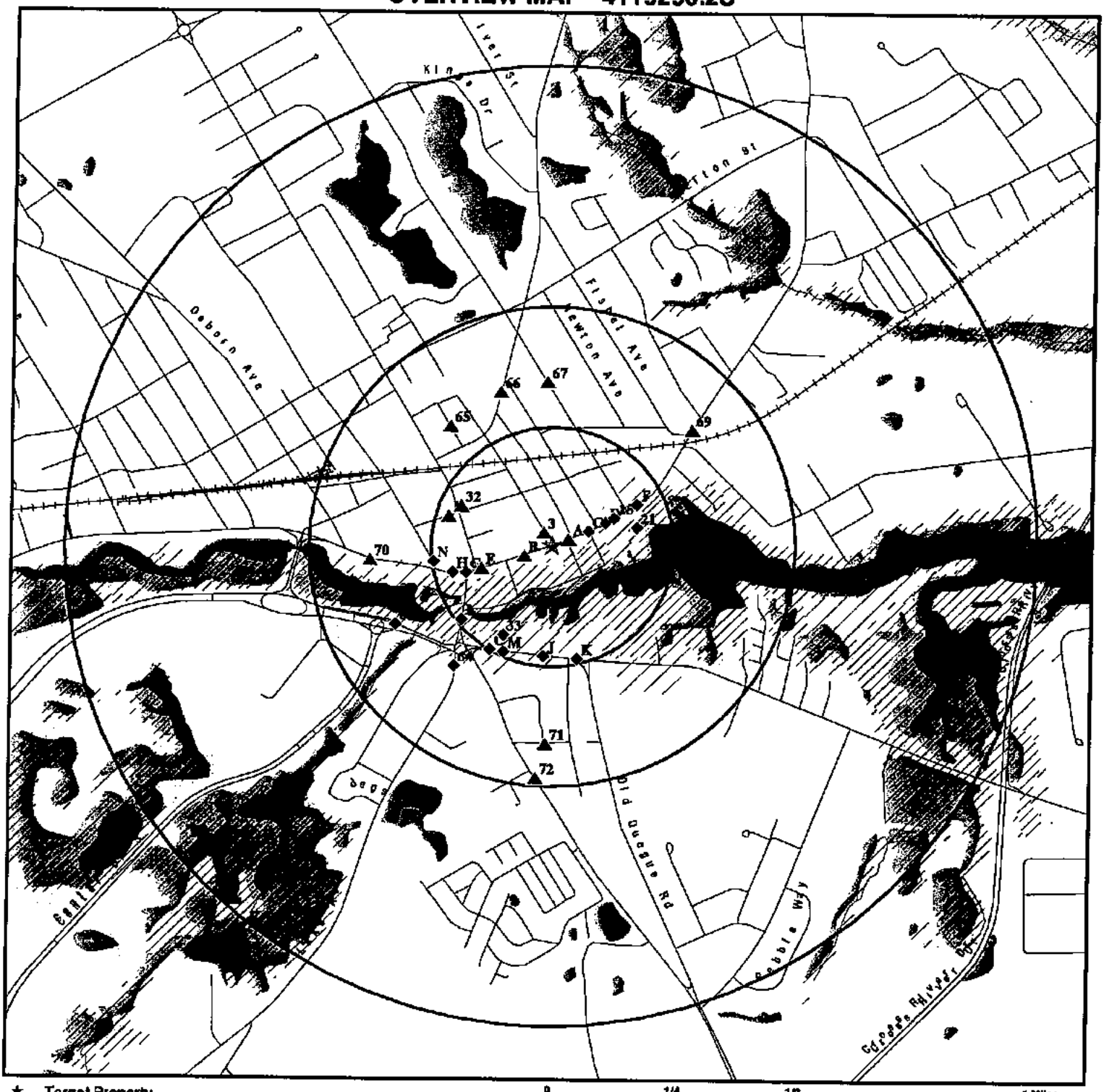
| Lower Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| Not reported | 57 W MAIN ST | WSW 1/8 - 1/4 (0.218 mi.) | H36 | 90 |

# EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 39 records.

| Site Name | Database(s) |
|---|---|
| NYSDOT BIN 1053272 | RCRA NonGen / NLR, MANIFEST |
| ATLANTIC SERVICE STATION | RCRA NonGen / NLR, MANIFEST |
| ATLAS WRECKER CO INC | RCRA NonGen / NLR, MANIFEST |
| NYSDOT BIN 1056220 | RCRA-LQG, MANIFEST |
| FLANDERS ASSOCIATES | RCRA NonGen / NLR, MANIFEST |
| F W WOOLWORTH CO | RCRA NonGen / NLR, MANIFEST |
| NYSDOT BIN 1056230 | RCRA NonGen / NLR, MANIFEST |
| NYSDOT BIN 1056219 | RCRA NonGen / NLR, MANIFEST |
| NYSDOT BIN 1056372 | RCRA NonGen / NLR, MANIFEST |
| NYSDOT BIN 1056371 | RCRA NonGen / NLR, MANIFEST |
| NATIONAL PETROLEUM TRANSPORTERS, I | RCRA NonGen / NLR, MANIFEST |
| EXXON CO USA - RIVERHEAD | RCRA NonGen / NLR, MANIFEST |
| NYSDOT BIN 1056202 | RCRA NonGen / NLR, MANIFEST |
| NYSDOT BIN 1056201 | RCRA NonGen / NLR, MANIFEST |
| NYSDOT BIN 1056192 | RCRA NonGen / NLR, MANIFEST |
| NYSDOT BIN 1056191 | RCRA NonGen / NLR, MANIFEST |
| NYSDOT BIN 1056369 | RCRA-CESQG, MANIFEST |
| RAMBLEWOOD | AST |
| LEE FARMS | AST |
| SUFFOLK CEMENT PRECAST INC | AST |
| RAYMOND BUICK PONTIAC GMC | AST |
| SEARS ROEBUCK & CO | AST |
| RIVERHEAD DODGE INC | AST |
| RIVERHEAD TOWN SEWER DIST PUMP STA | AST |
| TREASURE COVE RESORT MARINA | AST |
| OK PETRO MINI MART | AST |
| RIVERHEAD BUILDING SUPPLY CORP | AST |
| T JAYS TRANSMISSIONS | AST |
| CONTI COMMERCIAL BLDG | AST |
| TERRY CONTRACTING CO | AST |
| LONG ISLAND ICE & FUEL | AST |
| NATIONAL PROPANE CORP | AST |
| MOUNTAFIS MOTORS | AST |
| NYSDOT BIN 1053271 | RCRA NonGen / NLR |
| TOMS COUNTY AUTO | RCRA NonGen / NLR |
| DAVIS KEDDY | NY Spills |
| LILCO | NY Spills |
| TSUNIUS PROPERTY | NY Spills |
| BUS GARAGE | NY Spills |

# OVERVIEW MAP - 4119290.2S




★ Target Property

▲ Sites at elevations higher than or equal to the target property

◆ Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

0 1/4 1/2 1 Miles

Indian Reservations BIA

County Boundary

Oil & Gas pipelines from USGS

100-year flood zone

500-year flood zone

National Wetland Inventory

State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

| | |
|---|---|
| SITE NAME: Georgica Greene Ventures<br>ADDRESS: 221 East Main Street<br>Riverhead NY 11901<br>LAT/LONG: 40.9177 / 72.6592 | CLIENT: Cashin Assoc.<br>CONTACT: Keith Brewer<br>INQUIRY #: 4119290.2s<br>DATE: October 29, 2014 2:46 pm |



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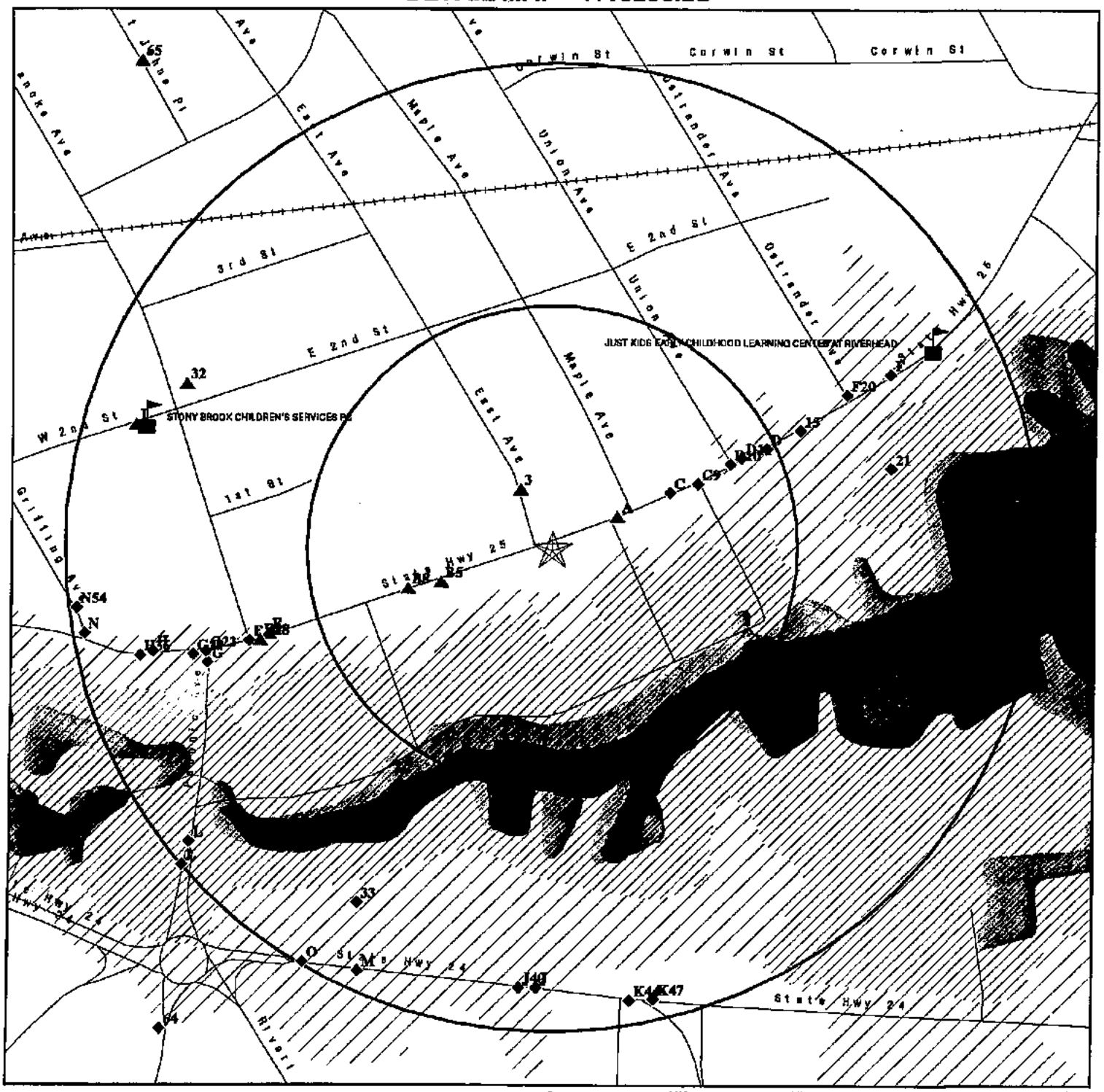
# DETAIL MAP - 4119290.2S




★ Target Property

▲ Sites at elevations higher than or equal to the target property

◆ Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Oil & Gas pipelines from USGS

100-year flood zone

500-year flood zone

National Wetland Inventory

State Wetlands

0 1/16 1/8 1/4 Miles

N

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

| | |
|---|---|
| SITE NAME: Georgica Greene Ventures<br>ADDRESS: 221 East Main Street<br>Riverhead NY 11901<br>LAT/LONG: 40.9177 / 72.6592 | CLIENT: Cashin Assoc.<br>CONTACT: Keith Brewer<br>INQUIRY #: 4119290.2s<br>DATE: October 29, 2014 2:48 pm |

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# MAP FINDINGS SUMMARY

| Database | Search Distance (Miles) | Target Property | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|---|---|---|---|---|---|---|---|---|
| **STANDARD ENVIRONMENTAL RECORDS** | | | | | | | | |
| ***Federal NPL site list*** | | | | | | | | |
| NPL | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| Proposed NPL | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| NPL LIENS | TP | | NR | NR | NR | NR | NR | 0 |
| ***Federal Delisted NPL site list*** | | | | | | | | |
| Delisted NPL | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| ***Federal CERCLIS list*** | | | | | | | | |
| CERCLIS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| FEDERAL FACILITY | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ***Federal CERCLIS NFRAP site List*** | | | | | | | | |
| CERC-NFRAP | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ***Federal RCRA CORRACTS facilities list*** | | | | | | | | |
| CORRACTS | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| ***Federal RCRA non-CORRACTS TSD facilities list*** | | | | | | | | |
| RCRA-TSDF | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ***Federal RCRA generators list*** | | | | | | | | |
| RCRA-LQG | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| RCRA-SQG | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| RCRA-CESQG | 0.250 | | 0 | 3 | NR | NR | NR | 3 |
| ***Federal institutional controls / engineering controls registries*** | | | | | | | | |
| US ENG CONTROLS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| US INST CONTROL | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| LUCIS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ***Federal ERNS list*** | | | | | | | | |
| ERNS | TP | | NR | NR | NR | NR | NR | 0 |
| ***State- and tribal - equivalent CERCLIS*** | | | | | | | | |
| SHWS | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| VAPOR REOPENED | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| ***State and tribal landfill and/or solid waste disposal site lists*** | | | | | | | | |
| SWF/LF | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ***State and tribal leaking storage tank lists*** | | | | | | | | |
| LTANKS | 0.500 | | 2 | 6 | 9 | NR | NR | 17 |
| HIST LTANKS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| INDIAN LUST | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |

# MAP FINDINGS SUMMARY

| Database | Search Distance (Miles) | Target Property | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|---|---|---|---|---|---|---|---|---|
| ***State and tribal registered storage tank lists*** | | | | | | | | |
| TANKS | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| UST | 0.250 | | 1 | 13 | NR | NR | NR | 14 |
| CBS UST | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| MOSF UST | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| AST | 0.250 | | 0 | 9 | NR | NR | NR | 9 |
| CBS AST | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| MOSF AST | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| CBS | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| MOSF | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| INDIAN UST | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| FEMA UST | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| ***State and tribal institutional control / engineering control registries*** | | | | | | | | |
| ENG CONTROLS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| INST CONTROL | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ***State and tribal voluntary cleanup sites*** | | | | | | | | |
| INDIAN VCP | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| VCP | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ***State and tribal Brownfields sites*** | | | | | | | | |
| ERP | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| BROWNFIELDS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| **ADDITIONAL ENVIRONMENTAL RECORDS** | | | | | | | | |
| ***Local Brownfield lists*** | | | | | | | | |
| US BROWNFIELDS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ***Local Lists of Landfill / Solid Waste Disposal Sites*** | | | | | | | | |
| ODI | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| DEBRIS REGION 9 | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| SWTIRE | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| SWRCY | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| INDIAN ODI | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ***Local Lists of Hazardous waste / Contaminated Sites*** | | | | | | | | |
| US CDL | TP | | NR | NR | NR | NR | NR | 0 |
| DEL SHWS | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| US HIST CDL | TP | | NR | NR | NR | NR | NR | 0 |
| ***Local Lists of Registered Storage Tanks*** | | | | | | | | |
| HIST UST | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| HIST AST | TP | | NR | NR | NR | NR | NR | 0 |
| ***Local Land Records*** | | | | | | | | |
| LIENS 2 | TP | | NR | NR | NR | NR | NR | 0 |

# MAP FINDINGS SUMMARY

| Database | Search Distance (Miles) | Target Property | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|---|---|---|---|---|---|---|---|---|
| LIENS | TP | | NR | NR | NR | NR | NR | 0 |
| ***Records of Emergency Release Reports*** | | | | | | | | |
| HMIRS | TP | | NR | NR | NR | NR | NR | 0 |
| NY Spills | 0.125 | | 9 | NR | NR | NR | NR | 9 |
| NY Hist Spills | 0.125 | | 0 | NR | NR | NR | NR | 0 |
| SPILLS 80 | 0.125 | | 0 | NR | NR | NR | NR | 0 |
| SPILLS 90 | 0.125 | | 0 | NR | NR | NR | NR | 0 |
| ***Other Ascertainable Records*** | | | | | | | | |
| RCRA NonGen / NLR | 0.250 | | 3 | 12 | NR | NR | NR | 15 |
| DOT OPS | TP | | NR | NR | NR | NR | NR | 0 |
| DOD | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| FUDS | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| CONSENT | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| ROD | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| UMTRA | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| US MINES | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| TRIS | TP | | NR | NR | NR | NR | NR | 0 |
| TSCA | TP | | NR | NR | NR | NR | NR | 0 |
| FTTS | TP | | NR | NR | NR | NR | NR | 0 |
| HIST FTTS | TP | | NR | NR | NR | NR | NR | 0 |
| SSTS | TP | | NR | NR | NR | NR | NR | 0 |
| ICIS | TP | | NR | NR | NR | NR | NR | 0 |
| PADS | TP | | NR | NR | NR | NR | NR | 0 |
| MLTS | TP | | NR | NR | NR | NR | NR | 0 |
| RADINFO | TP | | NR | NR | NR | NR | NR | 0 |
| FINDS | TP | | NR | NR | NR | NR | NR | 0 |
| RAATS | TP | | NR | NR | NR | NR | NR | 0 |
| RMP | TP | | NR | NR | NR | NR | NR | 0 |
| HSWDS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| UIC | TP | | NR | NR | NR | NR | NR | 0 |
| MANIFEST | 0.250 | | 2 | 13 | NR | NR | NR | 15 |
| DRYCLEANERS | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| SPDES | TP | | NR | NR | NR | NR | NR | 0 |
| AIRS | TP | | NR | NR | NR | NR | NR | 0 |
| E DESIGNATION | 0.125 | | 0 | NR | NR | NR | NR | 0 |
| INDIAN RESERV | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| SCRD DRYCLEANERS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| PRP | TP | | NR | NR | NR | NR | NR | 0 |
| US AIRS | TP | | NR | NR | NR | NR | NR | 0 |
| Financial Assurance | TP | | NR | NR | NR | NR | NR | 0 |
| 2020 COR ACTION | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| LEAD SMELTERS | TP | | NR | NR | NR | NR | NR | 0 |
| EPA WATCH LIST | TP | | NR | NR | NR | NR | NR | 0 |
| COAL ASH | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| PCB TRANSFORMER | TP | | NR | NR | NR | NR | NR | 0 |
| US FIN ASSUR | TP | | NR | NR | NR | NR | NR | 0 |
| COAL ASH EPA | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| COAL ASH DOE | TP | | NR | NR | NR | NR | NR | 0 |
| **EDR HIGH RISK HISTORICAL RECORDS** | | | | | | | | |
| ***EDR Exclusive Records*** | | | | | | | | |
| EDR MGP | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |

# MAP FINDINGS SUMMARY

| Database | Search Distance (Miles) | Target Property | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|---|---|---|---|---|---|---|---|---|
| EDR US Hist Auto Stat | 0.250 | | 1 | 7 | NR | NR | NR | 8 |
| EDR US Hist Cleaners | 0.250 | | 0 | 1 | NR | NR | NR | 1 |
| **EDR RECOVERED GOVERNMENT ARCHIVES** | | | | | | | | |
| ***Exclusive Recovered Govt. Archives*** | | | | | | | | |
| RGA HWS | TP | | NR | NR | NR | NR | NR | 0 |
| RGA LF | TP | | NR | NR | NR | NR | NR | 0 |

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

**A1 ENE < 1/8 0.033 mi. 174 ft.** — **PRIVATE BOAT**, **EAST MAIN STREET/MCDERMOTT AVE**, RIVERHEAD, NY — **NY Spills** — **S108763849** / **N/A**

**Site 1 of 3 in cluster A**

**Relative: Higher**

**Actual: 13 ft.**

SPILLS:

| | |
|---|---|
| Facility ID: | 0705735 |
| Facility Type: | ER |
| DER Facility ID: | 335493 |
| Site ID: | 386101 |
| DEC Region: | 1 |
| Spill Date: | 8/18/2007 |
| Spill Number/Closed Date: | 0705735 / 1/28/2008 |
| Spill Cause: | Unknown |
| Spill Class: | Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken. |
| SWIS: | 5230 |
| Investigator: | Unassigned |
| Referred To: | Not reported |
| Reported to Dept: | 8/18/2007 |
| CID: | 75 |
| Water Affected: | PECONIC R |
| Spill Source: | Vessel |
| Spill Notifier: | Police Department |
| Cleanup Ceased: | Not reported |
| Cleanup Meets Std: | False |
| Last Inspection: | Not reported |
| Recommended Penalty: | False |
| UST Trust: | False |
| Remediation Phase: | 0 |
| Date Entered In Computer: | 8/18/2007 |
| Spill Record Last Update: | 6/3/2009 |
| Spiller Name: | Not reported |
| Spiller Company: | PRIVATE BOAT |
| Spiller Address: | EAST MAIN STREET/MCDERMOTT AVENUE |
| Spiller City,St,Zip: | RIVERHEAD, NY 11901 |
| Spiller Company: | 001 |
| Contact Name: | Not reported |
| Contact Phone: | Not reported |
| DEC Memo: | 8/18/0718:15 TELECON SGT PARMER RIVERHEAD PD, HE IS ON SCENE, LOOKS LIKE BILGE WAS PUMPED OUT, MIX DIESEL AND WATER IN RIVER. 5-10 FT A LONG BULKHEAD, UNK SOURCE18:30 KS NOTIFIED USCG LIS IN CONNECTICUT. THEY WILL NOTIFY LONG ISLAND POLLUTION RESPONSE, THEY REQUIRE RIVERHEAD PD TO FILE NRC REPORT18:35 CALLED RIVERHEAD PD, RELAYED INFO SGT PALMER, FOUND SOURCE OF SHEEN, COMMERCIAL FISHING VESSEL "ZEPHYR", CPT LARRY OSIT UNAVAILABLE.18:59 CALLED USCG AGAIN,THEY WILL CALL LI POLLUTION RESPONSE AGAIN19:10 CALL FROM USCG PO ALONSO, HE SPOKE TO SGT PALMER. TOLD HIM TO DISCONNECT SHORT TIE ELECTRIC ON BOAT TO STOP RELEASE, SHEEN WILL REMAIN. RIVERHEAD BAY CONSTABLE ALSO RESPONDING, ALSONSO WILL AWAIT CALL FROM MECHANIC AND RESPOND IF NEEDED, DEC RESPONSE NOT NEEDED19:30 ECO FAY FIRCH CALLED, THEY RESPONDED, SHEEN ONLY, DID NOT KNOW SPILLS WAS ALREADY NOTIFIED (KS) |
| Remarks: | unk type boat but most likely smaller craft-slick on water 150 x20-FD will go-SGT and PD Unit on site |

Material:

| | |
|---|---|
| Site ID: | 386101 |
| Operable Unit ID: | 1143350 |
| Operable Unit: | 01 |

**PRIVATE BOAT (Continued)** **S108763849**

| | |
|---|---|
| Material ID: | 2133627 |
| Material Code: | 0066A |
| Material Name: | UNKNOWN PETROLEUM |
| Case No.: | Not reported |
| Material FA: | Petroleum |
| Quantity: | 1 |
| Units: | Gallons |
| Recovered: | No |
| Resource Affected: | Not reported |
| Oxygenate: | False |

Tank Test:

---

**A2** **BRECY PRINTING INC DBA JET SET PRINTING** **RCRA NonGen / NLR** **1007112280**
**ENE** **301 E MAIN ST** **MANIFEST** **NYD987000627**
**< 1/8** **RIVERHEAD, NY 11901**
**0.033 mi.**
**174 ft.** **Site 2 of 3 in cluster A**

**Relative:**
**Higher**

**Actual:**
**13 ft.**

RCRA NonGen / NLR:

| | |
|---|---|
| Date form received by agency: | 01/01/2007 |
| Facility name: | BRECY PRINTING INC DBA JET SET PRINTING |
| Facility address: | 301 E MAIN ST<br>RIVERHEAD, NY 119012404 |
| EPA ID: | NYD987000627 |
| Mailing address: | E MAIN ST<br>RIVERHEAD, NY 11901 |
| Contact: | Not reported |
| Contact address: | E MAIN ST<br>RIVERHEAD, NY 11901 |
| Contact country: | US |
| Contact telephone: | Not reported |
| Contact email: | Not reported |
| EPA Region: | 02 |
| Classification: | Non-Generator |
| Description: | Handler: Non-Generators do not presently generate hazardous waste |

Owner/Operator Summary:

| | |
|---|---|
| Owner/operator name: | BRENT SABIN |
| Owner/operator address: | 301 E MAIN ST<br>RIVERHEAD, NY 11901 |
| Owner/operator country: | US |
| Owner/operator telephone: | (516) 369-1187 |
| Legal status: | Private |
| Owner/Operator Type: | Owner |
| Owner/Op start date: | Not reported |
| Owner/Op end date: | Not reported |

| | |
|---|---|
| Owner/operator name: | BRENT SABIN |
| Owner/operator address: | 301 E MAIN ST<br>RIVERHEAD, NY 11901 |
| Owner/operator country: | US |
| Owner/operator telephone: | (516) 369-1187 |
| Legal status: | Private |
| Owner/Operator Type: | Operator |
| Owner/Op start date: | Not reported |

**ROADWAY (Continued)** **S112227989**

Spiller Company: 999
Contact Name: ECO MATTHEW KRUG
Contact Phone: (631) 813-0846
DEC Memo: Hurricane Sandy Spill
Remarks: Riverhead Firemarshal requests assistance with #2 Fuel oil coming up out of storm drain and running down street into another storm drain, probably emptying into Peconic river. 134 notifying spills and USCG.

Material:
Site ID: 470801
Operable Unit ID: 1220660
Operable Unit: 01
Material ID: 2219282
Material Code: 0001A
Material Name: #2 Fuel Oil
Case No.: Not reported
Material FA: Petroleum
Quantity: Not reported
Units: Gallons
Recovered: Not reported
Resource Affected: Not reported
Oxygenate: False

Tank Test:

---

**B5** **SUNOCO S/S** **LTANKS** **S102659584**
**WSW** **147 RTE 25** **N/A**
**< 1/8** **RIVERHEAD, NY**
**0.059 mi.**
**312 ft.** **Site 1 of 2 in cluster B**

**Relative:** **Higher**

**Actual:** **13 ft.**

LTANKS:
Site ID: 231565
Spill Number/Closed Date: 8401337 / 5/14/2003
Spill Date: 8/13/1984
Spill Cause: Tank Test Failure
Spill Source: Gasoline Station
Spill Class: Known release that creates potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken.
Cleanup Ceased: Not reported
Cleanup Meets Standard: True
SWIS: 5230
Investigator: T/T/F
Referred To: Not reported
Reported to Dept: 8/13/1984
CID: Not reported
Water Affected: Not reported
Spill Notifier: Other
Last Inspection: Not reported
Recommended Penalty: False
UST Involvement: True
Remediation Phase: 0
Date Entered In Computer: Not reported
Spill Record Last Update: 5/15/2003
Spiller Name: Not reported
Spiller Company: SUNOCO S/S
Spiller Address: 147 RTE 25

**SUNOCO S/S (Continued)** **S102659584**

| | |
|---|---|
| Spiller City,St,Zip: | RIVERHEAD, ZZ |
| Spiller County: | 001 |
| Spiller Contact: | Not reported |
| Spiller Phone: | Not reported |
| Spiller Extention: | Not reported |
| DEC Region: | 1 |
| DER Facility ID: | 190856 |
| DEC Memo: | Not reported |
| Remarks: | Not reported |

Material:

| | |
|---|---|
| Site ID: | 231565 |
| Operable Unit ID: | 894189 |
| Operable Unit: | 01 |
| Material ID: | 481931 |
| Material Code: | 0009 |
| Material Name: | Gasoline |
| Case No.: | Not reported |
| Material FA: | Petroleum |
| Quantity: | 0 |
| Units: | Gallons |
| Recovered: | No |
| Resource Affected: | Not reported |
| Oxygenate: | False |

Tank Test:

---

**C6** **M & O BEAUTY SALON** **NY Spills** **S116156050**
**ENE** **314 EAST MAIN ST** **N/A**
**< 1/8** **RIVERHEAD, NY**
**0.066 mi.**
**350 ft.** **Site 1 of 3 in cluster C**

**Relative:**
**Lower**

**Actual:**
**12 ft.**

SPILLS:

| | |
|---|---|
| Facility ID: | 1309897 |
| Facility Type: | ER |
| DER Facility ID: | 445744 |
| Site ID: | 490716 |
| DEC Region: | 1 |
| Spill Date: | 1/11/2014 |
| Spill Number/Closed Date: | 1309897 / Not Reported |
| Spill Cause: | Equipment Failure |
| Spill Class: | Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken. |
| SWIS: | 5230 |
| Investigator: | WJGABIN |
| Referred To: | Not reported |
| Reported to Dept: | 1/11/2014 |
| CID: | Not reported |
| Water Affected: | Not reported |
| Spill Source: | Commercial/Industrial |
| Spill Notifier: | Fire Department |
| Cleanup Ceased: | Not reported |
| Cleanup Meets Std: | False |
| Last Inspection: | Not reported |
| Recommended Penalty: | False |

**32 WNW 1/8-1/4 0.206 mi. 1086 ft.** — **RIVERHEAD FIRE DEPARTMENT**, **2ND ST**, **RIVERHEAD, NY 11901** — UST **U003537116**, AST **N/A**

**Relative:** **Higher**

**Actual:** **22 ft.**

SUFFOLK CO. UST:

| | |
|---|---|
| Region: | SUFFOLK |
| Site Ref#: | 12236 |
| Status: | Not reported |
| Site Type: | Not reported |
| Operating Permit Expires: | Not reported |
| Owner/Storage Information: | Not reported |

Facility Info:

| | |
|---|---|
| Site Ref#: | 12236 |
| Billing Contact: | Not reported |
| Billing Address: | Not reported |
| Billing Address: | Not reported |
| Billing State: | Not reported |
| Billing Zip: | Not reported |
| Storage Owner: | RIVERHEAD FIRE DEPARTMENT |
| Storage Owner Address: | 2ND ST |
| Storage Owner City: | RIVERHEAD |
| Storage Owner State: | NY |
| Storage Owner Zip: | 11901 |

Tank Info:

| | |
|---|---|
| Facility ID: | 12236 |
| Facility Reference #: | 12973 |
| Official Use: | Removed Tank. 91 |
| Township: | RIVERHEAD |
| Tax Map No: | 0600 128.00 005 024.001 |
| Region: | SUFFOLK |
| Permit to Operate: | Not reported |

| | |
|---|---|
| Tank ID: | 1 |
| Tank Key: | 32725 |
| Installed: | Not reported |
| Capacity: | 0000001000 |
| Content: | WASTE OIL |
| Date Removed: | 092391 |
| Construction: | STEEL |
| Dispenser: | SUCTION |
| Fill Type: | PUMPED |
| Tank Location: | UNDER |
| Tabk Status: | Not reported |
| Total Capacity: | 0000001000 |
| Date Permitted: | Not reported |
| Date Closed: | Not reported |
| Internal Protection: | Not reported |
| Secondary Containment: | Not reported |
| Extrenal Protection: | Not reported |
| Leak Detection: | Not reported |
| Overfill Prevention: | Not reported |
| Spill Prevention: | Not reported |
| Pipe Location: | Not reported |
| Pipe Type: | Not reported |
| Pipe External Protection: | Not reported |

**RIVERHEAD FIRE DEPARTMENT (Continued)** **U003537116**

| | |
|---|---|
| Pipe Containment: | Not reported |
| Pipe Leak Detection: | Not reported |
| Date Next Tank Test: | Not reported |
| Fill: | PUMPED |
| Date Removed: | 092391 |
| Year Installed: | Not reported |
| Description of drop records: | RECORDS AS OF 09/10/2013 |

| | |
|---|---|
| Tank ID: | 2 |
| Tank Key: | 32726 |
| Installed: | Not reported |
| Capacity: | 0000001000 |
| Content: | #2 FUEL OIL |
| Date Removed: | 092391 |
| Construction: | STEEL |
| Dispenser: | SUCTION |
| Fill Type: | PUMPED |
| Tank Location: | UNDER |
| Tabk Status: | Not reported |
| Total Capacity: | 0000001000 |
| Date Permitted: | Not reported |
| Date Closed: | Not reported |
| Internal Protection: | Not reported |
| Secondary Containment: | Not reported |
| Extrenal Protection: | Not reported |
| Leak Detection: | Not reported |
| Overfill Prevention: | Not reported |
| Spill Prevention: | Not reported |
| Pipe Location: | Not reported |
| Pipe Type: | Not reported |
| Pipe External Protection: | Not reported |
| Pipe Containment: | Not reported |
| Pipe Leak Detection: | Not reported |
| Date Next Tank Test: | Not reported |
| Fill: | PUMPED |
| Date Removed: | 092391 |
| Year Installed: | Not reported |
| Description of drop records: | RECORDS AS OF 09/10/2013 |

| | |
|---|---|
| Tank ID: | 3 |
| Tank Key: | 32727 |
| Installed: | Not reported |
| Capacity: | 0000000550 |
| Content: | DIESEL |
| Date Removed: | 092391 |
| Construction: | STEEL |
| Dispenser: | SUCTION |
| Fill Type: | PUMPED |
| Tank Location: | UNDER |
| Tabk Status: | Not reported |
| Total Capacity: | 0000000550 |
| Date Permitted: | Not reported |
| Date Closed: | Not reported |
| Internal Protection: | Not reported |
| Secondary Containment: | Not reported |

**RIVERHEAD FIRE DEPARTMENT (Continued)** **U003537116**

| | |
|---|---|
| Extrenal Protection: | Not reported |
| Leak Detection: | Not reported |
| Overfill Prevention: | Not reported |
| Spill Prevention: | Not reported |
| Pipe Location: | Not reported |
| Pipe Type: | Not reported |
| Pipe External Protection: | Not reported |
| Pipe Containment: | Not reported |
| Pipe Leak Detection: | Not reported |
| Date Next Tank Test: | Not reported |
| Fill: | PUMPED |
| Date Removed: | 092391 |
| Year Installed: | Not reported |
| Description of drop records: | RECORDS AS OF 09/10/2013 |

| | |
|---|---|
| Tank ID: | 4 |
| Tank Key: | 32728 |
| Installed: | Not reported |
| Capacity: | 0000001000 |
| Content: | GASOLINE |
| Date Removed: | 092391 |
| Construction: | STEEL |
| Dispenser: | SUCTION |
| Fill Type: | PUMPED |
| Tank Location: | UNDER |
| Tabk Status: | Not reported |
| Total Capacity: | 0000001000 |
| Date Permitted: | Not reported |
| Date Closed: | Not reported |
| Internal Protection: | Not reported |
| Secondary Containment: | Not reported |
| Extrenal Protection: | Not reported |
| Leak Detection: | Not reported |
| Overfill Prevention: | Not reported |
| Spill Prevention: | Not reported |
| Pipe Location: | Not reported |
| Pipe Type: | Not reported |
| Pipe External Protection: | Not reported |
| Pipe Containment: | Not reported |
| Pipe Leak Detection: | Not reported |
| Date Next Tank Test: | Not reported |
| Fill: | PUMPED |
| Date Removed: | 092391 |
| Year Installed: | Not reported |
| Description of drop records: | RECORDS AS OF 09/10/2013 |

| | |
|---|---|
| Tank ID: | 5 |
| Tank Key: | 32729 |
| Installed: | Not reported |
| Capacity: | 0000000550 |
| Content: | #2 FUEL OIL |
| Date Removed: | 092391 |
| Construction: | STEEL |
| Dispenser: | SUCTION |
| Fill Type: | PUMPED |

**RIVERHEAD FIRE DEPARTMENT (Continued)** **U003537116**

| | |
|---|---|
| Tank Location: | UNDER |
| Tabk Status: | Not reported |
| Total Capacity: | 0000000550 |
| Date Permitted: | Not reported |
| Date Closed: | Not reported |
| Internal Protection: | Not reported |
| Secondary Containment: | Not reported |
| Extrenal Protection: | Not reported |
| Leak Detection: | Not reported |
| Overfill Prevention: | Not reported |
| Spill Prevention: | Not reported |
| Pipe Location: | Not reported |
| Pipe Type: | Not reported |
| Pipe External Protection: | Not reported |
| Pipe Containment: | Not reported |
| Pipe Leak Detection: | Not reported |
| Date Next Tank Test: | Not reported |
| Fill: | PUMPED |
| Date Removed: | 092391 |
| Year Installed: | Not reported |
| Description of drop records: | RECORDS AS OF 09/10/2013 |

| | |
|---|---|
| Tank ID: | 6 |
| Tank Key: | 32730 |
| Installed: | Not reported |
| Capacity: | 0000001000 |
| Content: | #2 FUEL OIL |
| Date Removed: | 092391 |
| Construction: | STEEL |
| Dispenser: | SUCTION |
| Fill Type: | PUMPED |
| Tank Location: | UNDER |
| Tabk Status: | Not reported |
| Total Capacity: | 0000001000 |
| Date Permitted: | Not reported |
| Date Closed: | Not reported |
| Internal Protection: | Not reported |
| Secondary Containment: | Not reported |
| Extrenal Protection: | Not reported |
| Leak Detection: | Not reported |
| Overfill Prevention: | Not reported |
| Spill Prevention: | Not reported |
| Pipe Location: | Not reported |
| Pipe Type: | Not reported |
| Pipe External Protection: | Not reported |
| Pipe Containment: | Not reported |
| Pipe Leak Detection: | Not reported |
| Date Next Tank Test: | Not reported |
| Fill: | PUMPED |
| Date Removed: | 092391 |
| Year Installed: | Not reported |
| Description of drop records: | RECORDS AS OF 09/10/2013 |

AST_SUFFOLK:

| | |
|---|---|
| Region: | SUFFOLK |

**RIVERHEAD FIRE DEPARTMENT (Continued)** **U003537116**

| | |
|---|---|
| Site Ref#: | 12236 |
| Status: | Not reported |
| Site Type: | Not reported |
| Operating Permit Expires: | Not reported |
| Owner/Storage Information: | Not reported |

Facility Info:

| | |
|---|---|
| Site Ref#: | 12236 |
| Billing Contact: | Not reported |
| Billing Address: | Not reported |
| Billing Address: | Not reported |
| Billing State: | Not reported |
| Billing Zip: | Not reported |
| Storage Owner: | RIVERHEAD FIRE DEPARTMENT |
| Storage Owner Address: | 2ND ST |
| Storage Owner City: | RIVERHEAD |
| Storage Owner State: | NY |
| Storage Owner Zip: | 11901 |

Tank Info:

| | |
|---|---|
| Facility ID: | 12236 |
| Facility Reference #: | 12973 |
| Township: | RIVERHEAD |
| Tax Map No: | 0600 |
| Region: | SUFFOLK |
| | |
| Tank ID: | 7 |
| Tank Key: | 32731 |
| Year Installed: | Not reported |
| Content: | GASOLINE |
| Construction: | STEEL / STEEL |
| Dispenser: | SUCTION |
| Official Use: | Permitted Tank. Permit Runs Out. 00 |
| Permit to Operate: | 112095 |
| Tank Location: | ABOVE |
| Tabk Status: | Not reported |
| Total Capacity: | 0000000500 |
| Date Permitted: | Not reported |
| Date Closed: | Not reported |
| Internal Protection: | Not reported |
| Secondary Containment: | Not reported |
| Extrenal Protection: | Not reported |
| Leak Detection: | Not reported |
| Overfill Prevention: | Not reported |
| Spill Prevention: | Not reported |
| Pipe Location: | Not reported |
| Pipe Type: | Not reported |
| Pipe External Protection: | Not reported |
| Pipe Containment: | Not reported |
| Pipe Leak Detection: | Not reported |
| Date Next Tank Test: | Not reported |
| Fill: | PUMPED |
| Date Removed: | Not reported |
| | |
| Tank ID: | 8 |
| Tank Key: | 32732 |

**RIVERHEAD FIRE DEPARTMENT (Continued)** **U003537116**

| | |
|---|---|
| Year Installed: | Not reported |
| Content: | DIESEL |
| Construction: | STEEL / STEEL |
| Dispenser: | SUCTION |
| Official Use: | Permitted Tank. Permit Runs Out. 00 |
| Permit to Operate: | 112095 |
| Tank Location: | ABOVE |
| Tabk Status: | Not reported |
| Total Capacity: | 0000000500 |
| Date Permitted: | Not reported |
| Date Closed: | Not reported |
| Internal Protection: | Not reported |
| Secondary Containment: | Not reported |
| Extrenal Protection: | Not reported |
| Leak Detection: | Not reported |
| Overfill Prevention: | Not reported |
| Spill Prevention: | Not reported |
| Pipe Location: | Not reported |
| Pipe Type: | Not reported |
| Pipe External Protection: | Not reported |
| Pipe Containment: | Not reported |
| Pipe Leak Detection: | Not reported |
| Date Next Tank Test: | Not reported |
| Fill: | PUMPED |
| Date Removed: | Not reported |

---

**33**
**SSW**
**1/8-1/4**
**0.208 mi.**
**1099 ft.**

**MCDONALDS PARKING LOT** **LTANKS** **S107417381**
**RTE 24** **N/A**
**RIVERHEAD, NY**

**Relative:**
**Lower**

**Actual:**
**6 ft.**

LTANKS:

| | |
|---|---|
| Site ID: | 213391 |
| Spill Number/Closed Date: | 9709772 / 11/27/1997 |
| Spill Date: | 11/21/1997 |
| Spill Cause: | Tank Overfill |
| Spill Source: | Commercial Vehicle |
| Spill Class: | Known release with minimal potential for fire or hazard. DEC Response. Willing Responsible Party. Corrective action taken. |
| Cleanup Ceased: | Not reported |
| Cleanup Meets Standard: | True |
| SWIS: | 5200 |
| Investigator: | BMFORD |
| Referred To: | Not reported |
| Reported to Dept: | 11/21/1997 |
| CID: | 252 |
| Water Affected: | Not reported |
| Spill Notifier: | Fire Department |
| Last Inspection: | Not reported |
| Recommended Penalty: | False |
| UST Involvement: | False |
| Remediation Phase: | 0 |
| Date Entered In Computer: | 11/21/1997 |
| Spill Record Last Update: | 11/28/1997 |
| Spiller Name: | Not reported |
| Spiller Company: | DISPATCH MOVING & STORAGE |

**SEARS SERVICE CENTER (Continued)** **1001119314**

Number of Containers: 004
Container Type: DM - Metal drums, barrels
Handling Method: B Incineration, heat recovery, burning.
Specific Gravity: 100
Year: 1996

---

**J42** **EDR US Hist Auto Stat** **1015163101**
**South** **113 FLANDERS RD** **N/A**
**1/8-1/4** **RIVERHEAD, NY 11901**
**0.229 mi.**
**1207 ft.** **Site 4 of 5 in cluster J**

**Relative:**
**Lower**

**Actual:**
**10 ft.**

EDR Historical Auto Stations:

Name: SUN BOCA AUTOBODY
Year: 2000
Address: 113 FLANDERS RD

Name: RIVERHEAD PRECISION COLLISION
Year: 2002
Address: 113 FLANDERS RD

Name: RIVERHEAD PRECISION COLLISION
Year: 2003
Address: 113 FLANDERS RD

Name: RIVERHEAD PRECISION COLLISION
Year: 2004
Address: 113 FLANDERS RD

Name: RIVERHEAD PRECISION COLLISION INC
Year: 2005
Address: 113 FLANDERS RD

Name: RIVERHEAD PRECISION COLLISION INC
Year: 2007
Address: 113 FLANDERS RD

Name: RIVERHEAD PRECISION COLLISION INC
Year: 2008
Address: 113 FLANDERS RD

Name: PRECISION COLLISION
Year: 2010
Address: 113 FLANDERS RD

Name: RIVERHEAD PRECISION COLLISION
Year: 2011
Address: 113 FLANDERS RD

Name: RIVERHEAD PRECISION COLLISION
Year: 2012
Address: 113 FLANDERS RD

**DEFOES PIONEER AUTO SERVICE INC (Continued)** **1000332293**

Violation Status: No violations found

---

**J40**
**South**
**1/8-1/4**
**0.228 mi.**
**1202 ft.**

**103 FLANDERS RD**
**RIVERHEAD, NY 11901**

**EDR US Hist Auto Stat** **1015133034**
**N/A**

**Site 2 of 5 in cluster J**

**Relative:**
**Lower**

**Actual:**
**9 ft.**

EDR Historical Auto Stations:

Name: DIAGNOSTICS SUNOCO AUTO
Year: 2000
Address: 103 FLANDERS RD

Name: SUN BOCA RATON AUTO SPCLST
Year: 2001
Address: 103 FLANDERS RD

Name: EDDYS SERVICE & TRUCK REPAIR
Year: 2003
Address: 103 FLANDERS RD

---

**J41**
**South**
**1/8-1/4**
**0.228 mi.**
**1204 ft.**

**SEARS SERVICE CENTER**
**107 FLANDERS RD**
**RIVERHEAD, NY 11901**

**RCRA-CESQG** **1001119314**
**FINDS** **NYR000026013**
**MANIFEST**

**Site 3 of 5 in cluster J**

**Relative:**
**Lower**

**Actual:**
**9 ft.**

RCRA-CESQG:

Date form received by agency: 01/01/2007
Facility name: SEARS SERVICE CENTER
Facility address: 107 FLANDERS RD
RIVERHEAD, NY 119013721
EPA ID: NYR000026013
Mailing address: FLANDERS RD
RIVERHEAD, NY 11901
Contact: Not reported
Contact address: FLANDERS RD
RIVERHEAD, NY 11901
Contact country: US
Contact telephone: Not reported
Contact email: Not reported
EPA Region: 02
Classification: Conditionally Exempt Small Quantity Generator
Description: Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

**SEARS SERVICE CENTER (Continued)** **1001119314**

Owner/Operator Summary:

| | |
|---|---|
| Owner/operator name: | SEARS |
| Owner/operator address: | OLD WILLETS PATH<br>HAUPPAUGE, NY 11788 |
| Owner/operator country: | US |
| Owner/operator telephone: | (516) 435-1388 |
| Legal status: | Private |
| Owner/Operator Type: | Operator |
| Owner/Op start date: | Not reported |
| Owner/Op end date: | Not reported |

| | |
|---|---|
| Owner/operator name: | SEARS |
| Owner/operator address: | OLD WILLETS PATH<br>HAUPPAUGE, NY 11788 |
| Owner/operator country: | US |
| Owner/operator telephone: | (516) 435-1388 |
| Legal status: | Private |
| Owner/Operator Type: | Owner |
| Owner/Op start date: | Not reported |
| Owner/Op end date: | Not reported |

Handler Activities Summary:

| | |
|---|---|
| U.S. importer of hazardous waste: | No |
| Mixed waste (haz. and radioactive): | No |
| Recycler of hazardous waste: | No |
| Transporter of hazardous waste: | No |
| Treater, storer or disposer of HW: | No |
| Underground injection activity: | No |
| On-site burner exemption: | No |
| Furnace exemption: | No |
| Used oil fuel burner: | No |
| Used oil processor: | No |
| User oil refiner: | No |
| Used oil fuel marketer to burner: | No |
| Used oil Specification marketer: | No |
| Used oil transfer facility: | No |
| Used oil transporter: | No |

Historical Generators:

| | |
|---|---|
| Date form received by agency: | 01/01/2006 |
| Site name: | SEARS SERVICE CENTER |
| Classification: | Conditionally Exempt Small Quantity Generator |

| | |
|---|---|
| Date form received by agency: | 07/08/1999 |
| Site name: | SEARS SERVICE CENTER |
| Classification: | Not a generator, verified |

| | |
|---|---|
| Date form received by agency: | 06/27/1996 |
| Site name: | SEARS SERVICE CENTER |
| Classification: | Small Quantity Generator |

Violation Status: No violations found

FINDS:

Registry ID: 110004526200

**SEARS SERVICE CENTER (Continued)** **1001119314**

Environmental Interest/Information System

NY MANIFEST:

| | |
|---|---|
| EPA ID: | NYR000026013 |
| Country: | USA |

Mailing Info:

| | |
|---|---|
| Name: | SEARS 7143 |
| Contact: | SEARS 7143 |
| Address: | 107 FLANDERS ROAD |
| City/State/Zip: | RIVERHEAD, NY 11901 |
| Country: | USA |
| Phone: | 516-727-6779 |

Manifest:

| | |
|---|---|
| Document ID: | NYC4470276 |
| Manifest Status: | Completed after the designated time period for a TSDF to get a copy to the DEC |
| Trans1 State ID: | NYAT8305 |
| Trans2 State ID: | Not reported |
| Generator Ship Date: | 06/11/1997 |
| Trans1 Recv Date: | 06/11/1997 |
| Trans2 Recv Date: | 06/13/1997 |
| TSD Site Recv Date: | 06/15/1997 |
| Part A Recv Date: | 06/27/1997 |
| Part B Recv Date: | 07/11/1997 |
| Generator EPA ID: | NYR000026013 |
| Trans1 EPA ID: | ILD984908202 |
| Trans2 EPA ID: | MOD095038998 |
| TSDF ID: | KYD053348108 |
| Waste Code: | D001 - NON-LISTED IGNITABLE WASTES |
| Quantity: | 00200 |
| Units: | P - Pounds |
| Number of Containers: | 001 |
| Container Type: | DM - Metal drums, barrels |
| Handling Method: | B Incineration, heat recovery, burning. |
| Specific Gravity: | 100 |
| Year: | 1997 |

| | |
|---|---|
| Document ID: | NJA2541554 |
| Manifest Status: | Completed copy |
| Trans1 State ID: | 08690 |
| Trans2 State ID: | Not reported |
| Generator Ship Date: | 07/10/1996 |
| Trans1 Recv Date: | 07/10/1996 |
| Trans2 Recv Date: | / / |
| TSD Site Recv Date: | 07/11/1996 |
| Part A Recv Date: | 07/24/1996 |
| Part B Recv Date: | 07/25/1996 |
| Generator EPA ID: | NYR000026013 |
| Trans1 EPA ID: | ILD984908202 |
| Trans2 EPA ID: | Not reported |
| TSDF ID: | NJD002182897 |
| Waste Code: | D001 - NON-LISTED IGNITABLE WASTES |
| Quantity: | 01206 |
| Units: | P - Pounds |

Count: 39 records.

ORPHAN SUMMARY

| City | EDR ID | Site Name | Site Address | Zip | Database(s) |
|---|---|---|---|---|---|
| BROOKHAVEN | 1004761341 | NYSDOT BIN 1053272 | RTE I-495 EB OVER CR 94 | 11933 | RCRA NonGen / NLR, MANIFEST |
| BROOKHAVEN | 1004761340 | NYSDOT BIN 1053271 | RTE I-495 WB OVER CR 94 | 11933 | RCRA NonGen / NLR |
| CALVERTON | A100265066 | RAMBLEWOOD | RTE 25 A SOUND AVE | 11933 | AST |
| CALVERTON | A100197000 | LEE FARMS | RTE 25 MIDDLE COUNTRY RD | 11933 | AST |
| CALVERTON | 1000552598 | TOMS COUNTY AUTO | RTE 25 & 25A | 11933 | RCRA NonGen / NLR |
| CALVERTON | 1000446817 | ATLANTIC SERVICE STATION | RTE 25 | 11933 | RCRA NonGen / NLR, MANIFEST |
| CALVERTON | 1000157818 | ATLAS WRECKER CO INC | RTE 25 | 11933 | RCRA NonGen / NLR, MANIFEST |
| CALVERTON | A100195630 | SUFFOLK CEMENT PRECAST INC | RTE 58 OLD COUNTRY RD | 11933 | AST |
| CALVERTON | 1000790640 | NYSDOT BIN 1056220 | RTE I-495 OVER COUNTY RTE 58 | 11933 | RCRA-LQG, MANIFEST |
| FLANDERS | 1000694212 | FLANDERS ASSOCIATES | RTE 31 UNDER ELECTRIC TOWER | 11901 | RCRA NonGen / NLR, MANIFEST |
| LIVERHEAD | 1000140901 | F W WOOLWORTH CO | OLD COUNTRY RD RTE 58 | 11901 | RCRA NonGen / NLR, MANIFEST |
| RIVERHEAD | A100385765 | RAYMOND BUICK PONTIAC GMC | 500 RTE 104 QUOGUE RIVERHEAD | 11901 | AST |
| RIVERHEAD | A100385704 | SEARS ROEBUCK & CO | 203 RTE 25 EAST MAIN ST | 11901 | AST |
| RIVERHEAD | A100385273 | RIVERHEAD DODGE INC | 642 RTE 25 WEST MAIN ST | 11901 | AST |
| RIVERHEAD | A100383543 | RIVERHEAD TOWN SEWER DIST PUMP STA | RTE 25 W MAIN ST | 11901 | AST |
| RIVERHEAD | A100383309 | TREASURE COVE RESORT MARINA | 469 RTE 25 EAST MAIN ST | 11901 | AST |
| RIVERHEAD | A100383149 | OK PETRO MINI MART | 1212 RTE 25 E MAIN ST | 11901 | AST |
| RIVERHEAD | A100281215 | RIVERHEAD BUILDING SUPPLY CORP | RTE 25 EAST MAIN ST | 11901 | AST |
| RIVERHEAD | A100264796 | T JAYS TRANSMISSIONS | 965 RTE 25 EAST MAIN ST | 11901 | AST |
| RIVERHEAD | A100197337 | CONTI COMMERCIAL BLDG | 42 RTE 25 WEST MAIN ST | 11901 | AST |
| RIVERHEAD | A100196033 | TERRY CONTRACTING CO | 840 RTE 25 WEST MAIN ST | 11901 | AST |
| RIVERHEAD | A100195077 | LONG ISLAND ICE & FUEL | 656 RTE 25 WEST MAIN ST | 11901 | AST |
| RIVERHEAD | A100194964 | NATIONAL PROPANE CORP | 915 RTE 25 WEST MAIN ST | 11901 | AST |
| RIVERHEAD | 1004761353 | NYSDOT BIN 1056230 | RTE 25 OVER CR 58 EB | 11933 | RCRA NonGen / NLR, MANIFEST |
| RIVERHEAD | 1004761352 | NYSDOT BIN 1056219 | RTE 25 OVER RTE I-495 | 11933 | RCRA NonGen / NLR, MANIFEST |
| RIVERHEAD | S102095960 | DAVIS KEDDY | RTE 25,EAST MAIN STREET | | NY Spills |
| RIVERHEAD | S102094712 | LILCO | RTE 25A | | NY Spills |
| RIVERHEAD | 1000790645 | NYSDOT BIN 1056372 | RTE 27 EB OVER COUNTY RD 104 | 11901 | RCRA NonGen / NLR, MANIFEST |
| RIVERHEAD | 1000790644 | NYSDOT BIN 1056371 | RTE 27 WB OVER COUNTY RD 104 | 11901 | RCRA NonGen / NLR, MANIFEST |
| RIVERHEAD | S102094950 | TSUNIUS PROPERTY | RTE 58 | | NY Spills |
| RIVERHEAD | A100264921 | MOUNTAFIS MOTORS | RTE 58 | 11901 | AST |
| RIVERHEAD | 1007205459 | NATIONAL PETROLEUM TRANSPORTERS, I | ROUTE 58 & 105 | 11901 | RCRA NonGen / NLR, MANIFEST |
| RIVERHEAD | 1000335583 | EXXON CO USA - RIVERHEAD | RTE 58 & MILL RD | 11901 | RCRA NonGen / NLR, MANIFEST |
| RIVERHEAD | S102095866 | BUS GARAGE | HUBBARDS & ELTON ON RTE 25 | | NY Spills |
| RIVERHEAD | 1004761351 | NYSDOT BIN 1056202 | RTE I-495 EB OVER LIRR | 11933 | RCRA NonGen / NLR, MANIFEST |
| RIVERHEAD | 1004761350 | NYSDOT BIN 1056201 | RTE I-495 WB OVER LIRR | 11933 | RCRA NonGen / NLR, MANIFEST |
| RIVERHEAD | 1004761349 | NYSDOT BIN 1056192 | RTE I-495 EB OVER RIVER RD | 11933 | RCRA NonGen / NLR, MANIFEST |
| RIVERHEAD | 1004761348 | NYSDOT BIN 1056191 | RTE I-495 WB OVER RIVER RD | 11933 | RCRA NonGen / NLR, MANIFEST |
| SOUTHAMPTON | 1000191451 | NYSDOT BIN 1056369 | CR 31 OVER RTE 27 | 11901 | RCRA-CESQG, MANIFEST |

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

**Number of Days to Update:** Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

**STANDARD ENVIRONMENTAL RECORDS**

***Federal NPL site list***

NPL: National Priority List
National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 10/25/2013
Date Data Arrived at EDR: 11/11/2013
Date Made Active in Reports: 01/28/2014
Number of Days to Update: 78

Source: EPA
Telephone: N/A
Last EDR Contact: 10/08/2014
Next Scheduled EDR Contact: 01/19/2015
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 3
Telephone 215-814-5418

EPA Region 4
Telephone 404-562-8033

EPA Region 5
Telephone 312-886-6686

EPA Region 10
Telephone 206-553-8665

EPA Region 6
Telephone: 214-655-6659

EPA Region 7
Telephone: 913-551-7247

EPA Region 8
Telephone: 303-312-6774

EPA Region 9
Telephone: 415-947-4246

Proposed NPL: Proposed National Priority List Sites
A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 10/25/2013
Date Data Arrived at EDR: 11/11/2013
Date Made Active in Reports: 01/28/2014
Number of Days to Update: 78

Source: EPA
Telephone: N/A
Last EDR Contact: 10/08/2014
Next Scheduled EDR Contact: 01/19/2015
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens
Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

***Federal Delisted NPL site list***

DELISTED NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

| | |
|---|---|
| Date of Government Version: 10/25/2013 | Source: EPA |
| Date Data Arrived at EDR: 11/11/2013 | Telephone: N/A |
| Date Made Active in Reports: 01/28/2014 | Last EDR Contact: 10/08/2014 |
| Number of Days to Update: 78 | Next Scheduled EDR Contact: 01/19/2015 |
| | Data Release Frequency: Quarterly |

***Federal CERCLIS list***

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

| | |
|---|---|
| Date of Government Version: 10/25/2013 | Source: EPA |
| Date Data Arrived at EDR: 11/11/2013 | Telephone: 703-412-9810 |
| Date Made Active in Reports: 02/13/2014 | Last EDR Contact: 08/28/2014 |
| Number of Days to Update: 94 | Next Scheduled EDR Contact: 12/08/2014 |
| | Data Release Frequency: Quarterly |

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

| | |
|---|---|
| Date of Government Version: 07/21/2014 | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 10/07/2014 | Telephone: 703-603-8704 |
| Date Made Active in Reports: 10/20/2014 | Last EDR Contact: 10/07/2014 |
| Number of Days to Update: 13 | Next Scheduled EDR Contact: 01/19/2015 |
| | Data Release Frequency: Varies |

***Federal CERCLIS NFRAP site List***

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

| | |
|---|---|
| Date of Government Version: 10/25/2013 | Source: EPA |
| Date Data Arrived at EDR: 11/11/2013 | Telephone: 703-412-9810 |
| Date Made Active in Reports: 02/13/2014 | Last EDR Contact: 08/28/2014 |
| Number of Days to Update: 94 | Next Scheduled EDR Contact: 12/08/2014 |
| | Data Release Frequency: Quarterly |

***Federal RCRA CORRACTS facilities list***

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 06/10/2014
Date Data Arrived at EDR: 07/02/2014
Date Made Active in Reports: 09/18/2014
Number of Days to Update: 78

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 10/01/2014
Next Scheduled EDR Contact: 01/12/2015
Data Release Frequency: Quarterly

***Federal RCRA non-CORRACTS TSD facilities list***

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 06/10/2014
Date Data Arrived at EDR: 07/02/2014
Date Made Active in Reports: 09/18/2014
Number of Days to Update: 78

Source: Environmental Protection Agency
Telephone: (212) 637-3660
Last EDR Contact: 10/01/2014
Next Scheduled EDR Contact: 01/12/2015
Data Release Frequency: Quarterly

***Federal RCRA generators list***

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/10/2014
Date Data Arrived at EDR: 07/02/2014
Date Made Active in Reports: 09/18/2014
Number of Days to Update: 78

Source: Environmental Protection Agency
Telephone: (212) 637-3660
Last EDR Contact: 10/01/2014
Next Scheduled EDR Contact: 01/12/2015
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 06/10/2014
Date Data Arrived at EDR: 07/02/2014
Date Made Active in Reports: 09/18/2014
Number of Days to Update: 78

Source: Environmental Protection Agency
Telephone: (212) 637-3660
Last EDR Contact: 10/01/2014
Next Scheduled EDR Contact: 01/12/2015
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/10/2014
Date Data Arrived at EDR: 07/02/2014
Date Made Active in Reports: 09/18/2014
Number of Days to Update: 78

Source: Environmental Protection Agency
Telephone: (212) 637-3660
Last EDR Contact: 10/01/2014
Next Scheduled EDR Contact: 01/12/2015
Data Release Frequency: Varies

***Federal institutional controls / engineering controls registries***

US ENG CONTROLS: Engineering Controls Sites List
A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 09/18/2014
Date Data Arrived at EDR: 09/19/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 31

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 09/08/2014
Next Scheduled EDR Contact: 12/22/2014
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls
A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 09/18/2014
Date Data Arrived at EDR: 09/19/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 31

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 09/08/2014
Next Scheduled EDR Contact: 12/22/2014
Data Release Frequency: Varies

LUCIS: Land Use Control Information System
LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 08/29/2014
Date Data Arrived at EDR: 10/09/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 11

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 08/14/2014
Next Scheduled EDR Contact: 12/01/2014
Data Release Frequency: Varies

***Federal ERNS list***

ERNS: Emergency Response Notification System
Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 09/30/2013
Date Data Arrived at EDR: 10/01/2013
Date Made Active in Reports: 12/06/2013
Number of Days to Update: 66

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 09/30/2014
Next Scheduled EDR Contact: 01/12/2015
Data Release Frequency: Annually

***State- and tribal - equivalent CERCLIS***

SHWS: Inactive Hazardous Waste Disposal Sites in New York State
Referred to as the State Superfund Program, the Inactive Hazardous Waste Disposal Site Remedial Program is the cleanup program for inactive hazardous waste sites and now includes hazardous substance sites

Date of Government Version: 07/16/2014
Date Data Arrived at EDR: 07/17/2014
Date Made Active in Reports: 08/14/2014
Number of Days to Update: 28

Source: Department of Environmental Conservation
Telephone: 518-402-9622
Last EDR Contact: 09/25/2014
Next Scheduled EDR Contact: 12/01/2014
Data Release Frequency: Annually

VAPOR REOPENED: Vapor Intrustion Legacy Site List

New York is currently re-evaluating previous assumptions and decisions regarding the potential for soil vapor intrusion exposures at sites. As a result, all past, current, and future contaminated sites will be evaluated to determine whether these sites have the potential for exposures related to soil vapor intrusion.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 05/22/2014
Date Made Active in Reports: 06/13/2014
Number of Days to Update: 22

Source: Department of Environmenal Conservation
Telephone: 518-402-9814
Last EDR Contact: 08/22/2014
Next Scheduled EDR Contact: 12/01/2014
Data Release Frequency: Varies

***State and tribal landfill and/or solid waste disposal site lists***

SWF/LF: Facility Register

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 07/08/2014
Date Data Arrived at EDR: 07/10/2014
Date Made Active in Reports: 08/14/2014
Number of Days to Update: 35

Source: Department of Environmental Conservation
Telephone: 518-457-2051
Last EDR Contact: 10/06/2014
Next Scheduled EDR Contact: 01/19/2015
Data Release Frequency: Semi-Annually

***State and tribal leaking storage tank lists***

LTANKS: Spills Information Database

Leaking Storage Tank Incident Reports. These records contain an inventory of reported leaking storage tank incidents reported from 4/1/86 through the most recent update. They can be either leaking underground storage tanks or leaking aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills.

Date of Government Version: 05/19/2014
Date Data Arrived at EDR: 05/22/2014
Date Made Active in Reports: 06/11/2014
Number of Days to Update: 20

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 08/19/2014
Next Scheduled EDR Contact: 12/01/2014
Data Release Frequency: Varies

HIST LTANKS: Listing of Leaking Storage Tanks

A listing of leaking underground and aboveground storage tanks. The causes of the incidents are tank test failures, tank failures or tank overfills. In 2002, the Department of Environmental Conservation stopped providing updates to its original Spills Information Database. This database includes fields that are no longer available from the NYDEC as of January 1, 2002. Current information may be found in the NY LTANKS database. Department of Environmental Conservation.

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 07/08/2005
Date Made Active in Reports: 07/14/2005
Number of Days to Update: 6

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 07/07/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 05/20/2014
Date Data Arrived at EDR: 06/10/2014
Date Made Active in Reports: 08/22/2014
Number of Days to Update: 73

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 10/27/2014
Next Scheduled EDR Contact: 02/09/2015
Data Release Frequency: Quarterly

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 08/04/2014
Date Data Arrived at EDR: 08/05/2014
Date Made Active in Reports: 08/22/2014
Number of Days to Update: 17

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 10/27/2014
Next Scheduled EDR Contact: 02/09/2015
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 03/01/2013
Date Data Arrived at EDR: 03/01/2013
Date Made Active in Reports: 04/12/2013
Number of Days to Update: 42

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 10/27/2014
Next Scheduled EDR Contact: 02/09/2015
Data Release Frequency: Quarterly

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 08/13/2014
Date Data Arrived at EDR: 08/15/2014
Date Made Active in Reports: 08/22/2014
Number of Days to Update: 7

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 10/27/2014
Next Scheduled EDR Contact: 02/09/2015
Data Release Frequency: Quarterly

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 05/22/2014
Date Data Arrived at EDR: 08/22/2014
Date Made Active in Reports: 09/18/2014
Number of Days to Update: 27

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 10/27/2014
Next Scheduled EDR Contact: 02/09/2015
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 05/14/2014
Date Data Arrived at EDR: 05/15/2014
Date Made Active in Reports: 07/15/2014
Number of Days to Update: 61

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 10/27/2014
Next Scheduled EDR Contact: 02/09/2015
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 07/30/2014
Date Data Arrived at EDR: 08/12/2014
Date Made Active in Reports: 08/22/2014
Number of Days to Update: 10

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 10/27/2014
Next Scheduled EDR Contact: 02/09/2015
Data Release Frequency: Semi-Annually

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 02/01/2013
Date Data Arrived at EDR: 05/01/2013
Date Made Active in Reports: 11/01/2013
Number of Days to Update: 184

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 08/01/2014
Next Scheduled EDR Contact: 11/10/2014
Data Release Frequency: Varies

***State and tribal registered storage tank lists***

TANKS: Storage Tank Faciliy Listing
This database contains records of facilities that are or have been regulated under Bulk Storage Program. Tank Information for these facilities may not be releasable by the state agency.

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 07/02/2014
Date Made Active in Reports: 08/14/2014
Number of Days to Update: 43

Source: Department of Environmental Conservation
Telephone: 518-402-9543
Last EDR Contact: 10/01/2014
Next Scheduled EDR Contact: 01/12/2015
Data Release Frequency: Quarterly

UST: Petroleum Bulk Storage (PBS) Database
Facilities that have petroleum storage capacities in excess of 1,100 gallons and less than 400,000 gallons.

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 07/02/2014
Date Made Active in Reports: 08/21/2014
Number of Days to Update: 50

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 10/01/2014
Next Scheduled EDR Contact: 01/12/2015
Data Release Frequency: No Update Planned

CBS UST: Chemical Bulk Storage Database
Facilities that store regulated hazardous substances in underground tanks of any size

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 02/20/2002
Date Made Active in Reports: 03/22/2002
Number of Days to Update: 30

Source: NYSDEC
Telephone: 518-402-9549
Last EDR Contact: 10/24/2005
Next Scheduled EDR Contact: 01/23/2006
Data Release Frequency: No Update Planned

MOSF UST: Major Oil Storage Facilities Database
Facilities that may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater.

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 02/20/2002
Date Made Active in Reports: 03/22/2002
Number of Days to Update: 30

Source: NYSDEC
Telephone: 518-402-9549
Last EDR Contact: 07/25/2005
Next Scheduled EDR Contact: 10/24/2005
Data Release Frequency: No Update Planned

AST: Petroleum Bulk Storage
Registered Aboveground Storage Tanks.

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 07/02/2014
Date Made Active in Reports: 08/21/2014
Number of Days to Update: 50

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 10/01/2014
Next Scheduled EDR Contact: 01/12/2015
Data Release Frequency: No Update Planned

CBS AST: Chemical Bulk Storage Database
Facilities that store regulated hazardous substances in aboveground tanks with capacities of 185 gallons or greater, and/or in underground tanks of any size.

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 02/20/2002
Date Made Active in Reports: 03/22/2002
Number of Days to Update: 30

Source: NYSDEC
Telephone: 518-402-9549
Last EDR Contact: 07/25/2005
Next Scheduled EDR Contact: 10/24/2005
Data Release Frequency: No Update Planned

MOSF AST: Major Oil Storage Facilities Database
Facilities that may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater.

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 02/20/2002
Date Made Active in Reports: 03/22/2002
Number of Days to Update: 30

Source: NYSDEC
Telephone: 518-402-9549
Last EDR Contact: 07/25/2005
Next Scheduled EDR Contact: 10/24/2005
Data Release Frequency: No Update Planned

CBS: Chemical Bulk Storage Site Listing
These facilities store regulated hazardous substances in aboveground tanks with capacities of 185 gallons or greater, and/or in underground tanks of any size

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 07/02/2014
Date Made Active in Reports: 08/21/2014
Number of Days to Update: 50

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 10/01/2014
Next Scheduled EDR Contact: 01/12/2015
Data Release Frequency: Quarterly

MOSF: Major Oil Storage Facility Site Listing
These facilities may be onshore facilities or vessels, with petroleum storage capacities of 400,000 gallons or greater.

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 07/02/2014
Date Made Active in Reports: 08/21/2014
Number of Days to Update: 50

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 10/01/2014
Next Scheduled EDR Contact: 01/12/2015
Data Release Frequency: Quarterly

INDIAN UST R7: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 08/20/2014
Date Data Arrived at EDR: 08/22/2014
Date Made Active in Reports: 09/18/2014
Number of Days to Update: 27

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 10/27/2014
Next Scheduled EDR Contact: 02/09/2015
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 08/13/2014
Date Data Arrived at EDR: 08/15/2014
Date Made Active in Reports: 08/22/2014
Number of Days to Update: 7

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 10/27/2014
Next Scheduled EDR Contact: 02/09/2015
Data Release Frequency: Quarterly

INDIAN UST R10: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 05/20/2014
Date Data Arrived at EDR: 06/10/2014
Date Made Active in Reports: 08/15/2014
Number of Days to Update: 66

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 10/27/2014
Next Scheduled EDR Contact: 02/09/2015
Data Release Frequency: Quarterly

INDIAN UST R9: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 08/14/2014
Date Data Arrived at EDR: 08/15/2014
Date Made Active in Reports: 08/22/2014
Number of Days to Update: 7

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 10/27/2014
Next Scheduled EDR Contact: 02/09/2015
Data Release Frequency: Quarterly

INDIAN UST R6: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 07/25/2014
Date Data Arrived at EDR: 07/28/2014
Date Made Active in Reports: 08/22/2014
Number of Days to Update: 25

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 10/27/2014
Next Scheduled EDR Contact: 02/09/2015
Data Release Frequency: Semi-Annually

INDIAN UST R5: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 08/04/2014
Date Data Arrived at EDR: 08/05/2014
Date Made Active in Reports: 08/22/2014
Number of Days to Update: 17

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 10/27/2014
Next Scheduled EDR Contact: 02/09/2015
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 07/30/2014
Date Data Arrived at EDR: 08/12/2014
Date Made Active in Reports: 08/22/2014
Number of Days to Update: 10

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 10/27/2014
Next Scheduled EDR Contact: 02/09/2015
Data Release Frequency: Semi-Annually

INDIAN UST R1: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 02/01/2013
Date Data Arrived at EDR: 05/01/2013
Date Made Active in Reports: 01/27/2014
Number of Days to Update: 271

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 08/01/2014
Next Scheduled EDR Contact: 11/10/2014
Data Release Frequency: Varies

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010
Date Data Arrived at EDR: 02/16/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 55

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 10/10/2014
Next Scheduled EDR Contact: 01/26/2015
Data Release Frequency: Varies

***State and tribal institutional control / engineering control registries***

ENG CONTROLS: Registry of Engineering Controls
Environmental Remediation sites that have engineering controls in place.

Date of Government Version: 07/16/2014
Date Data Arrived at EDR: 07/17/2014
Date Made Active in Reports: 08/14/2014
Number of Days to Update: 28

Source: Department of Environmental Conservation
Telephone: 518-402-9553
Last EDR Contact: 09/25/2014
Next Scheduled EDR Contact: 12/01/2014
Data Release Frequency: Quarterly

INST CONTROL: Registry of Institutional Controls
Environmental Remediation sites that have institutional controls in place.

Date of Government Version: 07/16/2014
Date Data Arrived at EDR: 07/17/2014
Date Made Active in Reports: 08/14/2014
Number of Days to Update: 28

Source: Department of Environmental Conservation
Telephone: 518-402-9553
Last EDR Contact: 09/25/2014
Next Scheduled EDR Contact: 12/01/2014
Data Release Frequency: Quarterly

***State and tribal voluntary cleanup sites***

VCP: Voluntary Cleanup Agreements
New York established its Voluntary Cleanup Program (VCP) to address the environmental, legal and financial barriers that often hinder the redevelopment and reuse of contaminated properties. The Voluntary Cleanup Program was developed to enhance private sector cleanup of brownfields by enabling parties to remediate sites using private rather than public funds and to reduce the development pressures on "greenfield" sites.

Date of Government Version: 07/16/2014
Date Data Arrived at EDR: 07/17/2014
Date Made Active in Reports: 08/14/2014
Number of Days to Update: 28

Source: Department of Environmental Conservation
Telephone: 518-402-9711
Last EDR Contact: 09/25/2014
Next Scheduled EDR Contact: 12/01/2014
Data Release Frequency: Semi-Annually

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 05/30/2014
Date Data Arrived at EDR: 07/01/2014
Date Made Active in Reports: 08/15/2014
Number of Days to Update: 45

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 10/01/2014
Next Scheduled EDR Contact: 01/12/2015
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng
A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

***State and tribal Brownfields sites***

ERP: Environmental Restoration Program Listing
In an effort to spur the cleanup and redevelopment of brownfields, New Yorkers approved a $200 million Environmental Restoration or Brownfields Fund as part of the $1.75 billion Clean Water/Clean Air Bond Act of 1996 (1996 Bond Act). Enhancements to the program were enacted on October 7, 2003. Under the Environmental Restoration Program, the State provides grants to municipalities to reimburse up to 90 percent of on-site eligible costs and 100% of off-site eligible costs for site investigation and remediation activities. Once remediated, the property may then be reused for commercial, industrial, residential or public use.

Date of Government Version: 07/16/2014
Date Data Arrived at EDR: 07/17/2014
Date Made Active in Reports: 08/14/2014
Number of Days to Update: 28

Source: Department of Environmental Conservation
Telephone: 518-402-9622
Last EDR Contact: 09/25/2014
Next Scheduled EDR Contact: 12/01/2014
Data Release Frequency: Quarterly

BROWNFIELDS: Brownfields Site List

A Brownfield is any real property where redevelopment or re-use may be complicated by the presence or potential presence of a hazardous waste, petroleum, pollutant, or contaminant.

Date of Government Version: 07/16/2014
Date Data Arrived at EDR: 07/17/2014
Date Made Active in Reports: 08/14/2014
Number of Days to Update: 28

Source: Department of Environmental Conservation
Telephone: 518-402-9764
Last EDR Contact: 09/25/2014
Next Scheduled EDR Contact: 12/01/2014
Data Release Frequency: Semi-Annually

**ADDITIONAL ENVIRONMENTAL RECORDS**

***Local Brownfield lists***

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 09/22/2014
Date Data Arrived at EDR: 09/23/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 09/23/2014
Next Scheduled EDR Contact: 01/05/2015
Data Release Frequency: Semi-Annually

***Local Lists of Landfill / Solid Waste Disposal Sites***

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 10/24/2014
Next Scheduled EDR Contact: 02/09/2015
Data Release Frequency: No Update Planned

SWTIRE: Registered Waste Tire Storage & Facility List

A listing of facilities registered to accept waste tires.

Date of Government Version: 08/01/2006
Date Data Arrived at EDR: 11/15/2006
Date Made Active in Reports: 11/30/2006
Number of Days to Update: 15

Source: Department of Environmental Conservation
Telephone: 518-402-8694
Last EDR Contact: 10/20/2014
Next Scheduled EDR Contact: 02/02/2015
Data Release Frequency: Annually

SWRCY: Registered Recycling Facility List
A listing of recycling facilities.

Date of Government Version: 07/08/2014
Date Data Arrived at EDR: 07/10/2014
Date Made Active in Reports: 08/14/2014
Number of Days to Update: 35

Source: Department of Environmental Conservation
Telephone: 518-402-8705
Last EDR Contact: 10/06/2014
Next Scheduled EDR Contact: 01/19/2015
Data Release Frequency: Semi-Annually

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands
Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 08/01/2014
Next Scheduled EDR Contact: 11/17/2014
Data Release Frequency: Varies

***Local Lists of Hazardous waste / Contaminated Sites***

US CDL: Clandestine Drug Labs
A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 07/25/2014
Date Data Arrived at EDR: 09/09/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 41

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 09/03/2014
Next Scheduled EDR Contact: 12/15/2014
Data Release Frequency: Quarterly

DEL SHWS: Delisted Registry Sites
A database listing of sites delisted from the Registry of Inactive Hazardous Waste Disposal Sites.

Date of Government Version: 07/16/2014
Date Data Arrived at EDR: 07/17/2014
Date Made Active in Reports: 08/14/2014
Number of Days to Update: 28

Source: Department of Environmental Conservation
Telephone: 518-402-9622
Last EDR Contact: 09/25/2014
Next Scheduled EDR Contact: 12/01/2014
Data Release Frequency: Annually

US HIST CDL: National Clandestine Laboratory Register
A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 07/25/2014
Date Data Arrived at EDR: 09/09/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 41

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 09/03/2014
Next Scheduled EDR Contact: 12/15/2014
Data Release Frequency: No Update Planned

***Local Lists of Registered Storage Tanks***

HIST UST: Historical Petroleum Bulk Storage Database
These facilities have petroleum storage capacities in excess of 1,100 gallons and less than 400,000 gallons. This database contains detailed information per site. It is no longer updated due to the sensitive nature of the information involved. See UST for more current data.

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 06/02/2006
Date Made Active in Reports: 07/20/2006
Number of Days to Update: 48

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 10/23/2006
Next Scheduled EDR Contact: 01/22/2007
Data Release Frequency: Varies

HIST AST: Historical Petroleum Bulk Storage Database
These facilities have petroleum storage capabilities in excess of 1,100 gallons and less than 400,000 gallons. This database contains detailed information per site. No longer updated due to the sensitive nature of the information involved. See AST for more current data.

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 06/02/2006
Date Made Active in Reports: 07/20/2006
Number of Days to Update: 48

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 10/23/2006
Next Scheduled EDR Contact: 01/22/2007
Data Release Frequency: No Update Planned

***Local Land Records***

LIENS 2: CERCLA Lien Information
A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 02/18/2014
Date Data Arrived at EDR: 03/18/2014
Date Made Active in Reports: 04/24/2014
Number of Days to Update: 37

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 10/27/2014
Next Scheduled EDR Contact: 02/09/2015
Data Release Frequency: Varies

LIENS: Spill Liens Information
Lien information from the Oil Spill Fund.

Date of Government Version: 05/21/2014
Date Data Arrived at EDR: 05/22/2014
Date Made Active in Reports: 06/10/2014
Number of Days to Update: 19

Source: Office of the State Comptroller
Telephone: 518-474-9034
Last EDR Contact: 08/11/2014
Next Scheduled EDR Contact: 11/24/2014
Data Release Frequency: Varies

***Records of Emergency Release Reports***

HMIRS: Hazardous Materials Information Reporting System
Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 06/30/2014
Date Data Arrived at EDR: 07/01/2014
Date Made Active in Reports: 09/18/2014
Number of Days to Update: 79

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 10/01/2014
Next Scheduled EDR Contact: 01/12/2015
Data Release Frequency: Annually

SPILLS: Spills Information Database
Data collected on spills reported to NYSDEC as required by one or more of the following: Article 12 of the Navigation Law, 6 NYCRR Section 613.8 (from PBS regs), or 6 NYCRR Section 595.2 (from CBS regs). It includes spills active as of April 1, 1986, as well as spills occurring since this date.

Date of Government Version: 05/19/2014
Date Data Arrived at EDR: 05/22/2014
Date Made Active in Reports: 06/11/2014
Number of Days to Update: 20

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 08/19/2014
Next Scheduled EDR Contact: 12/01/2014
Data Release Frequency: Varies

HIST SPILLS: SPILLS Database

This database contains records of chemical and petroleum spill incidents. Under State law, petroleum and hazardous chemical spills that can impact the waters of the state must be reported by the spiller (and, in some cases, by anyone who has knowledge of the spills). In 2002, the Department of Environmental Conservation stopped providing updates to its original Spills Information Database. This database includes fields that are no longer available from the NYDEC as of January 1, 2002. Current information may be found in the NY SPILLS database. Department of Environmental Conservation.

Date of Government Version: 01/01/2002
Date Data Arrived at EDR: 07/08/2005
Date Made Active in Reports: 07/14/2005
Number of Days to Update: 6

Source: Department of Environmental Conservation
Telephone: 518-402-9549
Last EDR Contact: 07/07/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 12/14/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/12/2013
Number of Days to Update: 40

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SPILLS 80: SPILLS80 data from FirstSearch

Spills 80 includes those spill and release records available from FirstSearch databases prior to 1990. Typically, they may include chemical, oil and/or hazardous substance spills recorded before 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 80.

Date of Government Version: 11/02/2010
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 03/07/2013
Number of Days to Update: 63

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

***Other Ascertainable Records***

RCRA NonGen / NLR: RCRA - Non Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 06/10/2014
Date Data Arrived at EDR: 07/02/2014
Date Made Active in Reports: 09/18/2014
Number of Days to Update: 78

Source: Environmental Protection Agency
Telephone: (212) 637-3660
Last EDR Contact: 10/01/2014
Next Scheduled EDR Contact: 01/12/2015
Data Release Frequency: Varies

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012
Date Data Arrived at EDR: 08/07/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 42

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 08/06/2014
Next Scheduled EDR Contact: 11/17/2014
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2006
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 10/24/2014
Next Scheduled EDR Contact: 01/26/2015
Data Release Frequency: Semi-Annually

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 06/06/2014
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 09/18/2014
Number of Days to Update: 8

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 09/10/2014
Next Scheduled EDR Contact: 12/22/2014
Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 01/24/2014
Date Made Active in Reports: 02/24/2014
Number of Days to Update: 31

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 09/30/2014
Next Scheduled EDR Contact: 01/12/2015
Data Release Frequency: Varies

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 11/25/2013
Date Data Arrived at EDR: 12/12/2013
Date Made Active in Reports: 02/24/2014
Number of Days to Update: 74

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 09/09/2014
Next Scheduled EDR Contact: 12/22/2014
Data Release Frequency: Annually

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 09/14/2010
Date Data Arrived at EDR: 10/07/2011
Date Made Active in Reports: 03/01/2012
Number of Days to Update: 146

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 08/20/2014
Next Scheduled EDR Contact: 12/08/2014
Data Release Frequency: Varies

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 01/30/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 07/15/2014
Number of Days to Update: 132

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 09/04/2014
Next Scheduled EDR Contact: 12/15/2014
Data Release Frequency: Semi-Annually

TRIS: Toxic Chemical Release Inventory System
Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 07/31/2013
Date Made Active in Reports: 09/13/2013
Number of Days to Update: 44

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 08/29/2014
Next Scheduled EDR Contact: 12/08/2014
Data Release Frequency: Annually

TSCA: Toxic Substances Control Act
Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2006
Date Data Arrived at EDR: 09/29/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 64

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 09/26/2014
Next Scheduled EDR Contact: 01/05/2015
Data Release Frequency: Every 4 Years

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/19/2014
Next Scheduled EDR Contact: 12/08/2014
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/19/2014
Next Scheduled EDR Contact: 12/08/2014
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

SSTS: Section 7 Tracking Systems
Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/10/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 77

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 10/27/2014
Next Scheduled EDR Contact: 02/09/2015
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System
The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 05/06/2014
Date Data Arrived at EDR: 05/16/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 32

Source: Environmental Protection Agency
Telephone: 202-564-5088
Last EDR Contact: 10/10/2014
Next Scheduled EDR Contact: 01/26/2015
Data Release Frequency: Quarterly

PADS: PCB Activity Database System
PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 06/01/2013
Date Data Arrived at EDR: 07/17/2013
Date Made Active in Reports: 11/01/2013
Number of Days to Update: 107

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 10/15/2014
Next Scheduled EDR Contact: 01/26/2015
Data Release Frequency: Annually

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 07/22/2013
Date Data Arrived at EDR: 08/02/2013
Date Made Active in Reports: 11/01/2013
Number of Days to Update: 91

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 09/08/2014
Next Scheduled EDR Contact: 12/22/2014
Data Release Frequency: Quarterly

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 10/07/2014
Date Data Arrived at EDR: 10/08/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 12

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 10/08/2014
Next Scheduled EDR Contact: 01/19/2015
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 08/16/2014
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 40

Source: EPA
Telephone: (212) 637-3000
Last EDR Contact: 09/10/2014
Next Scheduled EDR Contact: 12/22/2014
Data Release Frequency: Quarterly

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 05/23/2014
Date Made Active in Reports: 07/28/2014
Number of Days to Update: 66

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 10/27/2014
Next Scheduled EDR Contact: 02/09/2015
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 02/26/2013
Date Made Active in Reports: 04/19/2013
Number of Days to Update: 52

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 08/29/2014
Next Scheduled EDR Contact: 12/08/2014
Data Release Frequency: Biennially

HSWDS: Hazardous Substance Waste Disposal Site Inventory
The list includes any known or suspected hazardous substance waste disposal sites. Also included are sites delisted from the Registry of Inactive Hazardous Waste Disposal Sites and non-Registry sites that U.S. EPA Preliminary Assessment (PA) reports or Site Investigation (SI) reports were prepared. Hazardous Substance Waste Disposal Sites are eligible to be Superfund sites now that the New York State Superfund has been refinanced and changed. This means that the study inventory has served its purpose and will no longer be maintained as a separate entity. The last version of the study inventory is frozen in time. The sites on the study will not automatically be made Superfund sites, rather each site will be further evaluated for listing on the Registry. So overtime they will be added to the registry or not.

Date of Government Version: 01/01/2003
Date Data Arrived at EDR: 10/20/2006
Date Made Active in Reports: 11/30/2006
Number of Days to Update: 41

Source: Department of Environmental Conservation
Telephone: 518-402-9564
Last EDR Contact: 05/26/2009
Next Scheduled EDR Contact: 08/24/2009
Data Release Frequency: No Update Planned

UIC: Underground Injection Control Wells
A listing of enhanced oil recovery underground injection wells.

Date of Government Version: 06/09/2014
Date Data Arrived at EDR: 06/12/2014
Date Made Active in Reports: 08/05/2014
Number of Days to Update: 54

Source: Department of Environmental Conservation
Telephone: 518-402-8056
Last EDR Contact: 09/10/2014
Next Scheduled EDR Contact: 12/22/2014
Data Release Frequency: Quarterly

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 08/01/2014
Date Data Arrived at EDR: 08/07/2014
Date Made Active in Reports: 10/17/2014
Number of Days to Update: 71

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 08/07/2014
Next Scheduled EDR Contact: 11/17/2014
Data Release Frequency: Annually

DRYCLEANERS: Registered Drycleaners
A listing of all registered drycleaning facilities.

Date of Government Version: 07/17/2014
Date Data Arrived at EDR: 07/18/2014
Date Made Active in Reports: 08/14/2014
Number of Days to Update: 27

Source: Department of Environmental Conservation
Telephone: 518-402-8403
Last EDR Contact: 09/15/2014
Next Scheduled EDR Contact: 12/29/2014
Data Release Frequency: Varies

SPDES: State Pollutant Discharge Elimination System
New York State has a state program which has been approved by the United States Environmental Protection Agency for the control of wastewater and stormwater discharges in accordance with the Clean Water Act. Under New York State law the program is known as the State Pollutant Discharge Elimination System (SPDES) and is broader in scope than that required by the Clean Water Act in that it controls point source discharges to groundwaters as well as surface waters.

Date of Government Version: 05/29/2014
Date Data Arrived at EDR: 05/30/2014
Date Made Active in Reports: 06/12/2014
Number of Days to Update: 13

Source: Department of Environmental Conservation
Telephone: 518-402-8233
Last EDR Contact: 10/27/2014
Next Scheduled EDR Contact: 02/09/2015
Data Release Frequency: No Update Planned

AIRS: Air Emissions Data
Point source emissions inventory data.

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 11/01/2013
Date Made Active in Reports: 01/09/2014
Number of Days to Update: 69

Source: Department of Environmental Conservation
Telephone: 518-402-8452
Last EDR Contact: 10/27/2014
Next Scheduled EDR Contact: 02/09/2015
Data Release Frequency: Annually

E DESIGNATION: E DESIGNATION SITE LISTING

The (E (Environmental)) designation would ensure that sampling and remediation take place on the subject properties, and would avoid any significant impacts related to hazardous materials at these locations. The (E) designations would require that the fee owner of the sites conduct a testing and sampling protocol, and remediation where appropriate, to the satisfaction of the NYCDEP before the issuance of a building permit by the Department of Buildings pursuant to the provisions of Section 11-15 of the Zoning Resolution (Environmental Requirements). The (E) designations also include a mandatory construction-related health and safety plan which must be approved by NYCDEP.

Date of Government Version: 06/18/2014
Date Data Arrived at EDR: 06/30/2014
Date Made Active in Reports: 07/02/2014
Number of Days to Update: 2

Source: New York City Department of City Planning
Telephone: 718-595-6658
Last EDR Contact: 09/23/2014
Next Scheduled EDR Contact: 01/05/2015
Data Release Frequency: Varies

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 12/08/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 34

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 10/24/2014
Next Scheduled EDR Contact: 01/26/2015
Data Release Frequency: Semi-Annually

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 03/07/2011
Date Data Arrived at EDR: 03/09/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 54

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 10/20/2014
Next Scheduled EDR Contact: 02/02/2015
Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 10/24/2014
Next Scheduled EDR Contact: 01/26/2015
Data Release Frequency: N/A

Financial Assurance 1: Financial Assurance Information Listing

Financial assurance information.

Date of Government Version: 07/08/2014
Date Data Arrived at EDR: 07/10/2014
Date Made Active in Reports: 08/14/2014
Number of Days to Update: 35

Source: Department of Environmental Conservation
Telephone: 518-402-8660
Last EDR Contact: 10/06/2014
Next Scheduled EDR Contact: 01/19/2015
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 11/11/2011
Date Data Arrived at EDR: 05/18/2012
Date Made Active in Reports: 05/25/2012
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 08/15/2014
Next Scheduled EDR Contact: 11/24/2014
Data Release Frequency: Varies

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 10/25/2013
Date Data Arrived at EDR: 10/17/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 3

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 09/30/2014
Next Scheduled EDR Contact: 01/12/2015
Data Release Frequency: Quarterly

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 06/04/2014
Date Data Arrived at EDR: 06/12/2014
Date Made Active in Reports: 07/28/2014
Number of Days to Update: 46

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 10/06/2014
Next Scheduled EDR Contact: 01/19/2015
Data Release Frequency: Varies

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 08/15/2014
Next Scheduled EDR Contact: 11/24/2014
Data Release Frequency: Quarterly

COAL ASH: Coal Ash Disposal Site Listing

A listing of coal ash disposal site locations.

Date of Government Version: 07/09/2014
Date Data Arrived at EDR: 07/10/2014
Date Made Active in Reports: 08/14/2014
Number of Days to Update: 35

Source: Department of Environmental Conservation
Telephone: 518-402-8660
Last EDR Contact: 10/06/2014
Next Scheduled EDR Contact: 01/19/2015
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 02/01/2011
Date Data Arrived at EDR: 10/19/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 83

Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 08/01/2014
Next Scheduled EDR Contact: 11/10/2014
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 09/10/2014
Next Scheduled EDR Contact: 12/22/2014
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information
All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 09/04/2014
Date Data Arrived at EDR: 09/04/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 46

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 08/14/2014
Next Scheduled EDR Contact: 12/01/2014
Data Release Frequency: Quarterly

Financial Assurance 2: Financial Assurance Information Listing
A listing of financial assurance information for hazardous waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 11/01/2013
Date Data Arrived at EDR: 12/05/2013
Date Made Active in Reports: 02/17/2014
Number of Days to Update: 74

Source: Department of Environmental Conservation
Telephone: 518-402-8712
Last EDR Contact: 10/06/2014
Next Scheduled EDR Contact: 01/19/2015
Data Release Frequency: Varies

US AIRS MINOR: Air Facility System Data
A listing of minor source facilities.

Date of Government Version: 10/23/2013
Date Data Arrived at EDR: 11/06/2013
Date Made Active in Reports: 12/06/2013
Number of Days to Update: 30

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/29/2014
Next Scheduled EDR Contact: 01/12/2015
Data Release Frequency: Annually

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)
The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/23/2013
Date Data Arrived at EDR: 11/06/2013
Date Made Active in Reports: 12/06/2013
Number of Days to Update: 30

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/29/2014
Next Scheduled EDR Contact: 01/12/2015
Data Release Frequency: Annually

COAL ASH DOE: Sleam-Electric Plan Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 10/17/2014
Next Scheduled EDR Contact: 01/26/2015
Data Release Frequency: Varies

**EDR HIGH RISK HISTORICAL RECORDS**

***EDR Exclusive Records***

EDR MGP: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR US Hist Auto Stat: EDR Exclusive Historic Gas Stations
EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR US Hist Cleaners: EDR Exclusive Historic Dry Cleaners
EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

## EDR RECOVERED GOVERNMENT ARCHIVES

***Exclusive Recovered Govt. Archives***

RGA LF: Recovered Government Archive Solid Waste Facilities List
The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Conservation in New York.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/10/2014
Number of Days to Update: 193

Source: Department of Environmental Conservation
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List
The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Conservation in New York.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: Department of Environmental Conservation
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

## COUNTY RECORDS

CORTLAND COUNTY:

Cortland County Storage Tank Listing
A listing of aboveground storage tank sites located in Cortland County.

Date of Government Version: 05/30/2014
Date Data Arrived at EDR: 05/30/2014
Date Made Active in Reports: 06/13/2014
Number of Days to Update: 14

Source: Cortland County Health Department
Telephone: 607-753-5035
Last EDR Contact: 09/24/2014
Next Scheduled EDR Contact: 11/17/2014
Data Release Frequency: Quarterly

Cortland County Storage Tank Listing
A listing of underground storage tank sites located in Cortland County.

Date of Government Version: 05/30/2014
Date Data Arrived at EDR: 05/30/2014
Date Made Active in Reports: 06/13/2014
Number of Days to Update: 14

Source: Cortland County Health Department
Telephone: 607-753-5035
Last EDR Contact: 09/24/2014
Next Scheduled EDR Contact: 11/17/2014
Data Release Frequency: Quarterly

NASSAU COUNTY:

Registered Tank Database
A listing of aboveground storage tank sites located in Nassau County.

Date of Government Version: 11/20/2013
Date Data Arrived at EDR: 11/22/2013
Date Made Active in Reports: 02/11/2014
Number of Days to Update: 81

Source: Nassau County Health Department
Telephone: 516-571-3314
Last EDR Contact: 10/06/2014
Next Scheduled EDR Contact: 01/19/2015
Data Release Frequency: No Update Planned

Storage Tank Database
A listing of aboveground storage tank sites located in Nassau County.

Date of Government Version: 02/15/2011
Date Data Arrived at EDR: 02/23/2011
Date Made Active in Reports: 03/29/2011
Number of Days to Update: 34

Source: Nassau County Office of the Fire Marshal
Telephone: 516-572-1000
Last EDR Contact: 08/05/2014
Next Scheduled EDR Contact: 11/17/2014
Data Release Frequency: Varies

Registered Tank Database
A listing of underground storage tank sites located in Nassau County.

Date of Government Version: 11/20/2013
Date Data Arrived at EDR: 11/22/2013
Date Made Active in Reports: 02/11/2014
Number of Days to Update: 81

Source: Nassau County Health Department
Telephone: 516-571-3314
Last EDR Contact: 10/06/2014
Next Scheduled EDR Contact: 01/19/2015
Data Release Frequency: No Update Planned

Storage Tank Database
A listing of underground storage tank sites located in Nassau County.

Date of Government Version: 02/15/2011
Date Data Arrived at EDR: 02/23/2011
Date Made Active in Reports: 03/29/2011
Number of Days to Update: 34

Source: Nassau County Office of the Fire Marshal
Telephone: 516-572-1000
Last EDR Contact: 08/05/2014
Next Scheduled EDR Contact: 11/17/2014
Data Release Frequency: Varies

ROCKLAND COUNTY:

Petroleum Bulk Storage Database
A listing of aboveground storage tank sites located in Rockland County.

Date of Government Version: 06/23/2014
Date Data Arrived at EDR: 06/25/2014
Date Made Active in Reports: 08/05/2014
Number of Days to Update: 41

Source: Rockland County Health Department
Telephone: 914-364-2605
Last EDR Contact: 09/08/2014
Next Scheduled EDR Contact: 12/22/2014
Data Release Frequency: Quarterly

Petroleum Bulk Storage Database
A listing of underground storage tank sites located in Rockland County.

Date of Government Version: 06/23/2014
Date Data Arrived at EDR: 06/25/2014
Date Made Active in Reports: 08/05/2014
Number of Days to Update: 41

Source: Rockland County Health Department
Telephone: 914-364-2605
Last EDR Contact: 09/08/2014
Next Scheduled EDR Contact: 12/22/2014
Data Release Frequency: Quarterly

SUFFOLK COUNTY:

Storage Tank Database
A listing of aboveground storage tank sites located in Suffolk County.

Date of Government Version: 01/30/2014
Date Data Arrived at EDR: 02/28/2014
Date Made Active in Reports: 04/03/2014
Number of Days to Update: 34

Source: Suffolk County Department of Health Services
Telephone: 631-854-2521
Last EDR Contact: 08/05/2014
Next Scheduled EDR Contact: 11/17/2014
Data Release Frequency: No Update Planned

Storage Tank Database
A listing of underground storage tank sites located in Suffolk County.

Date of Government Version: 01/30/2014
Date Data Arrived at EDR: 02/28/2014
Date Made Active in Reports: 04/03/2014
Number of Days to Update: 34

Source: Suffolk County Department of Health Services
Telephone: 631-854-2521
Last EDR Contact: 08/05/2014
Next Scheduled EDR Contact: 11/17/2014
Data Release Frequency: No Update Planned

WESTCHESTER COUNTY:

Listing of Storage Tanks
A listing of aboveground storage tank sites located in Westchester County.

Date of Government Version: 06/12/2014
Date Data Arrived at EDR: 06/13/2014
Date Made Active in Reports: 08/05/2014
Number of Days to Update: 53

Source: Westchester County Department of Health
Telephone: 914-813-5161
Last EDR Contact: 08/05/2014
Next Scheduled EDR Contact: 11/17/2014
Data Release Frequency: Varies

Listing of Storage Tanks
A listing of underground storage tank sites located in Westchester County.

Date of Government Version: 06/12/2014
Date Data Arrived at EDR: 06/13/2014
Date Made Active in Reports: 08/05/2014
Number of Days to Update: 53

Source: Westchester County Department of Health
Telephone: 914-813-5161
Last EDR Contact: 08/05/2014
Next Scheduled EDR Contact: 11/17/2014
Data Release Frequency: Varies

## OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 07/30/2013
Date Data Arrived at EDR: 08/19/2013
Date Made Active in Reports: 10/03/2013
Number of Days to Update: 45

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 08/19/2014
Next Scheduled EDR Contact: 12/01/2014
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 07/19/2012
Date Made Active in Reports: 08/28/2012
Number of Days to Update: 40

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 10/10/2014
Next Scheduled EDR Contact: 01/26/2015
Data Release Frequency: Annually

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 07/21/2014
Date Made Active in Reports: 08/25/2014
Number of Days to Update: 35

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 10/20/2014
Next Scheduled EDR Contact: 02/02/2015
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 07/15/2014
Date Made Active in Reports: 08/13/2014
Number of Days to Update: 29

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 08/26/2014
Next Scheduled EDR Contact: 12/08/2014
Data Release Frequency: Annually

VT MANIFEST: Hazardous Waste Manifest Data
Hazardous waste manifest information.

Date of Government Version: 03/27/2014
Date Data Arrived at EDR: 06/12/2014
Date Made Active in Reports: 07/17/2014
Number of Days to Update: 35

Source: Department of Environmental Conservation
Telephone: 802-241-3443
Last EDR Contact: 10/20/2014
Next Scheduled EDR Contact: 02/02/2015
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 06/20/2014
Date Made Active in Reports: 08/07/2014
Number of Days to Update: 48

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 09/15/2014
Next Scheduled EDR Contact: 12/29/2014
Data Release Frequency: Annually

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.
Daycare Centers: Day Care Providers
Source: Department of Health
Telephone: 212-676-2444

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Freshwater Wetlands
Source: Department of Environmental Conservation
Telephone: 518-402-8961

Scanned Digital USGS 7.5' Topographic Map (DRG)
Source: United States Geologic Survey
A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

**STREET AND ADDRESS INFORMATION**

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# GEOCHECK®- PHYSICAL SETTING SOURCE ADDENDUM

**TARGET PROPERTY ADDRESS**

GEORGICA GREENE VENTURES
221 EAST MAIN STREET
RIVERHEAD, NY 11901

**TARGET PROPERTY COORDINATES**

| | |
|---|---|
| Latitude (North): | 40.9177 - 40° 55' 3.72" |
| Longitude (West): | 72.6592 - 72° 39' 33.12" |
| Universal Tranverse Mercator: | Zone 18 |
| UTM X (Meters): | 697122.8 |
| UTM Y (Meters): | 4532047.5 |
| Elevation: | 13 ft. above sea level |

**USGS TOPOGRAPHIC MAP**

| | |
|---|---|
| Target Property Map: | 40072-H6 RIVERHEAD, NY |
| Most Recent Revision: | 1956 |

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

**GROUNDWATER FLOW DIRECTION INFORMATION**

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

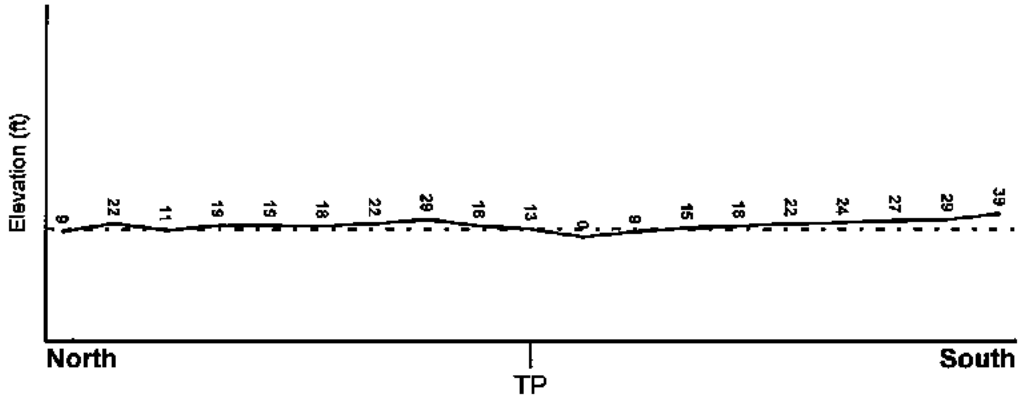
**TOPOGRAPHIC INFORMATION**

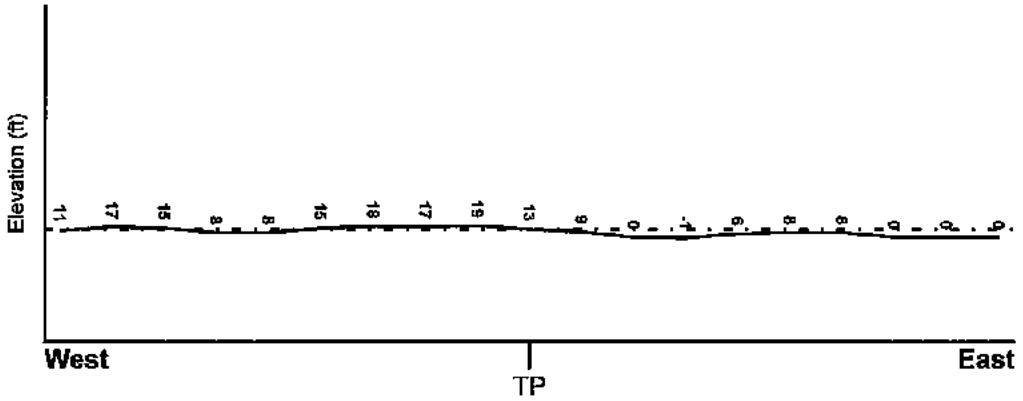
Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

**TARGET PROPERTY TOPOGRAPHY**

General Topographic Gradient: General SE

**SURROUNDING TOPOGRAPHY: ELEVATION PROFILES**




**Target Property Elevation: 13 ft.**

0 1/2 1 Miles

Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

### FEMA FLOOD ZONE

| Target Property County | FEMA Flood Electronic Data |
|---|---|
| SUFFOLK, NY | YES - refer to the Overview Map and Detail Map |

| | |
|---|---|
| Flood Plain Panel at Target Property: | 36103C - FEMA DFIRM Flood data |
| Additional Panels in search area: | Not Reported |

### NATIONAL WETLAND INVENTORY

| NWI Quad at Target Property | NWI Electronic Data Coverage |
|---|---|
| RIVERHEAD | YES - refer to the Overview Map and Detail Map |

## HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

***Site-Specific Hydrogeological Data*:***

| | |
|---|---|
| Search Radius: | 1.25 miles |
| Status: | Not found |

### AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

| MAP ID | LOCATION FROM TP | GENERAL DIRECTION GROUNDWATER FLOW |
|---|---|---|
| Not Reported | | |

* ©1996 Site-specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

**GROUNDWATER FLOW VELOCITY INFORMATION**

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

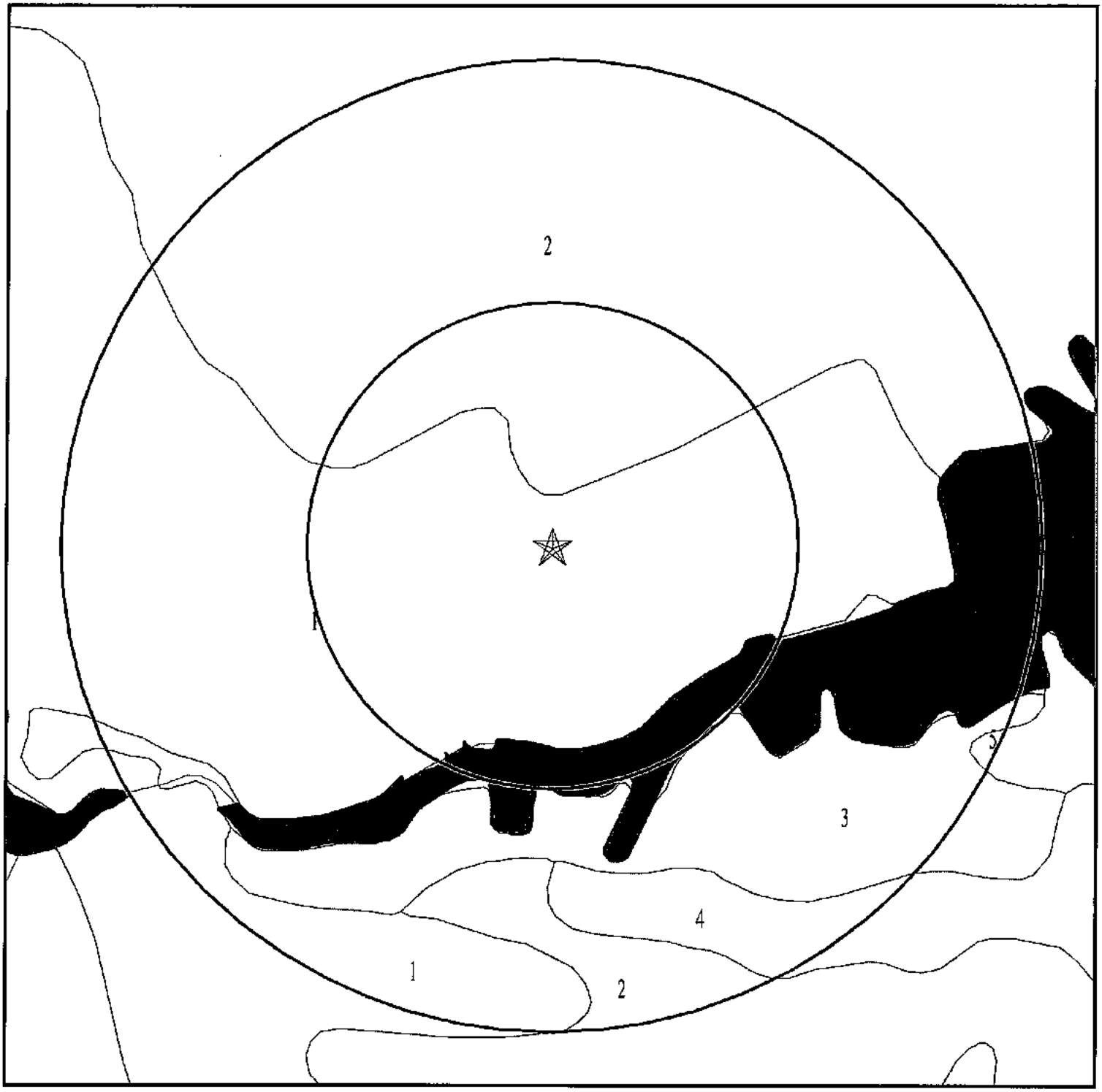
**GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY**

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

| ROCK STRATIGRAPHIC UNIT | | GEOLOGIC AGE IDENTIFICATION | |
|---|---|---|---|
| Era: | Cenozoic | Category: | Stratifed Sequence |
| System: | Quaternary | | |
| Series: | Pleistocene | | |
| Code: | Qp *(decoded above as Era, System & Series)* | | |

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

# SSURGO SOIL MAP - 4119290.2s




★ Target Property

SSURGO Soil

Water

| | |
|---|---|
| SITE NAME: Georgica Greene Ventures<br>ADDRESS: 221 East Main Street<br>Riverhead NY 11901<br>LAT/LONG: 40.9177 / 72.6592 | CLIENT: Cashin Assoc.<br>CONTACT: Keith Brewer<br>INQUIRY #: 4119290.2s<br>DATE: October 29, 2014 2:48 pm |

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# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

**DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY**

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

---

**Soil Map ID: 1**

Soil Component Name: Urban land

Soil Surface Texture:
Hydrologic Group: Not reported

Soil Drainage Class:
Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

---

**Soil Map ID: 2**

Soil Component Name: Cut and fill land

Soil Surface Texture:
Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 153 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

**Soil Map ID: 3**

Soil Component Name: Fill land

Soil Surface Texture:
Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 76 inches

No Layer Information available.

**Soil Map ID: 4**

Soil Component Name: Atsion

Soil Surface Texture: highly decomposed plant material

Hydrologic Group: Class C/D - Drained/undrained hydrology class of soils that can be drained and classified.

Soil Drainage Class: Poorly drained

Hydric Status: All hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 15 inches

| Soil Layer Information | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Boundary | | | Classification | | Saturated hydraulic conductivity micro m/sec | Soil Reaction (pH) |
| Layer | Upper | Lower | Soil Texture Class | AASHTO Group | Unified Soil | | |
| 1 | 1 inches | 3 inches | highly decomposed plant material | A-8 | Highly organic soils, Peat. | Max: 42<br>Min: 1.4 | Max: 5.5<br>Min: 4.5 |

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

| Soil Layer Information | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Boundary | | | Classification | | Saturated hydraulic conductivity micro m/sec | Soil Reaction (pH) |
| Layer | Upper | Lower | Soil Texture Class | AASHTO Group | Unified Soil | | |
| 2 | 0 inches | 1 inches | slightly decomposed plant material | A-8 | Highly organic soils, Peat. | Max: 42 Min: 1.4 | Max: 5.5 Min: 4.5 |
| 3 | 3 inches | 14 inches | sand | Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand. | COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand. | Max: 141 Min: 42 | Max: 5.5 Min: 4.5 |
| 4 | 14 inches | 18 inches | loamy sand | Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand. | COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand. | Max: 141 Min: 14 | Max: 5.5 Min: 4.5 |
| 5 | 18 inches | 31 inches | sand | Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand. | COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand. | Max: 141 Min: 42 | Max: 5.5 Min: 4.5 |
| 6 | 31 inches | 59 inches | sand | Granular materials (35 pct. or less passing No. 200), Fine Sand. | COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand. | Max: 141 Min: 1.4 | Max: 5.5 Min: 4.5 |

**Soil Map ID: 5**

Soil Component Name: Tidal marsh

Soil Surface Texture: highly decomposed plant material

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Very poorly drained

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: All hydric

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

## LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

## WELL SEARCH DISTANCE INFORMATION

| DATABASE | SEARCH DISTANCE (miles) |
|---|---|
| Federal USGS | 1.000 |
| Federal FRDS PWS | Nearest PWS within 1 mile |
| State Database | 1.000 |

## FEDERAL USGS WELL INFORMATION

| MAP ID | WELL ID | LOCATION FROM TP |
|---|---|---|
| 2 | USGS40000835945 | 1/4 - 1/2 Mile WNW |
| A3 | USGS40000835862 | 1/4 - 1/2 Mile WSW |
| A4 | USGS40000835863 | 1/4 - 1/2 Mile WSW |
| 5 | USGS40000836002 | 1/2 - 1 Mile NW |
| B6 | USGS40000836047 | 1/2 - 1 Mile NNE |
| B7 | USGS40000836050 | 1/2 - 1 Mile NNE |

## FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

| MAP ID | WELL ID | LOCATION FROM TP |
|---|---|---|
| 1 | NY0001570 | 1/8 - 1/4 Mile WSW |

Note: PWS System location is not always the same as well location.

## STATE DATABASE WELL INFORMATION

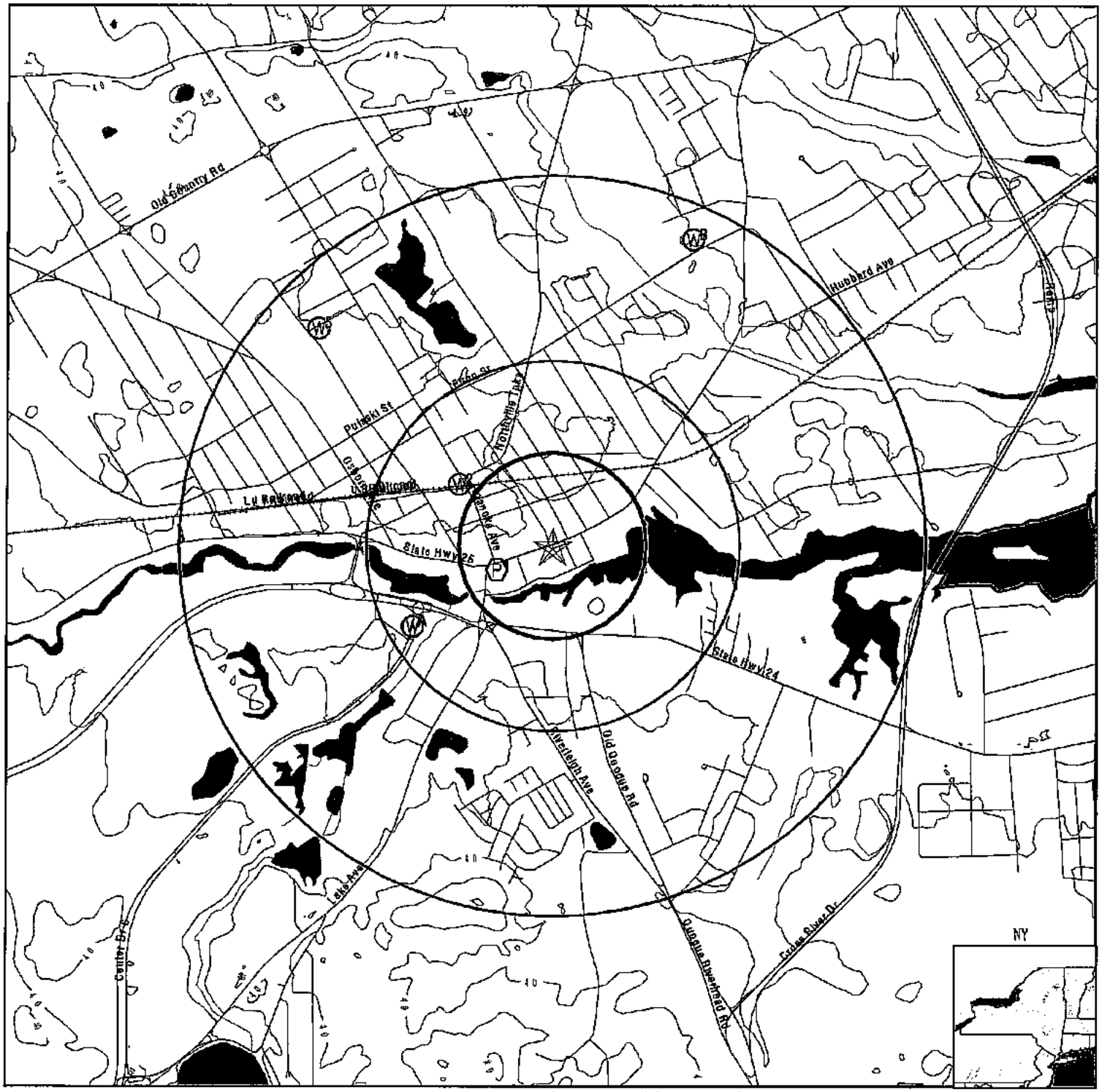
| MAP ID | WELL ID | LOCATION FROM TP |
|---|---|---|

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

**STATE DATABASE WELL INFORMATION**

| MAP ID | WELL ID | LOCATION FROM TP |
|---|---|---|
| No Wells Found | | |

# PHYSICAL SETTING SOURCE MAP - 4119290.2s




0 1/4 1/2 1 Miles

- County Boundary
- Major Roads
- Contour Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- GI Indeterminate Groundwater Flow at Location
- GV Groundwater Flow Varies at Location
- HD Closest Hydrogeological Data
- Oil, gas or related wells

| | |
|---|---|
| SITE NAME: Georgica Greene Ventures<br>ADDRESS: 221 East Main Street<br>Riverhead NY 11901<br>LAT/LONG: 40.9177 / 72.6592 | CLIENT: Cashin Assoc.<br>CONTACT: Keith Brewer<br>INQUIRY #: 4119290.2s<br>DATE: October 29, 2014 2:48 pm |

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| Map ID<br>Direction<br>Distance<br>Elevation | Database | EDR ID Number |
|---|---|---|
| **1**<br>**WSW**<br>**1/8 - 1/4 Mile**<br>**Lower** | **FRDS PWS** | **NY0001570** |

| | | | |
|---|---|---|---|
| PWS ID: | NY0001570 | | |
| Date Initiated: | Not Reported | Date Deactivated: | Not Reported |
| PWS Name: | IRON PIER BEACH<br>PIER AVENUE<br>JAMESPORT, NY 11947 | | |
| Addressee / Facility: | System Owner/Responsible Party<br>GRODSKI STANLEY<br>TOWN OF RIVERHEAD<br>200 HOWELL AVE.<br>RIVERHEAD, NY 11901 | | |
| Facility Latitude: | 40 55 00 | Facility Longitude: | 072 39 45 |
| City Served: | RIVERHEAD | | |
| Treatment Class | Not Reported | Population: | Not Reported |

Violations information not reported.

| | | | |
|---|---|---|---|
| **2**<br>**WNW**<br>**1/4 - 1/2 Mile**<br>**Higher** | | **FED USGS** | **USGS40000835945** |

| | | | |
|---|---|---|---|
| Org. Identifier: | USGS-NY | | |
| Formal name: | USGS New York Water Science Center | | |
| Monloc Identifier: | USGS-405512072395202 | | |
| Monloc name: | S 52449. 1 | | |
| Monloc type: | Well | | |
| Monloc desc: | LAT/LONG UPDATES FROM SIM 3066 | | |
| Huc code: | 02030202 | Drainagearea value: | Not Reported |
| Drainagearea Units: | Not Reported | Contrib drainagearea: | Not Reported |
| Contrib drainagearea units: | Not Reported | Latitude: | 40.9201111 |
| Longitude: | -72.6639722 | Sourcemap scale: | 24000 |
| Horiz Acc measure: | .1 | Horiz Acc measure units: | seconds |
| Horiz Collection method: | Interpolated from Digital Map | | |
| Horiz coord refsys: | NAD83 | Vert measure val: | 23.0 |
| Vert measure units: | feet | Vertacc measure val: | 0.1 |
| Vert accmeasure units: | feet | | |
| Vertcollection method: | Level or other surveying method | | |
| Vert coord refsys: | NGVD29 | Countrycode: | US |
| Aquifername: | Northern Atlantic Coastal Plain aquifer system | | |
| Formation type: | Glacial Aquifer, Upper | | |
| Aquifer type: | Not Reported | | |
| Construction date: | 19740710 | Welldepth: | 40 |
| Welldepth units: | ft | Wellholedepth: | Not Reported |
| Wellholedepth units: | Not Reported | | |

Ground-water levels, Number of Measurements: 55

| Date | Feet below Surface | Feet to Sealevel | Date | Feet below Surface | Feet to Sealevel |
|---|---|---|---|---|---|
| 2004-03-17 | | 7.30 | 2003-03-18 | | 7.94 |
| 2002-03-19 | | 6.54 | 2001-03-20 | | 8.02 |
| 2000-03-22 | | 7.29 | 1999-03-23 | | 7.91 |
| 1998-03-16 | | 8.38 | 1997-03-12 | | 7.58 |
| 1996-03-18 | | 7.60 | 1995-03-22 | | 6.93 |
| 1994-03-16 | | 8.14 | 1990-03-01 | | 7.59 |
| 1988-06-02 | | 6.94 | 1988-03-04 | | 7.41 |
| 1987-12-03 | | 6.40 | 1983-03-20 | | 8.12 |
| 1982-12-10 | | 6.36 | 1982-09-20 | | 6.48 |
| 1982-06-16 | | 8.74 | 1981-03-09 | | 6.76 |
| 1980-12-14 | | 6.23 | 1980-09-20 | | 6.08 |
| 1980-07-23 | | 6.36 | 1980-06-10 | | 7.16 |
| 1980-03-10 | | 6.51 | 1979-12-05 | | 6.77 |
| 1979-09-13 | | 6.61 | 1979-06-08 | | 7.61 |
| 1979-03-08 | | 8.65 | 1979-01-10 | | 7.49 |
| 1978-10-10 | | 7.09 | 1978-07-24 | | 7.00 |
| 1978-03-27 | | 8.05 | 1977-12-14 | | 7.69 |
| 1977-09-22 | | 6.76 | 1977-06-21 | | 6.97 |
| 1977-03-29 | | 7.52 | 1976-12-28 | | 6.58 |
| 1976-09-29 | | 6.77 | 1976-06-24 | | 6.77 |
| 1976-03-26 | | 7.59 | 1975-12-15 | | 7.37 |
| 1975-10-06 | | 6.77 | 1975-07-31 | | 7.26 |
| 1975-07-14 | | 7.17 | 1975-06-13 | | 7.62 |
| 1975-04-10 | | 7.76 | 1975-03-17 | | 7.60 |
| 1975-03-02 | | 7.55 | 1975-01-16 | | 7.32 |
| 1975-01-03 | | 6.98 | 1974-12-03 | | 6.64 |
| 1974-11-01 | | 6.29 | 1974-09-19 | | 6.32 |
| 1974-08-06 | | 6.40 | | | |

---

**A3**
**WSW**
**1/4 - 1/2 Mile**
**Lower**

**FED USGS** **USGS40000835862**

| | | | |
|---|---|---|---|
| Org. Identifier: | USGS-NY | | |
| Formal name: | USGS New York Water Science Center | | |
| Monloc Identifier: | USGS-405452072400001 | | |
| Monloc name: | S 15219. 1 | | |
| Monloc type: | Well | | |
| Monloc desc: | Not Reported | | |
| Huc code: | 02030202 | Drainagearea value: | Not Reported |
| Drainagearea Units: | Not Reported | Contrib drainagearea: | Not Reported |
| Contrib drainagearea units: | Not Reported | Latitude: | 40.9145435 |
| Longitude: | -72.666207 | Sourcemap scale: | 24000 |
| Horiz Acc measure: | 1 | Horiz Acc measure units: | seconds |
| Horiz Collection method: | Interpolated from map | | |
| Horiz coord refsys: | NAD83 | Vert measure val: | 20.0 |
| Vert measure units: | feet | Vertacc measure val: | 0.1 |
| Vert accmeasure units: | feet | | |
| Vertcollection method: | Level or other surveying method | | |
| Vert coord refsys: | NGVD29 | Countrycode: | US |
| Aquifername: | Northern Atlantic Coastal Plain aquifer system | | |
| Formation type: | Glacial Aquifer, Upper | | |

| | | | |
|---|---|---|---|
| Aquifer type: | Not Reported | | |
| Construction date: | Not Reported | Welldepth: | 282 |
| Welldepth units: | ft | Wellholedepth: | Not Reported |
| Wellholedepth units: | Not Reported | | |

Ground-water levels, Number of Measurements: 0

---

**A4**
**WSW**
**1/4 - 1/2 Mile**
**Higher**

**FED USGS** **USGS40000835863**

| | | | |
|---|---|---|---|
| Org. Identifier: | USGS-NY | | |
| Formal name: | USGS New York Water Science Center | | |
| Monloc Identifier: | USGS-405452072400101 | | |
| Monloc name: | S 14767. 1 | | |
| Monloc type: | Well | | |
| Monloc desc: | Not Reported | | |
| Huc code: | 02030202 | Drainagearea value: | Not Reported |
| Drainagearea Units: | Not Reported | Contrib drainagearea: | Not Reported |
| Contrib drainagearea units: | Not Reported | Latitude: | 40.9145435 |
| Longitude: | -72.6664848 | Sourcemap scale: | 24000 |
| Horiz Acc measure: | 1 | Horiz Acc measure units: | seconds |
| Horiz Collection method: | Interpolated from map | | |
| Horiz coord refsys: | NAD83 | Vert measure val: | 20.0 |
| Vert measure units: | feet | Vertacc measure val: | 0.1 |
| Vert accmeasure units: | feet | | |
| Vertcollection method: | Level or other surveying method | | |
| Vert coord refsys: | NGVD29 | Countrycode: | US |
| Aquifername: | Northern Atlantic Coastal Plain aquifer system | | |
| Formation type: | Glacial Aquifer, Upper | | |
| Aquifer type: | Not Reported | | |
| Construction date: | Not Reported | Welldepth: | 215 |
| Welldepth units: | ft | Wellholedepth: | Not Reported |
| Wellholedepth units: | Not Reported | | |

Ground-water levels, Number of Measurements: 0

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**5**
**NW**
**1/2 - 1 Mile**
**Higher**

**FED USGS** **USGS40000836002**

| | | | |
|---|---|---|---|
| Org. Identifier: | USGS-NY | | |
| Formal name: | USGS New York Water Science Center | | |
| Monloc Identifier: | USGS-405534072401801 | | |
| Monloc name: | S 4134. 1 | | |
| Monloc type: | Well | | |
| Monloc desc: | Not Reported | | |
| Huc code: | 02030202 | Drainagearea value: | Not Reported |
| Drainagearea Units: | Not Reported | Contrib drainagearea: | Not Reported |
| Contrib drainagearea units: | Not Reported | Latitude: | 40.9262101 |
| Longitude: | -72.6712072 | Sourcemap scale: | 24000 |
| Horiz Acc measure: | 1 | Horiz Acc measure units: | seconds |
| Horiz Collection method: | Interpolated from map | | |
| Horiz coord refsys: | NAD83 | Vert measure val: | 24.0 |
| Vert measure units: | feet | Vertacc measure val: | 0.1 |
| Vert accmeasure units: | feet | | |
| Vertcollection method: | Level or other surveying method | | |
| Vert coord refsys: | NGVD29 | Countrycode: | US |
| Aquifername: | Not Reported | | |
| Formation type: | Not Reported | | |

| | | | |
|---|---|---|---|
| Aquifer type: | Not Reported | | |
| Construction date: | Not Reported | Welldepth: | 225 |
| Welldepth units: | ft | Wellholedepth: | Not Reported |
| Wellholedepth units: | Not Reported | | |

Ground-water levels, Number of Measurements: 106

| Date | Feet below Surface | Feet to Sealevel | Date | Feet below Surface | Feet to Sealevel |
|---|---|---|---|---|---|
| 1972-04-10 | | 12.66 | 1972-04-03 | | 12.74 |
| 1972-03-26 | | 12.62 | 1972-02-28 | | 12.20 |
| 1972-01-31 | | 11.88 | 1971-12-27 | | 11.87 |
| 1971-11-22 | | 11.42 | 1971-10-25 | | 11.39 |
| 1971-09-27 | | 11.36 | 1971-08-30 | | 9.62 |
| 1971-07-26 | | 9.72 | 1971-06-28 | | 11.91 |
| 1971-05-24 | | 12.66 | 1971-04-26 | | 12.70 |
| 1971-03-29 | | 12.92 | 1971-03-07 | | 12.45 |
| 1971-02-01 | | 12.02 | 1970-12-28 | | 12.05 |
| 1970-11-30 | | 11.96 | 1970-11-02 | | 11.68 |
| 1970-09-28 | | 11.57 | 1970-08-31 | | 11.75 |
| 1970-07-27 | | 12.04 | 1970-06-29 | | 12.49 |
| 1970-06-02 | | 12.74 | 1970-04-27 | | 13.17 |
| 1970-03-30 | | 12.60 | 1970-03-02 | | 12.71 |
| 1970-02-02 | | 11.49 | 1969-12-29 | | 12.36 |
| 1969-12-01 | | 11.71 | 1969-10-27 | | 11.53 |
| 1969-09-29 | | 11.46 | 1969-09-01 | | 11.43 |
| 1969-08-04 | | 11.58 | 1969-06-30 | | 12.51 |
| 1969-06-02 | | 11.91 | 1969-04-28 | | 12.33 |
| 1969-03-31 | | 10.19 | 1969-02-24 | | 12.07 |
| 1969-01-27 | | 11.98 | 1968-12-30 | | 12.07 |
| 1968-12-02 | | 11.48 | 1968-10-28 | | 11.12 |
| 1968-09-30 | | 11.10 | 1968-09-02 | | 11.25 |
| 1968-07-29 | | 11.38 | 1968-07-01 | | 12.24 |
| 1968-05-27 | | 12.40 | 1968-04-29 | | 12.74 |
| 1968-04-01 | | 13.01 | 1968-02-26 | | 12.32 |
| 1968-01-29 | | 12.35 | 1957-12-18 | | 12.20 |
| 1957-12-04 | | 11.77 | 1957-10-25 | | 12.00 |
| 1957-09-25 | | 11.65 | 1957-08-28 | | 11.67 |
| 1957-08-01 | | 11.47 | 1957-07-02 | | 11.59 |
| 1957-05-28 | | 12.52 | 1957-04-24 | | 12.86 |
| 1957-03-27 | | 12.57 | 1957-02-27 | | 12.66 |
| 1957-01-30 | | 12.64 | 1956-12-21 | | 12.58 |
| 1956-11-28 | | 12.41 | 1956-10-31 | | 12.30 |
| 1956-10-04 | | 12.38 | 1956-09-10 | | 12.44 |
| 1956-09-03 | | 12.54 | 1956-08-28 | | 12.62 |
| 1956-08-27 | | 12.63 | 1956-08-20 | | 12.52 |
| 1956-08-13 | | 12.69 | 1956-07-30 | | 12.89 |
| 1956-06-21 | | 13.00 | 1956-05-28 | | 13.52 |
| 1956-04-30 | | 13.80 | 1956-03-30 | | 13.67 |
| 1956-02-29 | | 13.39 | 1956-01-26 | | 12.95 |
| 1955-12-29 | | 12.94 | 1955-11-25 | | 12.28 |
| 1955-11-02 | | 12.51 | 1955-10-06 | | 11.95 |
| 1955-08-24 | | 12.14 | 1955-07-27 | | 11.98 |
| 1955-06-22 | | 12.66 | 1955-05-26 | | 13.00 |
| 1955-04-25 | | 13.55 | 1955-04-01 | | 13.54 |
| 1955-02-24 | | 13.57 | 1955-01-24 | | 13.74 |
| 1954-12-28 | | 13.62 | 1954-11-19 | | 13.31 |
| 1954-10-29 | | 13.16 | 1954-09-23 | | 13.49 |
| 1954-08-24 | | 12.28 | 1954-07-27 | | 11.97 |

Ground-water levels, continued.

| Date | Feet below Surface | Feet to Sealevel | Date | Feet below Surface | Feet to Sealevel |
|---|---|---|---|---|---|
| 1954-06-29 | | 12.43 | 1954-05-26 | | 13.18 |
| 1954-04-27 | | 13.17 | 1954-03-23 | | 13.07 |
| 1954-02-24 | | 13.02 | 1954-01-26 | | 13.16 |

**B6**
**NNE**
**1/2 - 1 Mile**
**Higher**

**FED USGS** **USGS40000836047**

| | | | |
|---|---|---|---|
| Org. Identifier: | USGS-NY | | |
| Formal name: | USGS New York Water Science Center | | |
| Monloc Identifier: | USGS-405546072390901 | | |
| Monloc name: | S 10914. 1 | | |
| Monloc type: | Well | | |
| Monloc desc: | Not Reported | | |
| Huc code: | 02030202 | Drainagearea value: | Not Reported |
| Drainagearea Units: | Not Reported | Contrib drainagearea: | Not Reported |
| Contrib drainagearea units: | Not Reported | Latitude: | 40.9295436 |
| Longitude: | -72.6520396 | Sourcemap scale: | 24000 |
| Horiz Acc measure: | 1 | Horiz Acc measure units: | seconds |
| Horiz Collection method: | Interpolated from map | | |
| Horiz coord refsys: | NAD83 | Vert measure val: | 25.0 |
| Vert measure units: | feet | Vertacc measure val: | 0.1 |
| Vert accmeasure units: | feet | | |
| Vertcollection method: | Level or other surveying method | | |
| Vert coord refsys: | NGVD29 | Countrycode: | US |
| Aquifername: | Northern Atlantic Coastal Plain aquifer system | | |
| Formation type: | Glacial Aquifer, Upper | | |
| Aquifer type: | Not Reported | | |
| Construction date: | Not Reported | Welldepth: | 340 |
| Welldepth units: | ft | Wellholedepth: | Not Reported |
| Wellholedepth units: | Not Reported | | |

Ground-water levels, Number of Measurements: 0

**B7**
**NNE**
**1/2 - 1 Mile**
**Higher**

**FED USGS** **USGS40000836050**

| | | | |
|---|---|---|---|
| Org. Identifier: | USGS-NY | | |
| Formal name: | USGS New York Water Science Center | | |
| Monloc Identifier: | USGS-405547072390901 | | |
| Monloc name: | S 20060. 1 | | |
| Monloc type: | Well | | |
| Monloc desc: | Not Reported | | |
| Huc code: | 02030202 | Drainagearea value: | Not Reported |
| Drainagearea Units: | Not Reported | Contrib drainagearea: | Not Reported |
| Contrib drainagearea units: | Not Reported | Latitude: | 40.9298214 |
| Longitude: | -72.6520396 | Sourcemap scale: | 24000 |

# GEOCHECK®- PHYSICAL SETTING SOURCE MAP FINDINGS
# RADON

**AREA RADON INFORMATION**

State Database: NY Radon

Radon Test Results

| County | Town | Num Tests | Avg Result | Geo Mean | Max Result |
|---|---|---|---|---|---|
| SUFFOLK | BABYLON | 49 | 1.07 | 0.76 | 5.5 |
| SUFFOLK | BROOKHAVEN | 117 | 1.61 | 1.22 | 7.5 |
| SUFFOLK | E. HAMPTON | 19 | 1.55 | 1.16 | 4.7 |
| SUFFOLK | HUNTINGTON | 146 | 2.13 | 1.47 | 22.2 |
| SUFFOLK | ISLIP | 61 | 1.19 | 0.74 | 10.4 |
| SUFFOLK | NORTHPORT | 4 | 1.43 | 1.12 | 2.5 |
| SUFFOLK | RIVERHEAD | 9 | 2.18 | 1.26 | 8.9 |
| SUFFOLK | SHELTER ISLAND | 1 | 1.1 | 1.1 | 1.1 |
| SUFFOLK | SMITHTOWN | 60 | 3.02 | 1.48 | 42.6 |
| SUFFOLK | SOUTHAMPTON | 24 | 0.99 | 0.8 | 2.8 |
| SUFFOLK | SOUTHOLD | 7 | 2.47 | 1.58 | 8.6 |

Federal EPA Radon Zone for SUFFOLK County: 3

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

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Federal Area Radon Information for SUFFOLK COUNTY, NY

Number of sites tested: 183

| Area | Average Activity | % <4 pCi/L | % 4-20 pCi/L | % >20 pCi/L |
|---|---|---|---|---|
| Living Area | 0.670 pCi/L | 100% | 0% | 0% |
| Basement | 1.010 pCi/L | 98% | 2% | 0% |

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Scanned Digital USGS 7.5' Topographic Map (DRG)
Source: United States Geologic Survey
A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

## HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Freshwater Wetlands
Source: Department of Environmental Conservation
Telephone: 518-402-8961

## HYDROGEOLOGIC INFORMATION

AQUIFLOW[R] Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

## GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Services
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Services (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

New York Public Water Wells
Source: New York Department of Health
Telephone: 518-458-6731

## OTHER STATE DATABASE INFORMATION

Oil and Gas Well Database
Department of Environmental Conservation
Telephone: 518-402-8072
These files contain records, in the database, of wells that have been drilled.

RADON

State Database: NY Radon
Source: Department of Health
Telephone: 518-402-7556
Radon Test Results

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

**STREET AND ADDRESS INFORMATION**

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# APPENDIX V
# SANBORN FIRE INSURANCE MAPS, AERIAL PHOTOGRAPHS AND CITY DIRECTORIES

**Georgica Greene Ventures**
221 East Main Street
Riverhead, NY 11901

Inquiry Number: 4119290.5
October 30, 2014

# The EDR-City Directory Image Report

EDR® Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

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***Thank you for your business.***
Please contact EDR at 1-800-352-0050
with any questions or comments.

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# EXECUTIVE SUMMARY

## DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

## RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

| Year | Target Street | Cross Street | Source |
|---|---|---|---|
| 2013 | ☑ | ☐ | Cole Information Services |
| 2008 | ☑ | ☐ | Cole Information Services |
| 2003 | ☑ | ☐ | Cole Information Services |
| 1999 | ☑ | ☐ | Cole Information Services |
| 1995 | ☑ | ☐ | Cole Information Services |
| 1992 | ☑ | ☐ | Cole Criss-Cross Directory |
| 1987 | ☑ | ☐ | Cole Criss-Cross Directory |
| 1982 | ☑ | ☐ | Cole Criss-Cross Directory |
| 1977 | ☑ | ☐ | Cole Criss-Cross Directory |
| 1972 | ☑ | ☐ | Cole Criss-Cross Directory |

## RECORD SOURCES

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# FINDINGS

## TARGET PROPERTY STREET

221 East Main Street
Riverhead, NY 11901

| Year | CD Image | Source |
|---|---|---|
| **E MAIN ST** | | |
| 2013 | pg A1 | Cole Information Services |
| 2008 | pg A2 | Cole Information Services |
| 2003 | pg A3 | Cole Information Services |
| 1999 | pg A5 | Cole Information Services |
| 1995 | pg A6 | Cole Information Services |
| 1992 | pg A7 | Cole Criss-Cross Directory |
| 1987 | pg A8 | Cole Criss-Cross Directory |
| 1982 | pg A9 | Cole Criss-Cross Directory |
| 1977 | pg A10 | Cole Criss-Cross Directory |
| 1972 | pg A11 | Cole Criss-Cross Directory |

# FINDINGS

## CROSS STREETS

No Cross Streets Identified

# City Directory Images

| Target Street | Cross Street | Source |
|---|---|---|
| ✓ | - | Cole Information Services |

# E MAIN ST 2013

| | |
|---|---|
| 127 | BRUUN R D DR |
| | ELITE TITLE SERVICE |
| | GET CONNECTED MULTI SERVICES |
| | R BRUUN |
| 133 | COUNCIL ART END EAST |
| | EAST END ARTS & HUMANITIES COUNCIL I |
| 135 | TOWN OF RIVERHEAD |
| 140 | CAPITALONE |
| | MONY |
| 141 | TOWN OF RIVERHEAD |
| 175 | WILLIE MCCLOUD |
| 200 | CAPTAINS SCHOOL OF LONG ISLAND THE |
| | OCCUPANT UNKNOWN |
| 204 | RIVERHEAD UNITED METHODIST CHURCH |
| 209 | EAST END FULL GOSPEL |
| 220 | ARLENE DOROSZKA |
| 221 | MCCABES OFFICE PRODUCTS |
| | ROBOTICS NY |
| 300 | RIVER HEAD PROJECT THE |
| 303 | BECKER DEBORAH D M S |
| | DEBORAH BECKER |
| 307 | PREMIER HOME HEALTH |
| 309 | RALPH ITAL ICES |
| 310 | SWAHN INSURANCE AGENCY |
| 313 | CLIFFS RENDEZVOUS RESTAURANT |
| 314 | TITAN COMMUNICATIONS CENTER INC |
| 316 | RIVERHEAD GOLD & DIAMOND |
| 318 | GO TO LOCKSMITH |
| | VILLAGE DELI OF RIVERHEAD |
| 319 | THE SALVATION ARMY |
| 320 | OMG HOW CUTE |
| 322 | UNITED STATES GOVERNMENT |
| 323 | SUSAN TREHY |
| 324 | RIVERHEAD FLOWER SHOP |

| Target Street | Cross Street | Source |
|---|---|---|
| ✔ | - | Cole Information Services |

# E MAIN ST 2008

| | |
|---|---|
| 127 | BEATTY HARVEY & ASSOCIATES LLP |
| | CENTER FOR MOVEMENT & SPECTRUM DIS |
| | GET CONNECTED MULTI SERVICES |
| | RUTH DOWLING BRUUN MD |
| 128 | HARTFORD FIRE INSURANCE CO |
| | JAMES GALLACHER |
| 133 | EAST END ARTS COUNCIL |
| 136 | BAGEL LOVERS |
| 140 | AXA ADVISORS |
| | MONY LIFE INSURANCE CO |
| | NORTH FORK BANK |
| | RELIANCE RESOURCES INC |
| 141 | EAST END COMMUNITY SCHOOL OF THE ART |
| | RETREAT INC |
| 173 | REBECCA KING |
| 175 | WILLIE MCCLOUD |
| 204 | RIVERHEAD UNITED METHODIST CHURCH |
| 220 | ARLENE DOROSZKA |
| 300 | JPMORGAN CHASE BANK NAT ASSN |
| 301 | NORTH STAR TITLE AGENCY INC |
| 303 | BECKER DEBORAH D |
| | DEBORAH BECKER |
| 307 | JEFFREY S WILLIAMS OD |
| 309 | VERANRAY CORP |
| 310 | DONALD E SWAHN INC |
| | SWAHN INSURANCE |
| 313 | 313 EAST MAIN STREET CORP |
| | CLIFFS RENDEZVOUS RESTAURANT |
| 318 | VILLAGE DELI OF RIVERHEAD |
| 319 | SALVATION ARMY EASTERN TERRITORY |
| 320 | PECONIC RIVER YOGA LLC |
| 322 | KIM DAVISON |
| | UNITED STATES DEPT OF NAVY |
| | UNITED STT GOVERNMENT MRN CORPS |
| | US ARMY RECRUITERS OFFICE |
| 323 | SUSAN TREHY |
| 324 | RIVERHEAD FLOWER SHOP |

# E MAIN ST 2003

| | |
|---|---|
| 127 | BEATTY HARVEY & ASSOCS ARCHTCT |
| | FEINGOLD ASCTN OF THE UNTD S |
| | RIVERHEAD ENTERPRISES |
| | SOIL & WATER CONSRVTN DIST |
| | TWIN FORKS INSURANCE INC |
| | ZENITH ORGANIZATION |
| 128 | HARTFORD |
| | OCCUPANT UNKNOWN |
| 133 | EAST END ARTS & HUMANITIES |
| | OCCUPANT UNKNOWN |
| 134 | NATIONAL COUNCIL ON THE AGING |
| | NEW YORK STATE OF LABOR DEPT |
| | OCCUPANT UNKNOWN |
| | SUFFOLK COUNTY OFC & INSTTTN |
| | THE RIVERHEAD ONE STOP |
| 136 | BAGEL MEISTER INC |
| 138 | OCCUPANT UNKNOWN |
| | UNCLE PHILLIES III |
| 140 | MONY |
| | NOLAN JOSEPH E CLU CHFC |
| 141 | EAST END CMNTY SCHL OF THE ART |
| | OCCUPANT UNKNOWN |
| 203 | OCCUPANT UNKNOWN |
| | SEARS CORP |
| 204 | JEAN FAHEY |
| 209 | US GOVERNMENT AGRI DEPT |
| 211 | NY STATE OF WORKERSCMPNSTN |
| | RIVERHEAD LANDING APARTMENTS |
| 213 | NORTH FORK GYM INC |
| | PAUL REA |
| | SAFARI PETS & SUPPLIES |
| 220 | ARLENE DOROSZKA |
| 221 | MCCABES |
| | OCCUPANT UNKNOWN |
| | SCS OFFICE FURNITURE GROUP |
| 300 | OCCUPANT UNKNOWN |
| 301 | NORTH STAR ABSTRACT |
| 303 | DEBORAH BECKER |
| | DEBORAH D BECKER |
| 307 | OCCUPANT UNKNOWN |
| | WILLIAMS JEFFREY DR |
| 308 | ARTHUR M TYTE III DBA |
| 309 | AUTOMOTIVE DISCOUNT CTR |
| | OCCUPANT UNKNOWN |
| | VERANRAY CORP |
| 310 | OCCUPANT UNKNOWN |
| | SWAHN INSURANCE |
| 313 | CLIFF F SAUNDERS |
| | OCCUPANT UNKNOWN |
| | RENDEZVOUS RESTRNT |

| Target Street | Cross Street | Source |
|---|---|---|
| ✓ | - | Cole Information Services |

# E MAIN ST 1999

| | |
|---|---|
| 127 | EAST END DRIVING SCHOOL INCORPORATED |
| | FEINGOLD ASSOCIATION OF NEW YORK INCORPORATED |
| | FEINGOLD ASSOCIATION OF NORTHEAST |
| | MJ SULLIVAN AGENCY |
| | SUFFOLK COUNTY SOIL & WATER CONSRVTN DISTRICT |
| 128 | GALLACHER JAMES M & ASSOCIATES ATTORNEY |
| 134 | AARP SENIOR COMMUNITY SVCE EMPLOYMENT PROGRAM |
| 140 | NOLAN JOSEPH E CLU CHFC |
| 141 | EAST END COMMUNITY SCHOOL OF THE ARTS |
| | EASTERN SUFFOLK PRNTG COMPANY |
| 204 | RIVERHEAD UNITED METHODIST CHURCH OFFICE |
| 211 | RIVERHEAD LANDING APARTMENTS |
| 213 | BIGGER BETTER BRAINS |
| 301 | JET SET PRNTG |
| | LAKE SHORE ABSTRACT |
| 303 | BECKER DEBORAH D MS |
| 307 | GEORGI EHLERS |
| 309 | AUTOMOTIVE DISCOUNT CENTER |
| 310 | SWAHN INSURANCE AGENCY THE |
| 313 | RENDEZVOUS RESTRNT |
| 315 | LONG ISLAND PINE BARRENS SOCIETY |
| | PINE BARRENS SOCIETY |
| | TRI STATE RESTORATION CORPORATION |
| 319 | SALVATION ARMY THE |
| 320 | BOGDANSKI RICHARD |
| | RIVERHEAD CHIROPRACTIC OFFICE |
| 322 | AIR FORCE DEPARTMENT OF THE RECRUITNG STAS |
| 324 | MAIN ST FLORIST |
| | RIVERHEAD FLOWER SHOP |

# E MAIN ST 2003 (Cont'd)

| | |
| --- | --- |
| 314 | OCCUPANT UNKNOWN |
| | TITAN COMMUNICATIONS CTR INC |
| 315 | IN EXTERIOR WATERPROOFING CORP |
| | NEW YORK LEAGUE OF CNSRVTN VOT |
| | TRI STATE RESTORATION CORP |
| 316 | CRABBYS SCOOP SHOP |
| 318 | OCCUPANT UNKNOWN |
| | VILLAGE DELI RIVERHEAD |
| 320 | TAYLORS WINES & LIQUORS |
| 322 | GARY SIRANKO |
| | OCCUPANT UNKNOWN |
| | SADULLAH ARICI |
| | UNITED STT GVRNMNT MRN CORPS |
| | US GVRNMNT ARMY DEPT OF |
| 324 | D & D WHOLESALE FLOWERS |
| | OCCUPANT UNKNOWN |
| | RIVERHEAD FLOWER SHOP |

# E MAIN ST 1995

| | |
|---|---|
| 127 | ENRICHMENT THROUGH THE ARTS INC |
| | FEINGOLD ASSN OF NEW YORK INC |
| | RIVERHEAD ENTERPRISES |
| | SOIL & WATER CONSRVTN DISTRICT |
| | SUFFOLK COUNTY SOIL & WATER CONSRVTN DIST |
| 128 | GALLACHER JAMES M & ASSOCS, ATTY |
| | WOOLWORTH F W CO, 5 & 10 CENT STORES-RIVRHD |
| 129 | US GOVERNMENT-PASSPORT ACCEPTANCE FACILITIES-STONY BROOKK |
| 133 | EAST END ARTS & HUMANITIES COUNCIL INC |
| 136 | BAGEL LOVERS |
| 140 | DART, EDWARD E, CLU CHFC |
| | MONY-SALES OFFICES-SUFFOLK |
| | NOLAN, JOSEPH E, CLU CHFC |
| | NORTH FORK BANK-BRANCHES-RIVERHEAD |
| | PEBSCO |
| 141 | EASTERN SUFFOLK SCHOOL OF MUSIC |
| 204 | RIVERHEAD UNITED METHODIST CHURCH, OFC |
| 213 | BIGGER BETTER BRAINS |
| 221 | MCCABES OFFICE PRODUCTS |
| 301 | JET SET PRNTNG |
| 303 | BECKER, DEBORAH D, MS |
| 307 | BALDWIN TRAVEL BUR |
| | GIORGI EHLERS |
| | PECONIC TRAVEL BUR |
| | WESTERN UNION-TO PICK UP OR SEND MONEY TRANS-RIVERHEAD-PECONIC |
| 309 | AUTOMOTIVE DISCOUNT CENTER |
| 310 | SWAHN INSURANCE AGENCY |
| | SWAHN, DONALD E, INS |
| 313 | RENDEZVOUS RESTRNT |
| 314 | WILLIAMS, JEFFREY S, OPTMTRST |
| 315 | LONG ISLAND MARITIME HERITAGE SOCIETY |
| | LONG ISLAND PINE BARRENS SOCIETY |
| | PINE BARRENS SOCIETY |
| 316 | EAST END COIN SHOPPE |
| 318 | VILLAGE DELICATESSEN OF RIVERHEAD |
| 319 | SALVATION ARMY THE-THRIFT STORES-RIVERHEAD |
| 320 | BOGDANSKI, RICHARD, CHIROPRACTOR |
| | RIVERHEAD CHIROPRACTIC OFC |
| 322 | US GOVT DEPT OF THE AIR FORCE-RECRUITING STASS |
| | US GOVT DEPT OF THE ARMY-RECRUITING STASS |
| | US GOVT DEPT OF THE NAVY-NAVY RECRUITING STATIONSS |
| | US GOVT MARINE CORPS RECRUITING SUB-STA RIVERHEADD |
| 324 | CORRIGAN THOS |
| | MAIN ST FLORIST |
| | RIVERHEAD FLOWER SHOP |

| Target Street | Cross Street | Source |
|---|---|---|
| ✓ | - | Cole Criss-Cross Directory |

# E MAIN ST 1992

| | | | | | |
|---|---|---|---|---|---|
| 111 | ★ Swezeys Dept Str | 71 | | 727-6100 | |
| 112 | ★ Main St Tobacco | 83 | | 288-4329 | |
| | ★ Suffolk Auctioners | 83 | | 727-3034 | |
| 121 | ★ Big Deal Entrprs | 87 | | 727-3034 | |
| | ★ Main St Tobacco | 89 | ⊙ | 727-3034 | |
| 127 | ★ Contrctvo Framing | – | | 727-6550 | |
| | ★ Dont Walk Lerun | 90 | | 369-1330 | |
| | ★ E Archer of Rvrhd | 80 | | 727-1919 | |
| | ★ Enrichmnt Thru Art | ¤ | | 369-9484 | |
| | ★ Feingold Assn | – | | 369-9340 | |
| | ★ S McHeavy | 87 | | 727-6225 | |
| | ★ Norrell Health Cr | – | | 369-4200 | |
| | ★ No Fork Drywl&Insl | ¤ | | 727-0535 | |
| | ★ Riverhead Enterprs | 72 | | 727-3318 | |
| | ★ Soil&Wtr Conservtn | 70 | | 727-2315 | |
| | ★ Suffk Co Soil&Wtr | 70 | ⊙ | 727-2315 | |
| | ★ Twin Forks Insrnc | 90 | | 727-2354 | |
| 128 | ★ F W Woolworth Co | | | 727-4082 | |
| 133 | ★ East End Arts | 78 | | 727-0900 | |
| 134 | ★ Bridal Suite | 79 | | 369-1712 | |
| | ★ St Employment | – | | 727-4870 | |
| | ★ St Unemplmnt Ins | – | | 727-4340 | |
| 136 | ★ Bagel Lovers | 90 | | 727-5060 | |
| 140 | ★ Edward Dart Ins | 90 | | 369-1300 | |
| | ★ MONY | ¤ | ⊙ | 369-1300 | |
| | ★ Patrick Nulan Ins | 90 | ⊙ | 369-1300 | |
| | ★ No Fork Bank&Trust | 87 | | 727-6353 | |
| 141 | ★ Eastern Sul Sch Ms | 79 | | 369-2171 | |
| 203 | ★ Sears Roebuck&Co | 87 | | 727-8342 | |
| | ★ Sears Roebuck&Co | | | 727-3118 | |
| | ★ Sears Roebuck&Co | 87 | | 727-3392 | |
| | ★ Sears Roebuck&Co | 90 | | 727-3441 | |
| 204 | Rev Jno P Fahey Jr | 89 | | 727-3331 | |
| | ★ Rvrhd Untd Mthodst | 80 | | 727-2327 | |
| 209 | ★ Kid Stuff Inc | | | 727-4164 | |
| 213 | ★ Bigger Betr Brains | ¤ | | 369-0310 | |
| 215 | | NP | | | |
| 220 | ★ Dr V A Oorozska | 71 | | 727-3037 | |
| 221 | ★ McCabes Offc Prod | 84 | | 727-4310 | |
| 303 | ★ D D Becker Ms | 89 | | 369-4100 | |
| 307 | ★ Baldwin Travel Bur | | | 727-6030 | |
| | ★ Grylnd Bus Lines | 84 | | 727-7488 | |
| | ★ M&M Abstracting | 87 | | 727-6830 | |
| | ★ Peconic Travel | 80 | ⊙ | 727-6030 | |
| | ★ Supreme Title Agny | 90 | | 727-2485 | |
| 309 | ★ Automtv Dscnt Ctr | 78 | | 369-1551 | |
| 310 | ★ Donald E Swahn Ins | 77 | | 727-2021 | |
| 313 | ★ Rendezvous Restrnt | 77 | | 727-6840 | |
| 314 | ★ Dr J S Williams | 82 | | 727-2858 | |
| 316 | ★ East End Coin Shop | 78 | | 727-5004 | |
| 317 | | NP | | | |
| 318 | ★ Village Delcatesn | 85 | | 369-1016 | |
| 319 | ★ The Salvation Army | 82 | | 727-1571 | |
| 320 | ★ Dr R Bogdanski | ¤ | | 727-7200 | |
| | ★ Rvrhd Chrprct Ofc | ¤ | ⊙ | 727-7200 | |
| 322 | William Burkard | 90 | | 369-2484 | |
| 324 | ★ Thomas Corrigan | | | 727-2960 | |
| | ★ Main St Florist | 81 | ⊙ | 727-2960 | |
| | ★ Rvrhd Flower Shop | | ⊙ | 727-2960 | |
| 331 | ★ Krings Bake Shop | 90 | | 369-4164 | |
| 333 | | NP | | | |
| 335 | ★ Chicks Washer&Dryr | | | 727-0750 | |
| 341 | ★ Philip Hancock | 88 | | 369-8773 | |
| 405 | ★ Electrolux | 87 | | 727-7500 | |
| 406 | F J Alexander II | 79 | | 727-3573 | |
| | ★ Tuthill Funeral Hm | | | 727-2403 | |
| 407 | ★ Riverhd Stationery | | | 727-9189 | |
| 414 | | NP | | | |
| 415 | ★ Amac Inc | 89 | | 369-5138 | |
| 420 | ★ C N Caputo CSW | 80 | | 369-1718 | |
| | ★ B Chappell CSW | 80 | ⊙ | 369-1718 | |
| | ★ Girl Scouts Sffk | – | | 369-8757 | |
| 421 | | NP | | | |
| 428 | ★ DRS Claps&Ciletti | 85 | | 727-3038 | |
| | ★ Dr Vincent Claps | 85 | ⊙ | 727-3038 | |

| Target Street | Cross Street | Source |
|---|---|---|
| ✓ | - | Cole Criss-Cross Directory |

# E MAIN ST 1987

| | | | | |
|---|---|---|---|---|
| 66 | ★ William W Esseks | | .82 | 369-1786 |
| | ★ Marcia Z Hefter | | .82 | 369-1780 |
| 12 | 110★ Wilfred Acdmy Hair | | .79 | 727-1070 |
| 48 | 111★ Sweezys Dept Stres | | .71 | 727-6100 |
| 17 | 112★ Main St Tobacco | | .83 | 727-3034 |
| 76 | ★ Suffolk Auctioers | | .83 | 727-3034 |
| 72 | ★ Sunshine Smoke Shp | | .83 | 727-3034 |
| 89 | 114★ Bagels Any Way | | .85 | 727-1222 |
| 71 | 117★ Chicago Title Ins | | .70 | 727-4455 |
| 94 | 118★ The Windjammer Hr | | .78 | 369-1870 |
| 35 | 121★ B Ds Stores Inc | | .77 | 727-3944 |
| 58 | ★ B Ds Stores Inc | | .77 | 727-9600 |
| 53 | 127★ Leon B Atkinson | | | 727-3500 |
| 68 | ★ Bonnare Fashion Cnt | | | 727-5111 |
| 27 | ★ Clothing Works | | | ¤ 369-9640 |
| 12 | ★ Norman R Schneider | | .84 | 727-3500 |
| 12 | ★ Soil&Wtr Conservtn | | .78 | 727-2315 |
| 16 | ★ Suffk Co Soil&Wtr | | .78 | 727-2315 |
| 96 | ★ S TerwWiger | | .77 | 727-7361 |
| 95 | ★ St FM Prod&Incp Sv | | | 727-3500 |
| 46 | ★ St Market Devlpmnt | | | 369-1444 |
| 45 | ★ St Market Nwa Serv | | .76 | 727-3941 |
| | ★ US Agel Stblztn&Cnv | | | 727-2732 |
| | ★ US Soil Cnservtn Sv | | | 727-2315 |
| | 128★ Benefcl Hmowner Svc | | | 727-2420 |
| | ★ Beneficial NW York | | | 727-2420 |
| | ★ Benefcl Tax Contr | | | 727-2420 |
| 02 | ★ Database Company | | .83 | 727-7560 |
| 31 | ★ Dr W M Doctrow | | | 727-4547 |
| 14 | ★ Lighthouse Security | | .85 | 727-2720 |
| 02 | ★ Lighthouse Support | | .85 | 727-1177 |
| 02 | ★ Riverhead Enterprs | | .72 | 727-3310 |
| 43 | ★ F W Woolworth Co | | | 727-4002 |
| 10 | 130★ Electrolux | | .78 | 727-7500 |
| 39 | 133★ East End Arts | | .78 | 727-0900 |
| 39 | 134★ Bridal Suite | | .79 | 369-1712 |
| 39 | 136★ Thrifty Drug Str | | .84 | 727-2199 |
| 37 | 138★ N Shr Buses Prod | | .83 | 727-7747 |
| 35 | 140★ Anchor Savings Bnk | | .81 | 727-6353 |
| 33 | ★ Excelsior Abstract | | .84 | 727-4004 |
| 31 | 141★ Extrm Sfk Sch MSC | | .79 | 369-2171 |
| 39 | ★ Riverhead Chamber | | .79 | 727-7600 |
| 37 | 203★ Allstate Ins Cos | | | 727-3441 |
| 33 | ★ Sears Roebuck&Co | | | 727-3110 |
| 18 | ★ Sears Roebuck&Co | | | 727-8330 |
| 12 | ★ Sears Roebuck&Co | | .83 | 727-4510 |
| 12 | ★ Sears Roebuck&Co | | .83 | 727-3441 |
| 15 | 204 Rev C D Doyle | | .80 | 727-3331 |
| 17 | ★ Riverhd Unitd Methodst | | .80 | 727-2327 |
| 14 | 205★ Kid Stuff Inc | | | 727-4164 |
| 39 | 211★ Benefcl Hmown Svc | | .84 | 665-1000 |
| 33 | ★ Beneficial NW York | | .79 | 665-1000 |
| 12 | ★ Benefcl Tax Contr | | .79 | 665-1000 |
| 12 | 215 A | NP | | |
| 14 | 220★ Dr V A Dereszka | | .71 | 727-3037 |
| 16 | 221★ McCahan Offc Prod | | .84 | 727-4310 |
| 15 | 228★ Carvel | | .85 | 665-9340 |
| 18 | 300★ Chemical Bank | | .79 | 351-8345 |
| 15 | 301★ Riverhead Vacuum | | | ¤ 727-1550 |
| 15 | 303★ Peconic Abstract | | .83 | 369-0222 |
| 13 | ★ Singer Vac&Sew Ctr | | | ¤ 727-1550 |
| 15 | 307★ Aquebogue Abstract | | | ¤ 369-0200 |
| 13 | ★ Baldwin Travel Bur | | | 727-6830 |
| 19 | ★ Grybd Bus Lines | | .84 | 727-7400 |
| 18 | ★ Mortgage Consulting | | | ¤ 369-8110 |
| 12 | ★ Peconic Travel | | .80 | 727-6830 |
| 16 | ★ The Mortgge Caslty | | | ¤ 369-8110 |
| | 309★ Autonty Dscnt Ctr | | .78 | 369-1551 |
| | 310★ Donald E Swahn Ins | | .77 | 727-2021 |
| | 313★ Handcrafts Restrnt | | .77 | 727-6080 |
| | 314★ Suffolk Optometric | | .82 | 727-2868 |
| | ★ Dr Robert S Wilder | | .80 | 727-2858 |
| 18 | ★ Dr J S Williams | | .82 | 727-2858 |
| 12 | 315 | NP | | |
| 16 | 316★ East End Coin Shop | | .78 | 727-5804 |
| 12 | 317 | NP | | |
| 10 | 318★ Vig Deli | | .85 | 369-1818 |
| 18 | 319★ The Salvation Army | | .82 | 727-1571 |
| 12 | ★ The Salvation Army | | .82 | 727-9741 |
| 16 | 322 Gertrude Berdan | | .85 | 727-8127 |
| 15 | B M C Martin | | .85 | 369-0861 |
| 13 | 324 Thomas Corrigan | | | 727-2980 |
| 8 | ★ Flowers By Sears | | .74 | 727-7755 |
| 4 | ★ Main St Florist | | .81 | 727-2980 |
| 2 | ★ Riverhd Flower Shop | | | 727-2960 |
| 3 | ★ Sears Roebuck&Co | | .74 | 727-7755 |
| 3 | 331★ Sanchasac Saddlery | | | ¤ 727-8116 |
| 7 | 333 Glenn McKay | | .84 | 369-0277 |
| 4 | 335★ Chicks Washer&Dryr | | | 727-8751 |
| 4 | 406 F J Alexander II | | .79 | 727-3571 |

| Target Street | Cross Street | Source |
|---|---|---|
| ✓ | - | Cole Criss-Cross Directory |

# E MAIN ST 1982

| | | |
|---|---|---|
| | ★The Sleyer Company | 727-5414 |
| 118 | ★Windjammer Hairctr | 369-1878 |
| 121 | ★B D's Stores Inc | 727-3944 |
| | ★B D's Stores Inc | 727-9690 |
| 123 | ★Westhmptn Int Dsgn | 288-4022 |
| 127 | ★Leon B Atkinson | 727-3580 |
| | ★Bomarc Army&Navy | 727-5111 |
| | ★NY State Agricltrl | 727-3580 |
| | ★St Ag&Mkt Developmt | 369-1444 |
| | ★NY Fedl St Mkt Nwa | 727-3941 |
| | ★Riverhead Entrprs | 727-3318 |
| | ★Norman R Schneider | 727-3580 |
| | ★Soil&Wtr Conservtn | 727-2315 |
| | ★Suffk Co Soil&Wtr | 727-2315 |
| | ★S Terwilliger | 727-7361 |
| | ★US Ag Conservation | 727-2732 |
| | ★US Soil Conservtn | 727-2315 |
| 128 | ★Beneficial Discnt | 727-2957 |
| | ★Benficl Finance | 727-2420 |
| | ★Benficl Incm Tx Sv | 727-2420 |
| | ★Dr W M Doctrow | 727-4547 |
| | ★F W Woolworth Co | 727-4082 |
| 130 | ★Electrolux | 727-7500 |
| 132 | ★Peggys Fabric | 369-2740 |
| 133 | Robert Dalessandro .* | 727-8457 |
| | ★East End Arts | 727-0900 |
| | Ek Elysee .* | 727-7497 |
| 134 | ★Bridal Suite | 369-1500 |
| 135 | ★Sneaker Shack .* | 727-4351 |
| 138 | ★Dunkerleys-Riverhd .* | 727-7747 |
| 140 | ★Anchor Savings Ban .* | 727-6353 |
| 141 | ★Estrn Sffk Sch MSC | 369-2171 |
| | ★Riverhead Chamber | 727-7600 |
| 177 | ★Bnfcl Dscnt E Islip | 665-8561 |
| | ★Bnfcl Fnnc E Islip | 665-8561 |
| 203 | ★Allstate Ins Cos | 727-3441 |
| | ★Sears Roebuck&Co | 727-3118 |
| | ★Sears Roebuck&Co | 727-8330 |
| 204 | Rev C D Doyle .80 | 727-3331 |
| | ★Rvrhd Unid Mthodst | 727-2327 |
| 209 | ★Kid Stuff Inc | 727-4164 |
| 211 | ★Bnfcl Fnnc By Shor | 665-1080 |
| 213 | ★Rainbow Spa Inc .* | 369-2922 |
| 214 | 215A .NP | |
| 220 | ★Dr V A Doroszka | 727-3037 |
| 221 | ★McCabes | 727-4310 |
| 300 | ★Chemical Bank | 727-3110 |
| 307 | ★Baldwin Travel Bur | 727-6030 |
| | ★Greyhound Bus Lins | 727-6030 |
| | ★Peconic Travel | 727-6030 |
| 309 | ★Automtv Dscnt Ctr | 369-1551 |
| 310 | ★Donald E Swahn Ins | 727-2021 |
| 313 | ★Rendezvous Restrnt | 727-6880 |
| 314 | ★Dr Robert S Wilder | 727-2858 |
| | ★Dr J S Willan .* | 727-2858 |
| 315 | .NP | |
| 316 | ★East End Coin Shop | 727-5004 |
| 317 | .NP | |
| 318 | ★Hale Dell | 369-1016 |
| 319 | ★Woodfield Furnitur | 727-4301 |
| 320 | ★Twin Forks Bicycls | 727-0660 |
| 322 | Scott T Szczepanik .80 | 727-8545 |
| | A Kevin Nethercott .80 | 727-7132 |
| 324 | Thomas Corrigan | 727-2980 |
| | ★Flowers By Sears | 727-7755 |
| | ★Main St Florist .* | 727-2960 |
| | ★Rvrhd Flower Shop | 727-2960 |
| | ★Sears Roebuck&Co | 727-7755 |
| 331 | ★Behrle Outdr Advsg .- | 727-7090 |
| | ★Sffk Outdoor Advtg | 727-1730 |
| 333 | ★Bartra Electric .- | 727-9157 |
| 335 | ★Chicks Washer&Dryr | 727-0750 |
| 405 | ★Riverhead Wines | 727-2152 |
| 406 | F J Alexander II .79 | 727-3573 |
| | ★Tuthill Funeral Hm | 727-2403 |
| 407 | ★Rivrhd Stationry | 727-9646 |
| | ★Western Union | 727-9188 |
| 414 | Louise Hobson .78 | 369-2058 |
| | A F Sampino .* | 727-1669 |
| 415 | ★Main St Svc Cntr | 727-3334 |

| Target Street | Cross Street | Source |
|---|---|---|
| ✓ | - | Cole Criss-Cross Directory |

# E MAIN ST 1977

| | | |
|---|---|---|
| 118 | *BESCHS CLOCK SHOP | #3692840 |
| 121 | *JOHNS BARGAIN STRE | 7279670 |
| 127 | *LEON B ATKINSON | PA73580 |
| | *BOMARC ARMYENAVY | 7275111 |
| | *NY STATE AGRICLTRL | PA73580 |
| | *NY STATE AGRICLTRL | PA73581 |
| | *NY ST FED ST MRKT | #7273941 |
| | *REGGYS FABRC OUTLT | #3692740 |
| | *ROYAL GLOBE INS | 7273630 |
| | *ROYAL INS CO LTD | 7273630 |
| | *NORMAN R SCHNEIDER | PA73580 |
| | *SOILEWTR CONSRVTN | 7272315 |
| | *SUFLK CO SOILEWTR | 7272315 |
| | *US AG CONSERVATION | PA72732 |
| | *US SOIL CONSRVTN | 7272315 |
| 128 | *ACOUSTICON OF SFLK | -7278940 |
| | *BENEFICIAL DISCNT | PA72957 |
| | *BENEFICIAL FINANCE | PA72420 |
| | *DR W M DOCTROW | PA74547 |
| | *LNG ISLD HRMG AID | -7278940 |
| | *PARAMOUNT BTY SALN | 7279388 |
| | *RIVERHEAD ENTERPRS | 7273316 |
| | *F W WOOLWORTH CO | PA74082 |
| 130 | *SAVEMORE BTY SUPLS | 7276222 |
| 132 | *NATL SHOE STORE | PA79713 |
| 133 | *ECONOMIC OP COUNCL | #7277425 |
| 134 | *RH SR NUTRITN CTR | #7270066 |
| 140 | *GUARDIAN FEDL SVGS | 7276353 |
| 141 | NP | |
| 203 | *ALLSTATE INS COS | PA73441 |
| | *SEARS ROEBUCKECO | 7273118 |
| | *SEARS ROEBUCKECO | 7276330 |
| 204 | REV FREDK M MOORE | #7273331 |
| | *RIVERHEAD METHODST | PA72327 |
| 209 | *KID STUFF INC | PA74164 |
| 215A | NP | |
| 220 | *DR V A DOROSZKA | 7273037 |
| 221 | *MCCABES | 7274310 |
| 300 | *CHEMICAL BANK | #7277100 |
| 301 | *CANTIN FABRICS | PA73048 |
| 307 | *BALDWIN TRAVEL BUR | 7276030 |
| 310 | *ELECTROLUX CORP | 7277500 |
| 313 | *THE RENDEZVOUS | 7274068 |
| 314 | NP | |
| 315 | NP | |
| 316 | *PATIENT AID CENTER | #7276880 |
| | *SUF ORTHOPEDC SUPL | #7276550 |
| 317 | NP | |
| 318 | *ARTS DELCATESN | PA74575 |
| | *MRS LYNN R SMITH | PA74575 |
| 319 | *BERTSON FURN CO IN | PA74580 |
| 320 | *THOMAS CORRIGAN | PA72960 |
| | *FLOWERS BY SEARS | 7277755 |
| | *MAIN ST FLORIST | PA72960 |
| | *RIVERHD FLWR SHP | PA72960 |
| | *SEARS ROEBUCKECO | 7277755 |
| 322 | NP | |
| | AA RLING | #7279004 |
| 331 | DONALD SCHRAGE D | 7277757 |
| | *SFLK OUTDOOR ADVTG | 7271730 |
| 333 | GEO H AUTENREITH | PA72672 |
| 335 | *CHICKS WASHERSDRYR | 7270750 |
| 405 | *RIVERHEAD WINES | 7272152 |
| | & ERIC H ALEXANDER 2 | 7279061 |
| | *TUTHILL FUNERAL HM | PA72403 |

# E MAIN ST 1972

```
70    75*MCLELLANS VARTY ST 7279
70    85*RIVERHEAD GRILL    7279
75   103*EDWARD ARCHER INC  7271
10   108*WM W ESSKES LWYR   PA7327
50      *CLYDE TOOKER LWR   PA7327
25      *R L TOOKER LWYR    PA7327
94      *TOOKER TOOKER&ASOC PA7327
19   110*PURPLE BUG         PA7981
36   111*SWEZEY&NEWINS STRS 7276
00   112*SLCKS BY UNCL CHRL 7271
14   116*ARLINES BTQS&GIFT  7277
21   117*CHICAGO TITLE INS  PA7445
55      *CHICAGO TITLE INS  6655
79      *CHICAGO TITLE INS  AN6375
98      *THE SINGER CO INC  7273
56      *YOUTH FAIR CHLD WR 7273
00   118*SUF THEATR SWT SHP PA7982
00   121*JOHNS BARGAIN STRE PA7947
00   127 LEON B ATKINSON    PA7358
37      *BOMARC MENS SHOP   7275
37      *GLOBE INDEMNITY CO 7273
72      *LIVERPOOL&ASSOCS   7273
38      *LONDON&LNCASHIRE   7273
38      *MONTGOMERY WARD&CO 7276
11      *NY STATE AGRICLTRL PA7358
76      *NY STATE AGRICLTRL PA7358
33      *NY MARKET NEWS     7273
34      *NY MARKET NEWS     7273
33      *NEWARK INSURANCE   7273
33      *QUEEN INS CO AMER  7273
55      *RIVERHEAD ENTERPRS 7273
10      *ROYAL GLOBE INS    7273
87      *ROYAL INDEMNITY CO 7273
59      *ROYAL INS CO LTD   7273
38      *SAFEGUARD INS CO   7273
47       NORMAN R SCHNEIDER
14                        4 PA7358
10      *SOIL&WTR CONSRVTN  7272
10      *SUFLK CO SOIL&WTR  7272
        *US AG CONSERVATION PA7273
72      *US PLANT PROTECTN  7271
72      *US FED-ST MKT NEWS 7273
36      *US SOIL CONSRVTN   7273
29   128*BENEFICIAL DISCNT  PA7295
59      *BENEFICIAL FINANCE PA7842
55      *DR W M OOCTROW     PA7481
00      *PARAMOUNT BTY SHOP 7279
00      *PRUDENTIAL INS CO  PA7278
73      *F W WOOLWORTH CO   PA7408
22   130*JOE JOE PIZZERIA  B7278
19   132*NATL SHOE STORE    PA7971
19   133                NP
01   134*TOWN&CTRY DELI INC 7279
00   138*KITCHEN&BATH INC   7271
99   140*NEW YORK LIFE INS  7277
74      *NORTHPORT FED SVNG 7276
59   141 DOROTHY BLOOM     -7279
22   202*KNIGHTS OF COLMBUS PA7966
19   203*ALLSTATE INS COS   PA7344
00      *SEARS ROEBUCK&CO   7273
00      *SEARS ROEBUCK&CO   7278
95   204 REV L B JOHNSON  1 7273
65      *RIVERHEAD METHODST PA7232
     209*KID STUFF INC      PA7416
59   211*MARTIN DRUGS       PA7055
..   213*PLAID STMP REDMPTN 7272
     215AC&A AUTO SALES    B7279
 5   220 DR V A DOROSZKA  I PA7303
23   300*RIVERHD SCRTY NTL  7277
        *SECURITY NATNAL BK 7277
31   301*CANTIN FABRICS     PA7304
79   307 HAROLD G BALDWIN B 7276
17      *BALDWIN TRAVEL BUR 7276
89   309*PERGAMENT PAINT    PA7969
72   310*ELECTROLUX CORP    7277
18   313*THE RENDEZVOUS     7274
94   314*JO-LEE SHOP INC    PA7332
56       LINDA C WINTERS  6 PA7332
80   315 DANIEL L MORRIS  1 7274
54   316                NP
60   317                NP
     318*ARTS DELCATESN     PA7467
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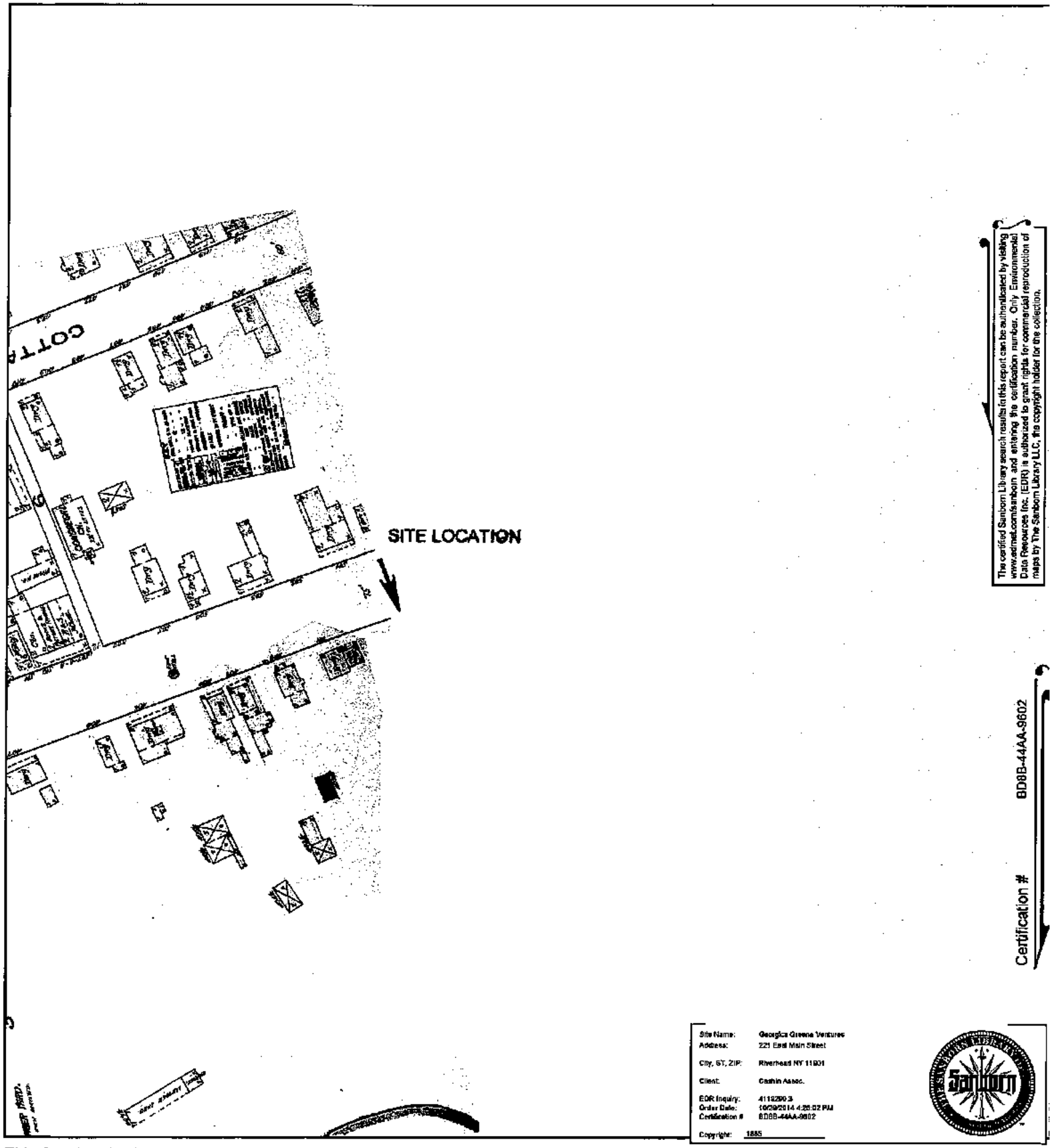
PT AS AUTHORIZED IN WRITING BY THE PUBLISHER

# 1885 Certified Sanborn Map

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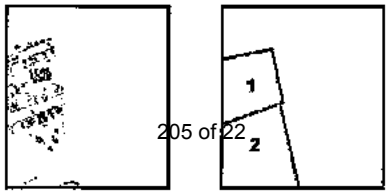
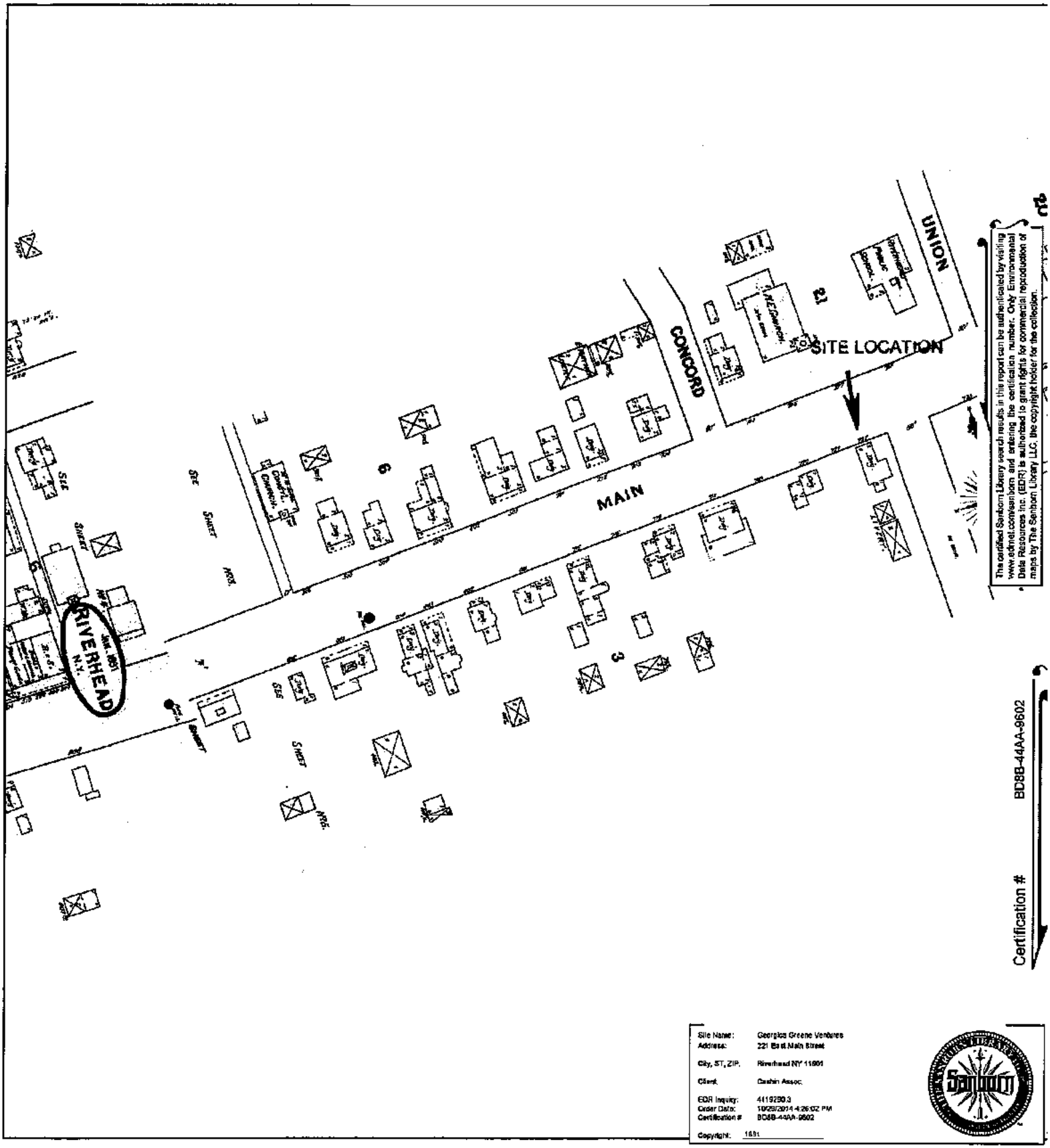



Volume 1, Sheet 2
Volume 1, Sheet 1

# 1891 Certified Sanborn Map

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| | |
|---|---|
| Site Name: | Georgica Greene Ventures |
| Address: | 221 East Main Street |
| City, ST, ZIP: | Riverhead NY 11901 |
| Client: | Cashin Assoc. |
| EDR Inquiry: | 4119290.3 |
| Order Date: | 10/29/2014 4:26:02 PM |
| Certification # | BD8B-44AA-9602 |
| Copyright: | 1891 |

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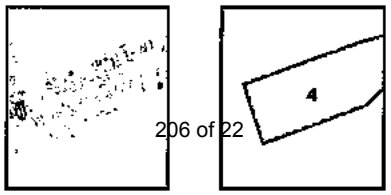
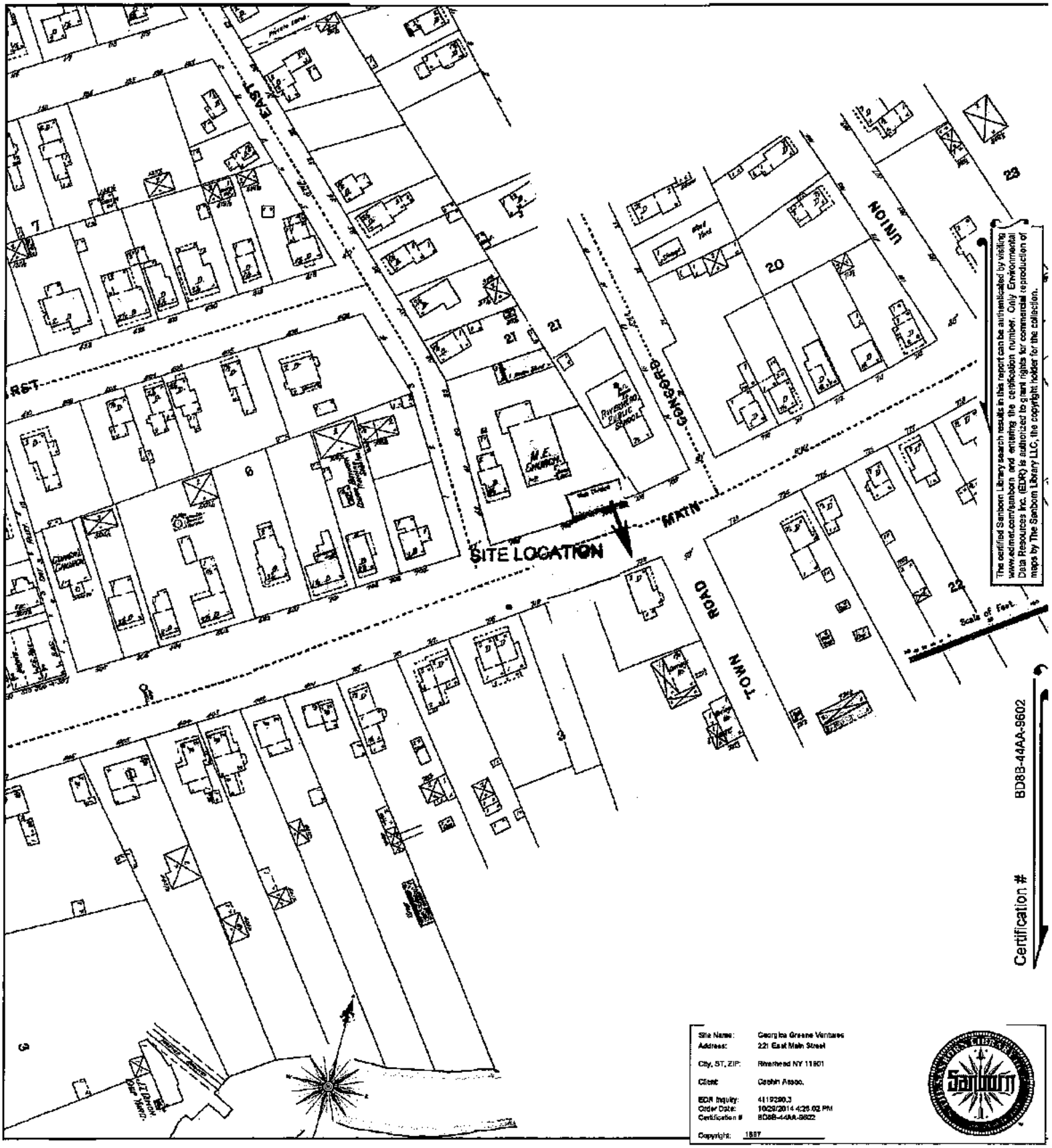



Volume 1, Sheet 4

N

# 1897 Certified Sanborn Map

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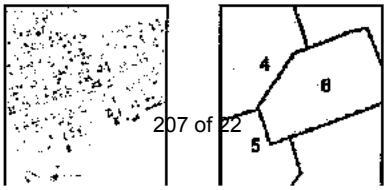


Volume 1, Sheet 4
Volume 1, Sheet 5
Volume 1, Sheet 6

N

# 1902 Certified Sanborn Map

ST.
ST.
MAIN
MAIN
SITE LOCATION
M.E. CHURCH
S. M. FOSTER, Cont. & Bldr. Yard.
Scale of Feet.
River
Beyond
7
6
3
21
20
22
50'
90'

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Certification # BDBB-44AA-9602

| | |
|---|---|
| Site Name: | Georgica Greene Ventures |
| Address: | 221 East Main Street |
| City, ST, ZIP: | Riverhead NY 11901 |
| Client: | Cashin Assoc. |
| EDR Inquiry: | 4119290.3 |
| Order Date: | 10/29/2014 4:28:02 PM |
| Certification # | BDBB-44AA-9602 |
| Copyright: | 1902 |

This Certified Sanborn Map combines the following sheets.
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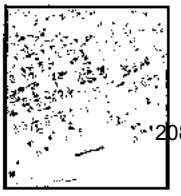
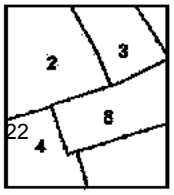


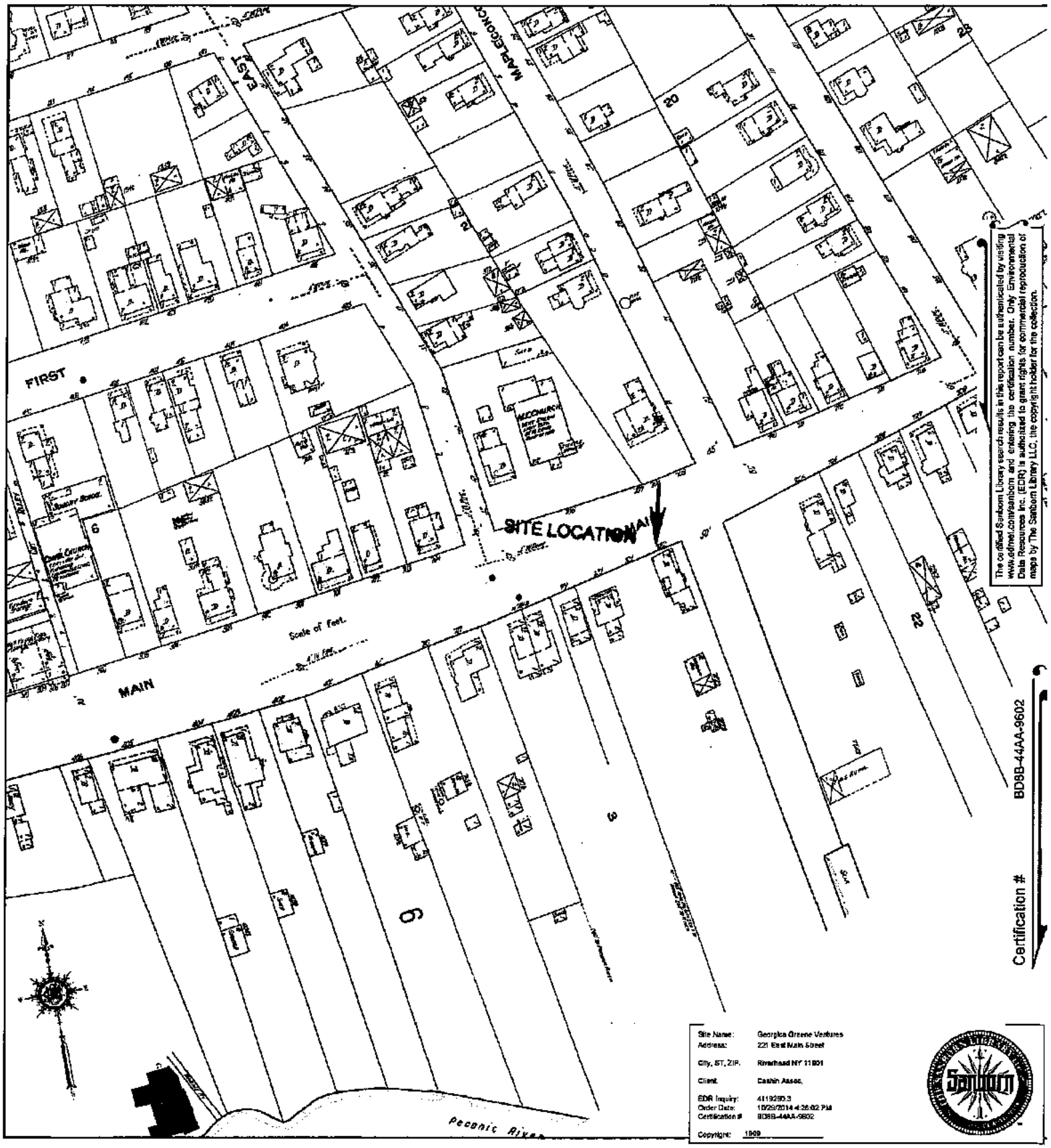



Volume 1, Sheet 2
Volume 1, Sheet 3
Volume 1, Sheet 4
Volume 1, Sheet 8

0 Feet 150 300 600

N

# 1909 Certified Sanborn Map

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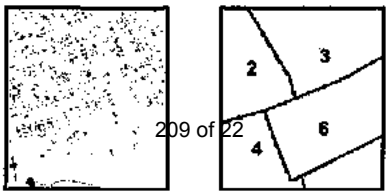
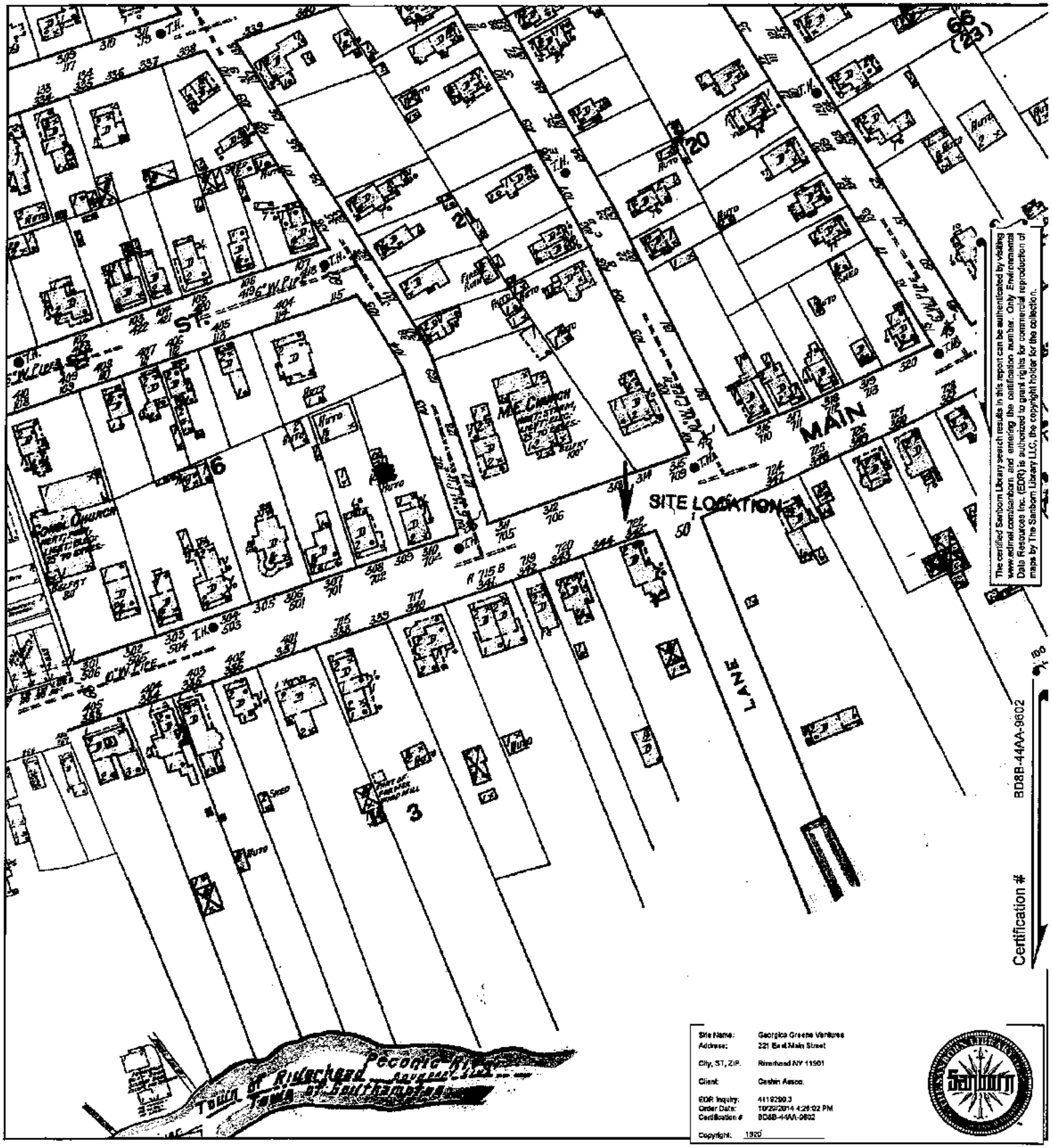



Volume 1, Sheet 2
Volume 1, Sheet 3
Volume 1, Sheet 4
Volume 1, Sheet 6

# 1920 Certified Sanborn Map

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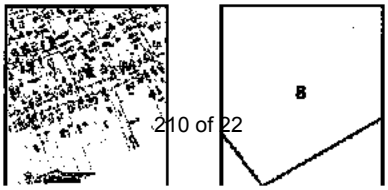
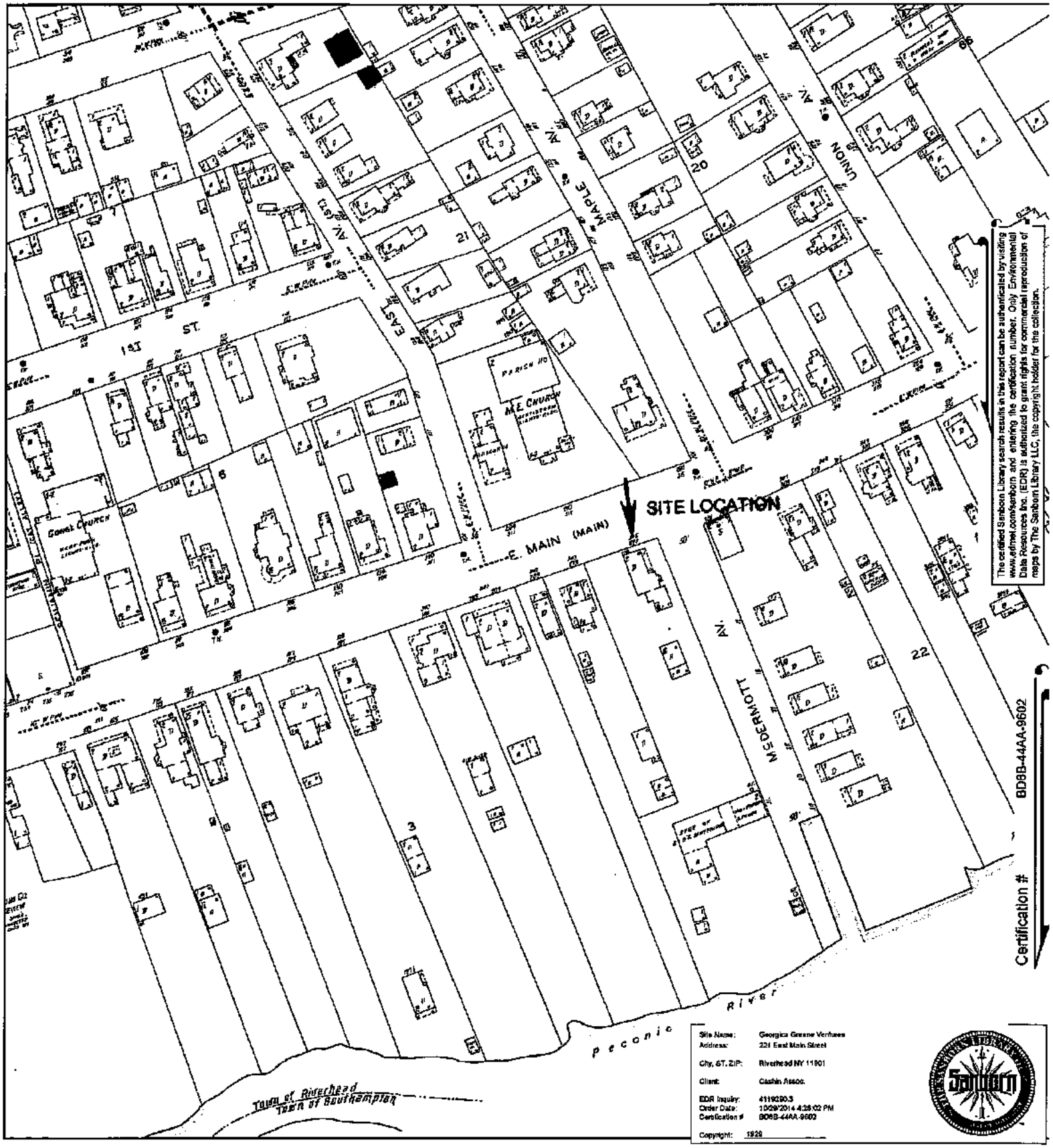



Volume 1, Sheet 8

N

# 1929 Certified Sanborn Map

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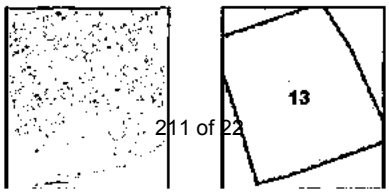
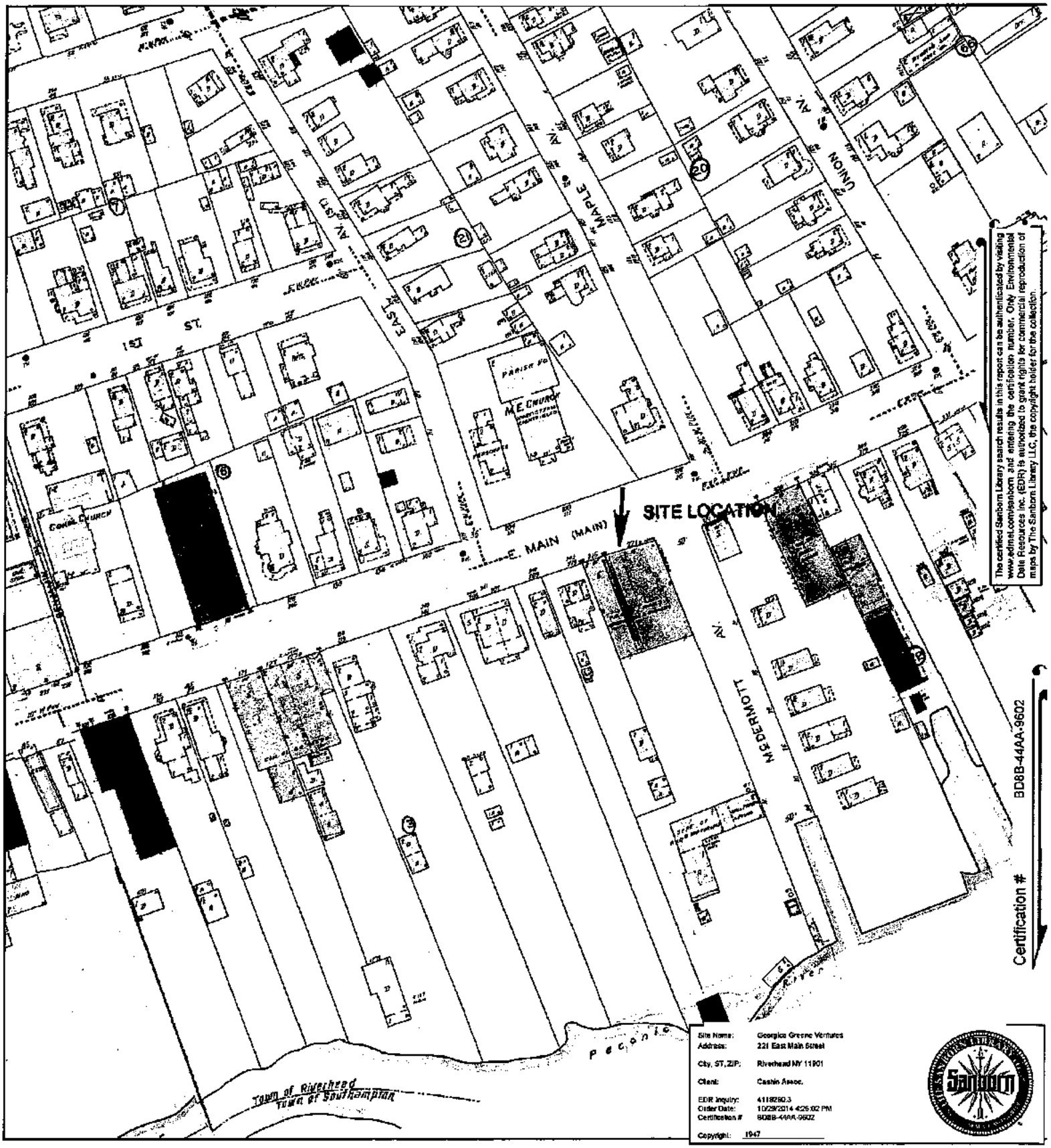



Volume 1, Sheet 13

N

# 1947 Certified Sanborn Map

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Volume 1, Sheet 13

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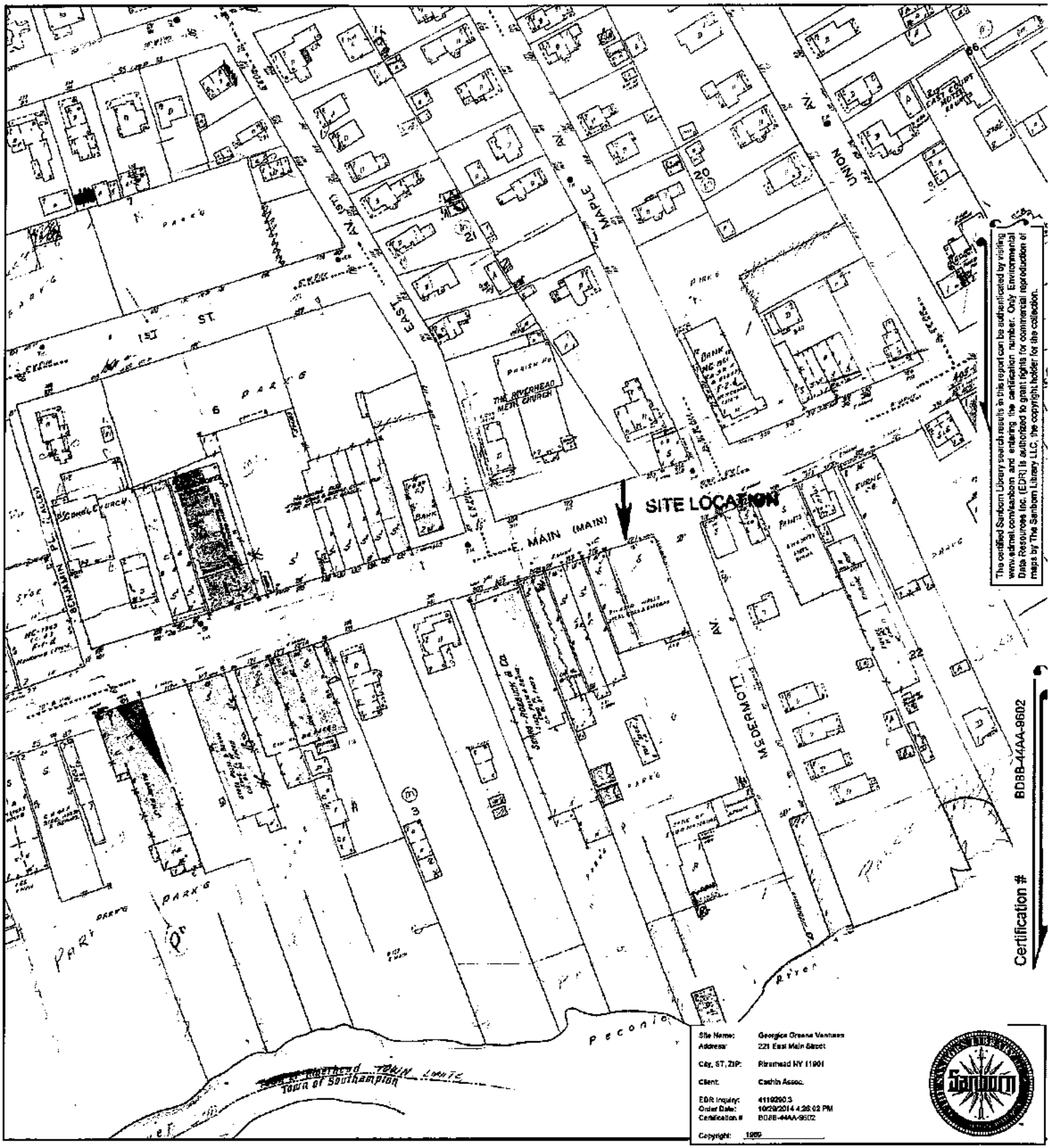
# 1969 Certified Sanborn Map

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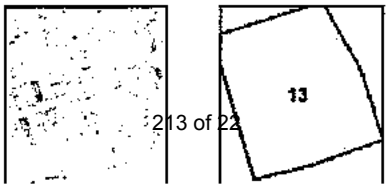
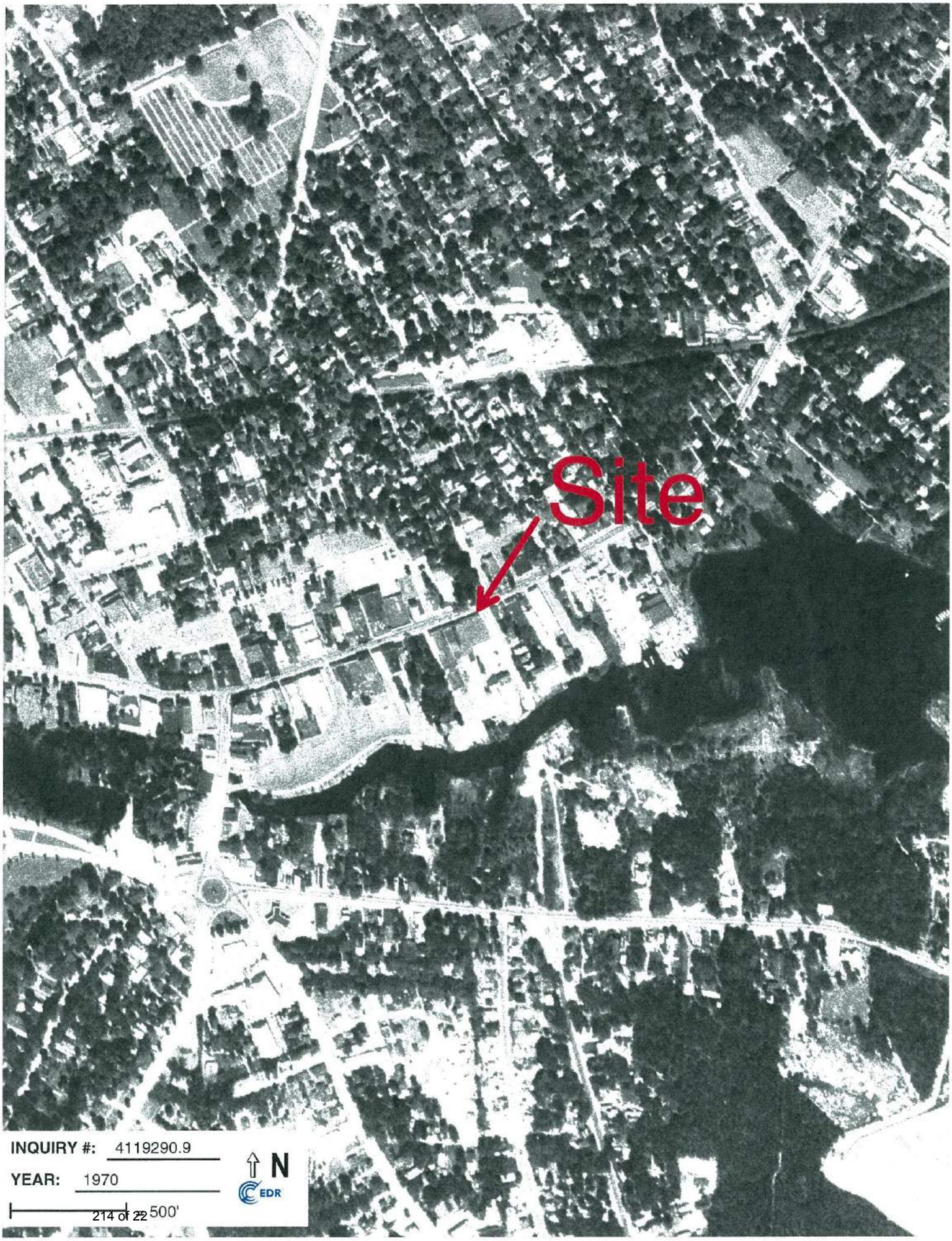



Volume 1, Sheet 13

N


Site
INQUIRY #: 4119290.9
YEAR: 1970
N
EDR
500'

Site
INQUIRY #: 4119290.9
YEAR: 1976
N
EDR
500'

Site
INQUIRY #: 4119290.9
YEAR: 1980
500'
N
EDR

Site
INQUIRY #: 4119290.9
YEAR: 1985
N
EDR
500'

Site
INQUIRY #: 4119290.9
YEAR: 1994
N
EDR
500'

Site
INQUIRY #: 4119290.9
YEAR: 2006
500'
N
EDR

Site
INQUIRY #: 4119290.9
YEAR: 2008
N
EDR
500'

Site
INQUIRY #: 4119290.9
YEAR: 2009
N
EDR
500'

Site
INQUIRY #: 4119290.9
YEAR: 2011
N
EDR
500'

# APPENDIX VI
# ENVIRONMENTAL QUESTIONNAIRE

## ENVIRONMENTAL QUESTIONNAIRE (to be completed by property/building owner or representative)

SUBJECT PROPERTY ADDRESS:
**221 East Main Street, Riverhead, NY**

LOAN / TRACKING NUMBER:
**Cashin Job #**

### BUILDING CONSTRUCTION:

| | YES | NO | UNKNOWN |
|---|---|---|---|
| Is there asbestos currently in any of the construction materials of the improvements (e.g. thermal insulation, acoustic ceilings, flooring)? | ☐ | ☒ | ☐ |
| For improvements constructed before 1978, is there lead-based paint on interior or exterior surfaces? | ☐ | ☒ | ☐ |
| Are the improvements constructed over a landfill or other hazardous or municipal waste site? | ☐ | ☒ | ☐ |

### FUEL/CHEMICAL STORAGE:

| | YES | NO | UNKNOWN |
|---|---|---|---|
| Are there or have there ever been any above or underground gasoline, diesel, fuel oil or other chemical storage tanks or drums on the subject property? | ☒ | ☐ | ☐ |
| Have the tanks, if any, been registered and inspected/tested for leakage? If inspected or tested, please attach a copy of the results. | ☒ | ☐ | ☐ |
| Have tanks been removed or has soil samples been analyzed from the subject property? If so, please attach relevant reports. | ☐ | ☐ | ☒ |

### ENVIRONMENTAL COMPLIANCE:

| | YES | NO | UNKNOWN |
|---|---|---|---|
| Has the property ever been the subject of an environmental assessment or audit? If so, please attach copies. | ☐ | ☒ | ☐ |
| Has there ever been any correspondence with federal, state, or local authorities, or any environmental litigation or enforcement action taken concerning the subject property? | ☐ | ☒ | ☐ |
| Has an asbestos or lead-based paint survey ever been conducted to assess the existence, type, location, or condition of asbestos or lead based paint? | ☐ | ☐ | ☒ |
| Are you aware of any past, present or contemplated future use of the subject property which resulted or may result in the generation or storage of hazardous substances or wastes? | ☐ | ☒ | ☐ |
| Is there any reason why this property is not currently in compliance with federal, state or local environmental laws and regulations? | ☐ | ☒ | ☐ |

### OTHER ENVIRONMENTAL CONDITIONS:

| The subject property contains or is affected by the following: | YES | NO | UNKNOWN | |
|---|---|---|---|---|
| Polychlorinated Biphenyls (PCBs) used in electrical transformers, etc.? | ☐ | ☒ | ☐ | |
| Formaldehyde gas, especially ureaformaldahyde foam insulation? | ☐ | ☒ | ☐ | |
| Soil setting, slipping, sliding, or other building foundation problems? | ☐ | ☒ | ☐ | |
| Flooding, grading or drainage problems? | ☒ | ☐ | ☐ | |
| Traces of concrete, asphalt or other evidence indicating prior commercial use? | ☐ | ☒ | ☐ | main bldg only Parking lot |
| Ravines, earthen embankments or other evidence indicating former dumping? | ☐ | ☒ | ☐ | |
| Discolored soil, stressed vegetation or other evidence of spills? | ☐ | ☒ | ☐ | |
| Oil sheen in wet areas? | ☐ | ☒ | ☐ | |
| Contamination of domestic water well or other water supply? | ☐ | ☒ | ☐ | |
| Proximity of property to former or current commercial or industrial facilities? | ☐ | ☒ | ☐ | |
| Elevated levels of radon gas in the structures or in the neighborhood? | ☐ | ☒ | ☐ | |
| Pipelines carrying oil, gas or chemicals underneath or adjacent to the property? | ☐ | ☒ | ☐ | |
| Has water intrusion resulted in mold growth on building improvements? | ☐ | ☐ | ☒ | |

Any other potential condition of an environmental nature? Please describe:

**If "YES" to any of the above items is checked, please attach copies of relevant documents, reports, etc. if possible.**

**NAME:** ROBERT KNOTOFF **SIGNATURE:** [signature] **DATE:** 10/29/14

# APPENDIX VII
# FOIL CORRESPONDENCE

**Cashin Associates, P.C.**
**Engineering • Planning • Construction Management**
Est. 1959

November 5, 2014

New York State Department of Environmental Conservation
SUNY Stony Brook
50 Circle Road
Stony Brook, NY 11790-2356
Attn: Freedom of Information Officer

Re: Freedom of Information (FOIL) request for information regarding environmental conditions at:

**221 East Main Street**
**Riverhead, New York 11901**

Dear Freedom of Information Officer:

Cashin Associates, P.C. (CA) has been contracted to perform a Phase I Environmental Site Assessment (ESA) for the subject property referenced above. As part of this process, we are required to review any available information and records on file with your agency regarding NYSDEC Spill cases, the NYSDEC Petroleum Bulk Storage (PBS) program, environmental contamination, remediation, investigations, testing, violations, NYSDEC permits or any incidents involving hazardous or petroleum materials at the above referenced property.

CA requests an opportunity to review any readily available information, and also requests an opportunity to discuss these files over the telephone with the NYSDEC representative assigned to environmental incidents at the site, or in person at your agency representative's office.

If you require additional details regarding this letter, please do not hesitate to contact us.

Very truly yours,

CASHIN ASSOCIATES, P.C.

Keith W. Brewer
Senior Environmental Scientist
kbrewer@ca-pc.com

CA 14003.062



1200 Veterans Memorial Highway • Hauppauge, NY 11788 • (631) 348-7600 • FAX (631) 348-7601
80 SW 8th Street • Suite 2809 • Miami, FL 33130 • (305) 579-2006 • FAX (305) 579-2035

# Appendix E

# Commitment Letters

February 6, 2017

Matthew L. Ardito
Georgica Green Ventures, LLC
50 Jericho Quadrangle, Suite 200
Jericho, NY 11753

Dear Matthew,

The construction waste produced during the demolition and construction of this Riverhead, NY Project will be taken by **Mattituck Environmental Services**. We'll provide all of the roll-off dumpsters for the collection of demolition and construction waste. We have a separate recycling system in our NY DEC licensed transfer station, **Peconic Recycling & Transfer Station** located in Cutchogue, NY where the materials are sorted through our two line sorting system. The wood, cardboard, concrete, masonry, ferrous/non-ferrous metals, paper and plastic are separated for recycling. A minimal portion of the waste that consists of debris that could not be re-used will be sent to an approved landfill facility. Additional roll-off containers will be provided and designated for concrete/masonry and cardboard only. These particular containers will be brought back to our recycling facility (Paumanok) although it is not necessary to run through our sorting system to be recycled.

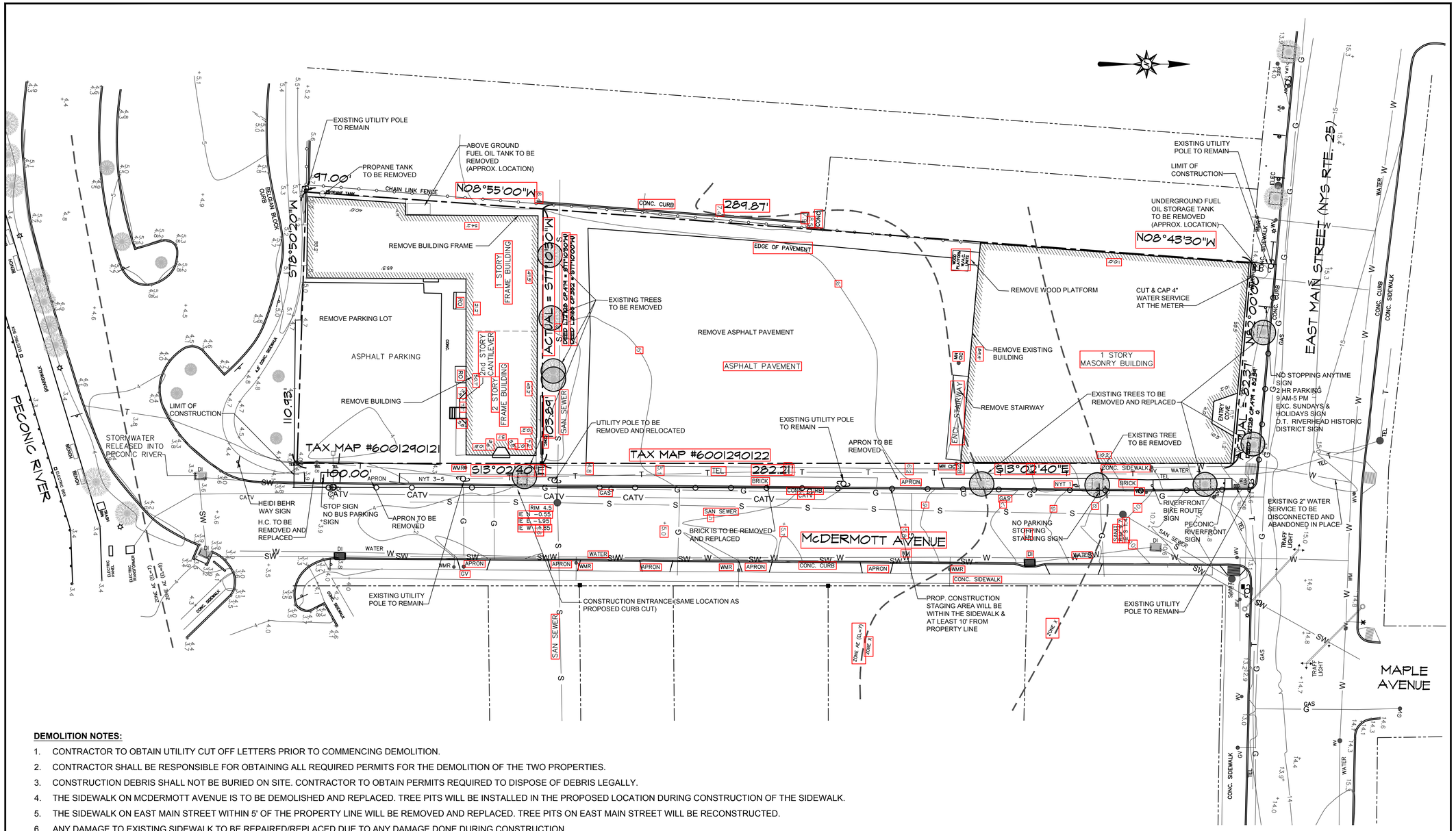
If you need further information or would like me to talk to someone regarding our recycling facility please contact me at 561-389-8522.

At your disposal,

Anthony S. Confredo
Mattituck Environmental Services, LLC



P.O. Box Drawer 1402, 800 Wickham Avenue, Mattituck, New York 11952
Office: 631-298-8888 Fax: 631-298-2023




**DEMOLITION NOTES:**

1. CONTRACTOR TO OBTAIN UTILITY CUT OFF LETTERS PRIOR TO COMMENCING DEMOLITION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR THE DEMOLITION OF THE TWO PROPERTIES.
3. CONSTRUCTION DEBRIS SHALL NOT BE BURIED ON SITE. CONTRACTOR TO OBTAIN PERMITS REQUIRED TO DISPOSE OF DEBRIS LEGALLY.
4. THE SIDEWALK ON MCDERMOTT AVENUE IS TO BE DEMOLISHED AND REPLACED. TREE PITS WILL BE INSTALLED IN THE PROPOSED LOCATION DURING CONSTRUCTION OF THE SIDEWALK.
5. THE SIDEWALK ON EAST MAIN STREET WITHIN 5' OF THE PROPERTY LINE WILL BE REMOVED AND REPLACED. TREE PITS ON EAST MAIN STREET WILL BE RECONSTRUCTED.
6. ANY DAMAGE TO EXISTING SIDEWALK TO BE REPAIRED/REPLACED DUE TO ANY DAMAGE DONE DURING CONSTRUCTION.
7. PAVEMENT MARKINGS FOR 2 EXISTING CROSSWALKS AT MCDERMOTT & MAIN TO BE REPAIRED CONFORMING TO NYSDOT SPECIFICATIONS.
8. PRIOR TO DEMOLITION, ALL STREET SIGNS, UTILITY STRUCTURES AND SIDEWALK BRICK WILL BE REMOVED AND STORED. FOLLOWING CONSTRUCTION THEY WILL BE REINSTALLED IN THE SAME LOCATION OR AS OTHERWISE NOTED ON THE SITE PLAN.
9. ASBESTOS AND LEAD PAINT ABATEMENTS MUST BE COMPLETED PRIOR TO COMMENCEMENT OF DEMOLITION.
10. LOCATION OF UNDERGROUND TANKS IDENTIFIED IN THE SEAF MUST BE VERIFIED IN THE FIELD PRIOR TO DEMOLITION. IF FOUND, TANK MUST BE ABANDONED IN PLACE OR REMOVED AS REQUIRED. THE ENGINEER, THE TOWN AND DEC MUST BE NOTIFIED ONCE TANKS ARE DISCOVERED.
11. REFER TO SHEET C-104 FOR THE EROSION AND SEDIMENTATION CONTROL PLAN.

EXISTING CONDITIONS, PROPERTY LINE & TOPOGRAPHIC INFORMATION AS SHOWN ON SURVEY BY YOUNG & YOUNG DATED JAN. 05, 2015
"ADDITIONAL TOPO" UPDATED OCT. 04, 2016
LAST REVISED FEB. 13, 2017

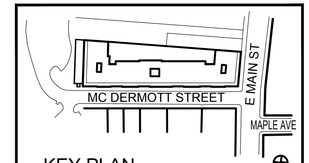
ARCHITECTURAL BASE AS PROVIDED BY STEPHEN B. JACOBS GROUP

## 1 EXISTING BUILDING AND DEMOLITION PLAN

SCALE: 1" = 20'-0"

## LEGEND

| | |
|---|---|
| | PROPERTY LINE |
| | ADJACENT PROPERTY |
| | FENCE |
| G | GAS |
| SW | STORMWATER |
| S | SANITARY |
| W | WATER |
| T | TELEPHONE |
| CATV | CATV |
| | STREET LIGHT |
| | FIRE HYDRANT |
| | UTILITY BOX |
| | UTILITY POLE |
| | EXISTING TREE |
| | MANHOLE |
| | VALVE |
| WMR | WATER METER |
| WM | WATER MAIN |
| GM | GAS MAIN |




KEY PLAN

| | | |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | 02/17/17 | SITE PLAN REVIEW 2ND SUBMISSION |
| | 12/19/16 | SITE PLAN REVIEW |


Architect:
The Stephen B. Jacobs Group, P.C.
381 Park Avenue South
New York, N.Y. 10016
212-421-3712

© 2016


Structural Engineer:
Wexler Associates
12 West 32nd Street, 8th Floor
New York, New York, N.Y. 10001
212 - 643 - 1500

© 2016


Civil Engineer:
Galli Engineering, P.C.
35 Pinelawn Road - Suite 209E
Melville, New York 11747
631-272-9292

© 2016


MEP Engineer:
Sideris Kefalas
217-22 Northern Boulevard
Bayside, New York 11361
718-224-9091

© 2016


Owner:
Georgica Green Ventures LLC
50 Jericho Quadrangle - Suite 200
Jericho, New York 11753
(516) 488-3000

© 2016

221 East Main Street
Riverhead, NY

Drawing Title:

DEMOLITION PLAN

SEAL & SIGNATURE:

DATE: 09.27.16
PROJECT#: 1617
DRAWING SCALE: AS NOTED
DRAWING NO:

C-001.00

CAD REF:
Q:\SHE PLAN 2.13.17 Rev\demo.dwg

# Appendix F

# USFWS and NYNHP Correspondence

# United States Department of the Interior

FISH AND WILDLIFE SERVICE
Long Island Field Office
340 Smith Road
Shirley, NY 11967
Phone: (631) 286-0485 Fax: (631) 286-4003
http://www.fws.gov/northeast/nyfo

To: Alicia Schultz Date: May 15, 2017

USFWS File No:

Regarding your: ☒ letter ☐ FAX ☒ E-mail dated: May 11, 2017

For project: Riverview Lofts

Located: Riverhead

In Town/County: Suffolk

**Pursuant to the Endangered Species Act of 1973 (ESA) (87 Stat. 884, as amended; 16 U.S.C. 1531 *et seq.*), the U.S. Fish and Wildlife Service:**

☒ Acknowledges receipt of your "no effect" determination. No further ESA coordination or consultation is required.

☐ Acknowledges receipt of your determination. Please provide copy of your determination and supporting materials to any involved Federal agency for their final ESA determination.

☐ Is taking no action pursuant to ESA or any other legislation at this time but would like to be kept informed of project developments.

As a reminder, until the proposed project is complete, we recommend that you check our website (http://www.fws.gov/northeast/nyfo/es/section7.htm) every 90 days from the date of this letter to ensure that listed species presence/absence information for the proposed project area is current. Should project plans change or additional information on listed or proposed species or critical habitat become available, this determination may be reconsidered.

**Pursuant to the Fish and Wildlife Coordination Act (FWCA) (48 Stat. 401, as amended; 16 U.S.C. 661 *et seq.*),**

☐ Requests additional time for review.

☐ Is providing FWCA comments (see attached).

☐ Will provide FWCA comments separately.

☐ Is taking no action pursuant to FWCA due to lack of funding.

☐ Has no objection pursuant to the FWCA.

☐ Is taking no action pursuant to the FWCA at this time but would like to be kept informed of project developments.

USFWS Contact(s): _____ Date May 17, 2017

Supervisor: _____ Date _____

Governor's Office of
Storm Recovery

ANDREW M. CUOMO
Governor

LISA BOVA-HIATT
Executive Director

*Via Electronic Mail*

May 11, 2017

Mr. Steven T. Papa
U.S. Fish and Wildlife Service
Long Island Field Office
340 Smith Road
Shirley, NY 11967

Re: Section 7 Project Review - No Effect Determination for the Riverview Lofts Project, Riverhead, Suffolk County, New York

Dear Mr. Papa:

The Governor's Office of Storm Recovery (GOSR), an office of the New York State Homes and Community Renewal's (NYSHCR) Housing Trust Fund Corporation, was established to aid the statewide recovery of disaster-affected communities in New York State. GOSR is administering a U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant for Disaster Recovery (CDBG-DR), including the New York Rising Community Reconstruction (NYRCR) Program. GOSR is conducting an environmental review of the above referenced project.

The purpose of this letter is to provide the U.S. Fish and Wildlife Service – Long Island Field Office (USFWS) notice of the proposed project and to document compliance with Section 7 of the Endangered Species Act (ESA), as well as the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA). As discussed below, we have reviewed the project and found that the proposed project does not jeopardize the continued existence of ESA species or destroy or adversely modify their critical habitat. This letter requests acknowledgement from the USFWS that they have received our No Effect Determination regarding the proposed project provided in this letter.

Program Overview: Although the Town of Riverhead was not hit as hard by Hurricane Irene as communities on the South Shore, Riverhead experienced significant damage from the storm. The storm surge flooded much of downtown Riverhead and low-lying residential areas. Much of downtown Riverhead's southern side was under water even before the peak of the storm. Features of downtown's Grangebel Park, such as railings and foot bridges, became indiscernible as the tides rose to record levels and a gazebo in the riverfront park to the east was lifted up and deposited elsewhere in the park. Downtown business owners reported flooding issues caused by Hurricane Sandy, and at least one business was forced to relocate because of flooding damage.

In the wake of such devastation, the importance of building more resilient structures in less vulnerable locations is vital to establish a more storm-resistant Long Island. Creation of new affordable housing in eastern Long Island is a vital component of Suffolk County's overall recovery and it makes sense to construct new housing away from areas of the county that are most susceptible to storm damage.

Area of Potential Effect: The 0.85-acre Project site is located at the southwestern corner of the intersection of East Main Street and McDermott Avenue, Riverhead, Suffolk County, New York. The Project site consists of two parcels (**Figure 1**). The site is bordered by a public parking lot, Heide Behr Way, and the Peconic River to the south. To the west is are commercial buildings that front on East Main Street with parking to the south.

Proposed Project Description: Georgica Green Venture, LLC proposes to demolish and replace two buildings located at 221 East Main Street and 31 McDermott Avenue in Riverhead. The proposed Project would include the demolition of the existing buildings and parking lots and construction of a new five-story mixed-use structure on the north end of the site. The structure would feature about 16,000 square feet of first-floor commercial spaces (at-grade with East Main Street) and four floors of apartments (117 units) of apartments (see attached **Site Plan**). The proposed retail space in the development would provide new opportunities for both local business owners and residents living near downtown Riverhead.

Residents would access their apartments through an entrance located on McDermott Avenue that includes an elevator lobby, mailroom, and storage and trash facilities. The design includes a community room and community courtyard, which are located next to the entrance lobby on the first floor. Fifty-nine parking spaces would be located below-grade with a ground level entrance on McDermott Avenue near the riverfront. This is made possible by the downward slope from East Main Street to the river. In addition to providing resident parking, this arrangement would raise critical structural and mechanical components out of the most likely flood area. Other flood resilient measures proposed include automatic flood barriers, on-site backup power and wind and water resistant materials. Sanitary wastewater from the project will be conveyed off-site via the existing network of the Riverhead Sewage District. The Project site is located over the Nassau-Suffolk Sole Source Aquifer. The site is currently 100 percent impermeable, covered with the two buildings and the parking lot.

## ESA and Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act Species

The USFWS Long Island Ecological Services Field Office was contacted through the Information, Planning, and Conservation System (IPaC) regarding the potential presence of species under the jurisdiction of the USFWS within the project area. The IPaC Trust Resources Report is included as an attachment 4. USFWS indicates that five listed species may occur within the vicinity of the project area: *Charadrius melodus* (piping plover—threatened), *Calidris canutus rufa* (red knot—threatened), *Sterna dougallii dougallii* (roseate tern), *Agalinis acuta* (sandplain gerardia—threatened), *Amaranthus pumilus* (seabeach amaranth—threatened), and *Myotis septentrionalis* (northern long-eared bat—threatened). There are no critical habitats for these or any other species within the project area.

The IPaC Trust Resources Report indicates that there are numerous species of migratory birds protected by the Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act that could potentially be affected by the proposed project, including *Haliaeetus leucocephalus* (bald eagle). The NYSDEC Conservation Plan for Bald Eagles in New York State[i] provides a map of bald eagle breeding territories in New York. There are no known breeding bald eagles within the vicinity of the project site; therefore, no adverse impacts to breeding bald eagles are expected as a result of the project.

A request for species records within the project area was sent to the New York State Natural Heritage Program (NYSNHP). A response was received on April 5, 2017 (attached) indicating that there are no records of concern of rare or state-listed animals or plants, or significant natural communities at the project site or in its immediate vicinity.

**Piping plover**

The piping plover prefers open coastal waterways with sparse grass or other vegetation. The piping plover breeds in sandy upper beaches and sparsely vegetated shores, islands, shallow lakes, ponds, rivers, and impoundments. The piping plover is highly sensitive to human disturbance. A review of aerial imagery and site photos reveals that there are no sandy beaches or dunes immediately adjacent to this site. Instead, the canals have bulkheads and concrete abutments, and upland of the canal are busy residential roadways, actively managed sidewalks, landscaped areas with scattered trees, and residential houses. There is no suitable habitat for the piping plover in the vicinity of the project area.

No effects will occur to this species.

**Red knot**

The red knot breeds in the tundra region. During migration, the red knot prefers coastal beaches that are usually at or near the mouth of bays, estuaries, or tidal inlets. Wintering areas are generally intertidal habitats such as beaches with significant wave action or currents. The red knot is sensitive to human disturbance. A review of aerial imagery and site photos reveals that there are no coastal beaches or intertidal areas that receive significant wave action or currents in the project area. Instead, the canals have bulkheads and concrete abutments, and upland of the canal are busy residential roadways and actively managed sidewalks, landscaped areas with scattered trees, and residential houses. There is no suitable habitat for the red knot in the vicinity of the Project area.

No effects will occur to this species.

**Roseate tern**

The roseate tern prefers coastal beach and island habitats along salt bays, estuaries, and oceans. Roseate terns nest on sandy or rocky islands, especially in protected bays and estuaries, with some low plant cover that is close to shallow waters for feeding. It forages in coastal waters and sometimes well offshore. The roseate tern is sensitive to human disturbance. A review of aerial imagery and site photos reveals that there are no sandy or rocky islands or protected bays and estuaries in the vicinity of the project area. Instead, the canals have bulkheads and concrete abutments, and upland of the canal are busy residential roadways, actively managed sidewalks, landscaped areas with scattered trees, and residential houses. There is no suitable habitat for the roseate tern in the vicinity of the Project area.

No effects will occur to this species.

**Sandplain gerardia**

The sandplain gerardia is a flowering plant that can be found on Long Island in dry, sandy soils and in sandy plains. It was traditionally a maritime grassland species maintained by fire and grazing. In New York, it currently occurs in remnant grasslands, shrublands, and along roadsides and railroads. A review of aerial imagery and site photos reveals that the canals have bulkheads and concrete abutments, and upland of the canal are busy roadways, actively managed sidewalks, landscaped areas with scattered trees, and commercial and residential buildings. There is no habitat suitable for the sandplain gerardia in the Project area.

No effects are anticipated to occur to this species.

**Seabeach amaranth**

The seabeach amaranth is a flowering plant that usually grows on a nearly pure sand substrate. It is primarily found on over-wash flats at accreting ends of islands, lower fore-dunes, and upper strands of non-eroding beaches. A review of aerial imagery and site photos reveals that there is no sandy dune or beach habitat in the project area. There is no habitat suitable for the seabeach amaranth in the Project area and

No effects are anticipated to occur to this species.

**Northern long-eared bat**

According to USFWS documentation, the northern long-eared bat roosts underneath tree bark, in cavities, and in the crevices of dead and live trees. The project is located in a mixed commercial residential area that is comprised of roads, asphalt, parking areas, commercial buildings, residences, residential yards, and isolated trees, with no contiguous forest habitat. No trees will be removed for the project activity.

No effects are anticipated to occur to this species.

**Conclusions**

Project implementation would be conditioned upon issuance of applicable federal and state permits and would be constructed in accordance with federal and state permit conditions. The proposed project would not jeopardize the continued existence of ESA species or destroy or adversely modify their critical habitat. GOSR is submitting the above information as notice of its **No Effect determination** and requests acknowledgement from USFWS that they have received this determination that the proposed project would have **No Effect** on migratory birds, endangered/threatened species, or critical habitat for species under USFWS jurisdiction.

If you have questions or require additional information regarding this request, please contact Lori A. Shirley at (518) 474-0755 or Lori.Shirley@nyshcr.org. Thank you for your time and consideration.

Sincerely,

Lori A. Shirley
Certifying Officer
NYS Governor's Office of Storm Recovery

**Attachments**
Figures
Site Plan
Aerial
IPaC
NYSDEC response

[i] NYSDEC Conservation Plan for Bald Eagles in New York State. January 2015.

Path: C:\projects\Riverview Lofts HUD EA_103P369236\GIS\Riverview Lofts - Project Area.mxd

# *Project Area*

Riverview Lofts

221 East Main Street and 31 McDermott Avenue

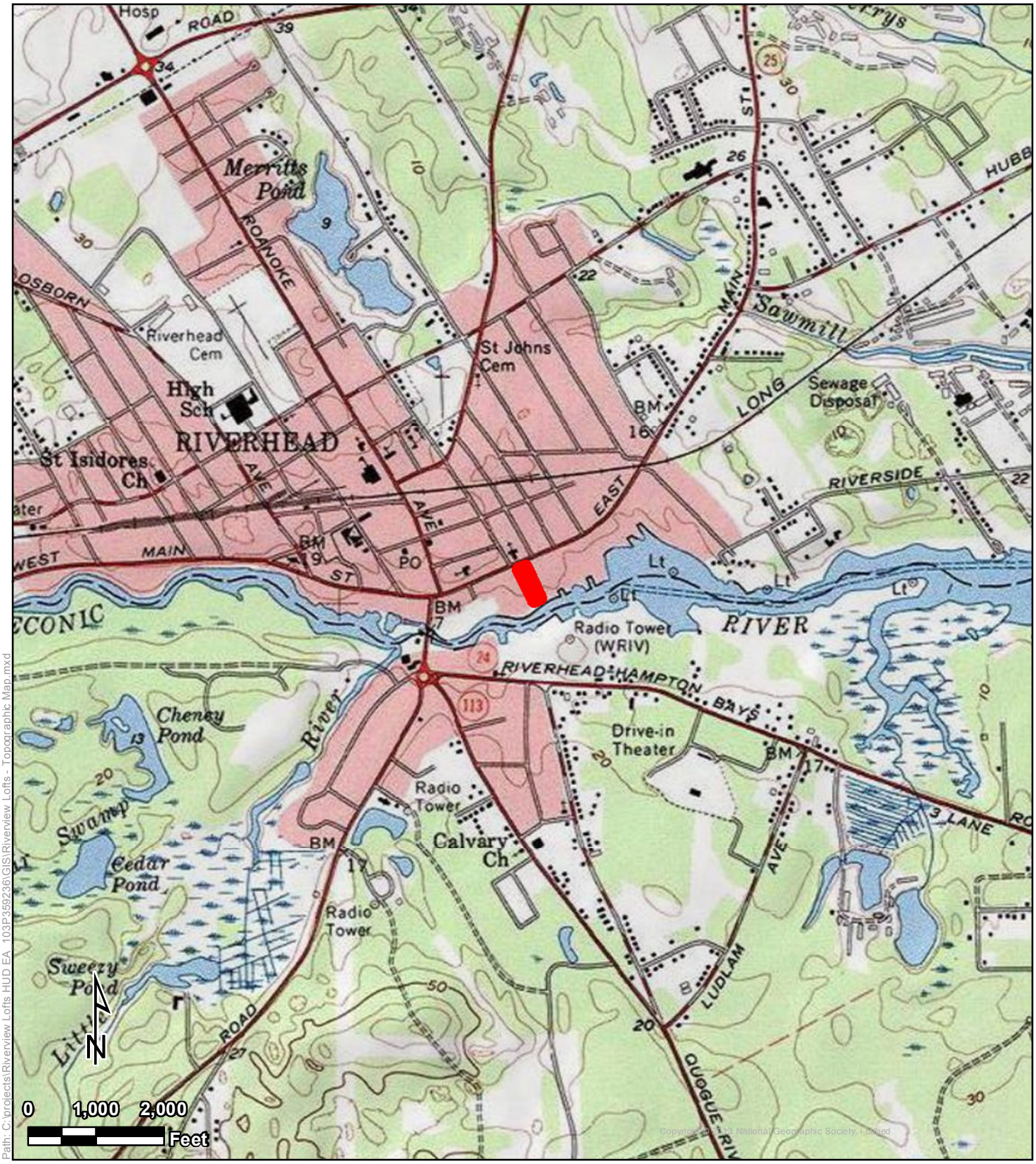
Riverhead, Suffolk County, New York

**Legend**

Project Area

Tetra Tech, Inc

**Figure 1**




Path: C:\projects\Riverview Lofts HUD EA_103P359236\GIS\Riverview Lofts - Topographic Map.mxd

# Topographic Map

**Legend**

Project Area

Riverview Lofts
221 East Main Street and 31 McDermott Avenue
Riverhead, Suffolk County, New York

Tetra Tech, Inc

**Figure 2**

# Riverview Lofts Project, Riverhead, NY

March 9, 2017

**Figure 3**

Significant Natural Communities

Natural Communities Near This Location

Rare Plants and Rare Animals

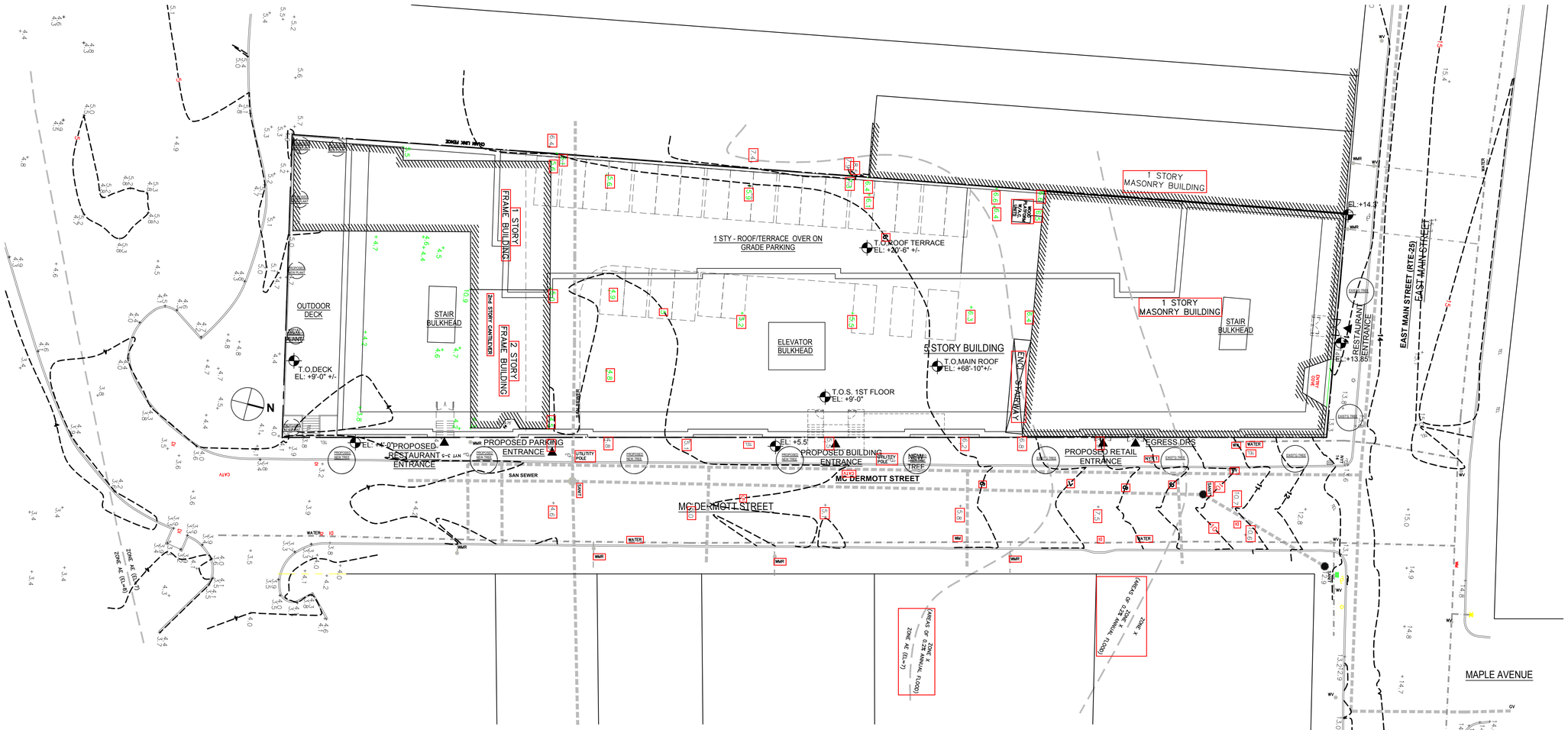
1:4,514

0 0.0375 0.075 0.15 mi

0 0.05 0.1 0.2 km

Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

NYS Department of Environmental Conservation
Not a legal document




| LOT COVERAGE | |
|---|---|
| LOT SIZE | = 37,167 SF |
| BUILDING FOOTPRINT | = 34,017SF |
| LOT COVERAGE | = 91.5 % |

| F.A.R. CALCULATIONS | |
|---|---|
| LOT SIZE | = 37,167 SF |
| F.A.R. | = 4.0 |
| MAXIMUM PERMITTED AREA | = 148,668 SF |
| PROPOSED AREA | = 128,131 SF |

RIVERHEAD APARTMENT COMPLEX - BUILDING AREAS

| FLOOR | AREAS (IN SQUARE FEET) | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | RES'L GROSS | UTILITIES OTHER | LOBBY | BLDG AMENITIES | BLDG STORAGE | RETAIL | REST-AURANTS | TOTAL AREAS |
| 5TH | 25,680 | | | | | | | 25,680 |
| 4TH | 25,680 | | | | | | | 25,680 |
| 3RD | 25,680 | | | | | | | 25,680 |
| 2ND | 25,680 | | | | | | | 25,680 |
| 1ST | | 2,307 | 500 | 3,486 | 1,605 | 1,429 | 14,479 | 23,806 |
| PARKING | | 1,460 | 145 | | | | | 1,605 |
| TOTAL | 102,720 | 3,767 | 645 | 3,486 | 1,605 | 1,429 | 14,479 | 128,131 |

MEAN HEIGHT CALCULATIONS

EAST MAIN STREET
LOW POINT : 13.4'
HIGH POINT: 14.3'
AVERAGE : 13.85'
(13.4'+14.3'= 27.7' / 2)

MC DERMOTT AVE
LOW POINT : 4.0'
HIGH POINT: 13.4'
AVERAGE : 8.7'
(4'+13.4'= 17.4' / 2)

AVERAGE GRADE /BASE BUILDING 11.275'
13.85' + 8.7' = 22.5' / 2

RIVERHEAD APARTMENT COMPLEX

| FLOOR | APARTMENT COUNT | | | |
|---|---|---|---|---|
| | STUDIOS | 1BR | 2BR | TOTALS |
| | 450 - 522 SF | 580 - 798 SF | 890 - 1,063SF | |
| | # APTS | # APTS | # APTS | |
| 5TH | 8 | 15 | 7 | 30 |
| 4TH | 8 | 15 | 7 | 30 |
| 3RD | 8 | 15 | 7 | 30 |
| 2ND | 6 | 15 | 7 | 28 |
| 1ST | - | - | - | - |
| TOTAL | 30 | 60 | 28 | 118 |

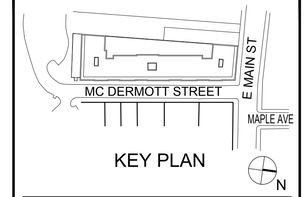
PARKING GARAGE PARKING STALL COUNT

| STANDRD | COMPACT | ADA/VAN | TOTAL |
|---|---|---|---|
| 52 | 3 | 3 | 58 |
| | | | |

APARTMENT AREA RANGE

| 0 - 600 SF | 600 - 1,200 SF | 1200 SF - > |
|---|---|---|
| 30 APTS | 88 APTS | 0 APTS |

1 PLOT PLAN
SCALE: 1" = 20'-0"




| | | |
|---|---|---|
| | xx/xx/xx | X |
| | xx/xx/xx | X |


Architect:
The Stephen B. Jacobs Group, P.C.
381 Park Avenue South
New York, N.Y. 10016
212-421-3712

© 2016


Structural Engineer:
Wexler Associates
12 West 32nd Street, 8th Floor
New York, New York, N.Y. 10001
212 - 643 - 1500

© 2016


Civil Engineer:
Galli Engineering, P.C.
35 Pinelawn Road - Suite 209E
Melville, New York 11747
631-272-9292

© 2016


MEP Engineer:
Sideris Kefalas
217-22 Northern Boulevard
Bayside, New York 11361
718-224-9091

© 2016


Owner:
Georgica Green Ventures LLC
50 Jericho Quadrangle - Suite 200
Jericho, New York 11753
(516) 488-3000

© 2016

# 221 East Main Street
# Riverhead, NY

Drawing Title:

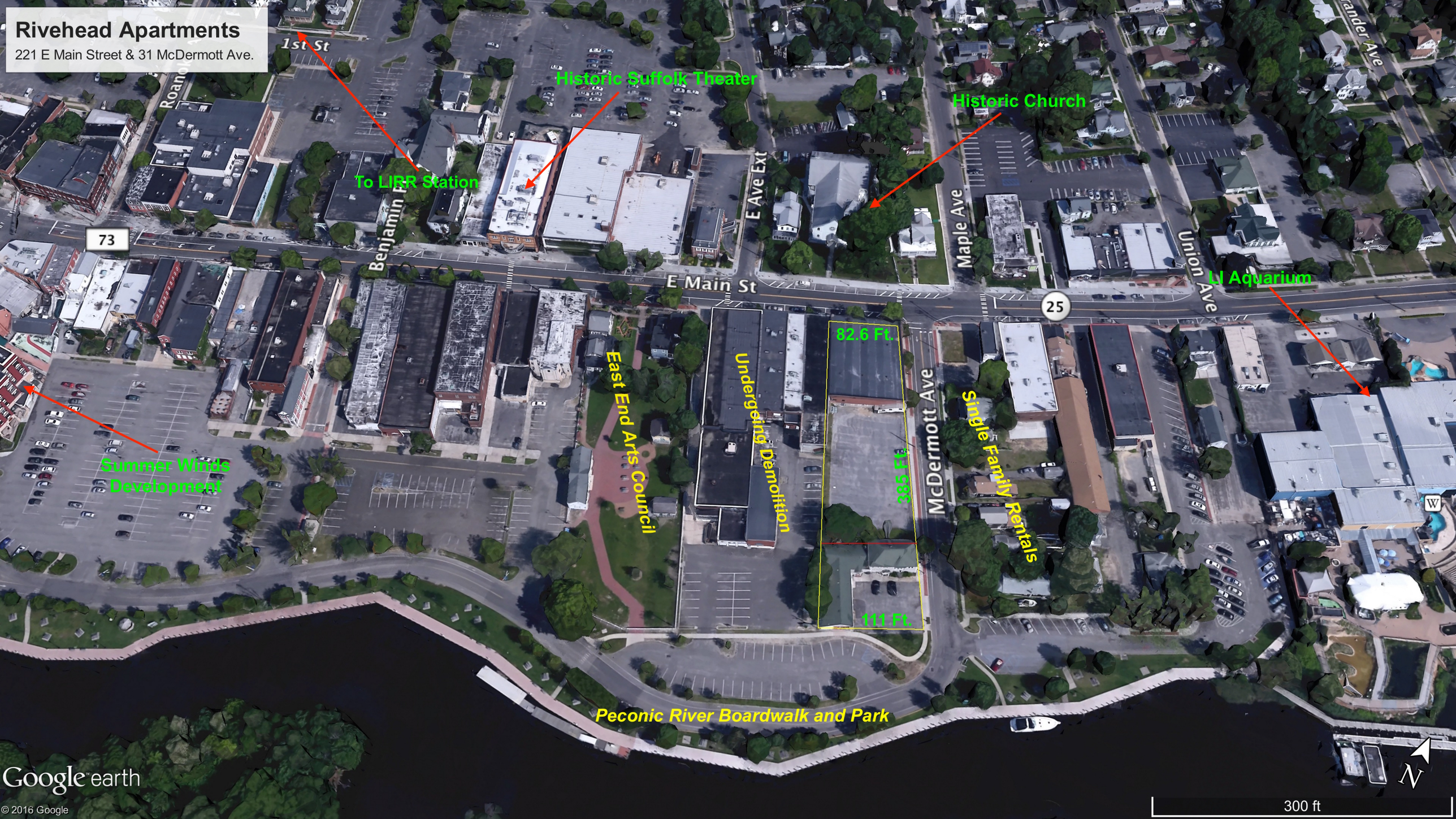
PLOT PLAN

SEAL & SIGNATURE:

DATE: 09.27.16
PROJECT#: 1617
DRAWING SCALE: AS NOTED
DRAWING NO:

A-011.00

CAD REF:
Q:/1617_A-011_PLOT PLAN.dwg


Rivehead Apartments
221 E Main Street & 31 McDermott Ave.
1st St
Roanoke
Historic Suffolk Theater
Historic Church
To LIRR Station
Benjamin Pl
E Ave Ext
Maple Ave
Union Ave
Lander Ave
73
E Main St
25
LI Aquarium
82.6 Ft.
365 Ft.
111 Ft.
McDermott Ave
Single Family Rentals
East End Arts Council
Undergoing Demolition
Summer Winds Development
Peconic River Boardwalk and Park
Google earth
© 2016 Google
N
300 ft

**IPaC** **U.S. Fish & Wildlife Service**

# IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

## Location

Suffolk County, New York

Not for consultation

## Local office

Long Island Ecological Services Field Office

(631) 286-0485
(631) 286-4003

340 Smith Road
Shirley, NY 11967

# Endangered species

**This resource list is for informational purposes only and does not constitute an analysis of project level impacts.**

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population, even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] are managed by the Endangered Species Program of the U.S. Fish and Wildlife Service.

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information.

The following species are potentially affected by activities in this location:

## Birds

| NAME | STATUS |
|---|---|
| Piping Plover Charadrius melodus<br>There is a **final** critical habitat designated for this species. Your location is outside the designated critical habitat.<br>https://ecos.fws.gov/ecp/species/6039 | Threatened |
| Red Knot Calidris canutus rufa<br>No critical habitat has been designated for this species.<br>https://ecos.fws.gov/ecp/species/1864 | Threatened |
| Roseate Tern Sterna dougallii dougallii<br>No critical habitat has been designated for this species.<br>https://ecos.fws.gov/ecp/species/2083 | Endangered |

## Flowering Plants

| NAME | STATUS |
|---|---|
| Sandplain Gerardia Agalinis acuta<br>No critical habitat has been designated for this species.<br>https://ecos.fws.gov/ecp/species/8128 | Endangered |
| Seabeach Amaranth Amaranthus pumilus<br>No critical habitat has been designated for this species.<br>https://ecos.fws.gov/ecp/species/8549 | Threatened |

Not for consultation

## Mammals

| NAME | STATUS |
|---|---|
| Northern Long-eared Bat Myotis septentrionalis<br>No critical habitat has been designated for this species.<br>https://ecos.fws.gov/ecp/species/9045 | Threatened |

## Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

# Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any activity that results in the take (to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct) of migratory birds or eagles is prohibited unless authorized by the U.S. Fish and Wildlife Service[3]. There are no provisions for allowing the take of migratory birds that are unintentionally killed or injured.

Any person or organization who plans or conducts activities that may result in the take of migratory birds is responsible for complying with the appropriate regulations and implementing appropriate conservation measures.

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

Additional information can be found using the following links:

- Birds of Conservation Concern http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php

- Conservation measures for birds http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php
- Year-round bird occurrence data http://www.birdscanada.org/birdmon/default/datasummaries.jsp

The migratory birds species listed below are species of particular conservation concern (e.g. Birds of Conservation Concern) that may be potentially affected by activities in this location. It is not a list of every bird species you may find in this location, nor a guarantee that all of the bird species on this list will be found on or near this location. Although it is important to try to avoid and minimize impacts to all birds, special attention should be made to avoid and minimize impacts to birds of priority concern. To view available data on other bird species that may occur in your project area, please visit the AKN Histogram Tools and Other Bird Data Resources. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

| NAME | SEASON(S) |
|---|---|
| American Bittern Botaurus lentiginosus https://ecos.fws.gov/ecp/species/6582 | On Land: Breeding |
| American Oystercatcher Haematopus palliatus https://ecos.fws.gov/ecp/species/8935 | On Land: Year-round |
| Bald Eagle Haliaeetus leucocephalus https://ecos.fws.gov/ecp/species/1626 | On Land: Year-round |
| Black Skimmer Rynchops niger https://ecos.fws.gov/ecp/species/5234 | On Land: Breeding |
| Black-billed Cuckoo Coccyzus erythropthalmus https://ecos.fws.gov/ecp/species/9399 | On Land: Breeding |
| Blue-winged Warbler Vermivora pinus | On Land: Breeding |
| Canada Warbler Wilsonia canadensis | On Land: Breeding |
| Fox Sparrow Passerella iliaca | On Land: Wintering |
| Gull-billed Tern Gelochelidon nilotica https://ecos.fws.gov/ecp/species/9501 | On Land: Breeding |
| Hudsonian Godwit Limosa haemastica | At Sea: Migrating |
| Least Bittern Ixobrychus exilis https://ecos.fws.gov/ecp/species/6175 | On Land: Breeding |
| Least Tern Sterna antillarum | On Land: Breeding |
| Peregrine Falcon Falco peregrinus https://ecos.fws.gov/ecp/species/8831 | On Land: Wintering |
| Pied-billed Grebe Podilymbus podiceps | On Land: Year-round |
| Prairie Warbler Dendroica discolor | On Land: Breeding |
| Purple Sandpiper Calidris maritima | On Land: Wintering |
| Red Knot Calidris canutus rufa https://ecos.fws.gov/ecp/species/1864 | On Land: Wintering |
| Rusty Blackbird Euphagus carolinus | On Land: Wintering |
| Saltmarsh Sparrow Ammodramus caudacutus | On Land: Breeding |
| Seaside Sparrow Ammodramus maritimus | On Land: Year-round |

Not for consultation

| | |
|---|---|
| Short-eared Owl Asio flammeus<br>https://ecos.fws.gov/ecp/species/9295 | On Land: Wintering |
| Snowy Egret Egretta thula | On Land: Breeding |
| Upland Sandpiper Bartramia longicauda<br>https://ecos.fws.gov/ecp/species/9294 | On Land: Breeding |
| Willow Flycatcher Empidonax traillii<br>https://ecos.fws.gov/ecp/species/3482 | On Land: Breeding |
| Wood Thrush Hylocichla mustelina | On Land: Breeding |
| Worm Eating Warbler Helmitheros vermivorum | On Land: Breeding |

**What does IPaC use to generate the list of migratory bird species potentially occurring in my specified location?**

**Landbirds:**

Migratory birds that are displayed on the IPaC species list are based on ranges in the latest edition of the National Geographic Guide, Birds of North America (6th Edition, 2011 by Jon L. Dunn, and Jonathan Alderfer). Although these ranges are coarse in nature, a number of U.S. Fish and Wildlife Service migratory bird biologists agree that these maps are some of the best range maps to date. These ranges were clipped to a specific Bird Conservation Region (BCR) or USFWS Region/Regions, if it was indicated in the 2008 list of Birds of Conservation Concern (BCC) that a species was a BCC species only in a particular Region/Regions. Additional modifications have been made to some ranges based on more local or refined range information and/or information provided by U.S. Fish and Wildlife Service biologists with species expertise. All migratory birds that show in areas on land in IPaC are those that appear in the 2008 Birds of Conservation Concern report.

**Atlantic Seabirds:**

Ranges in IPaC for birds off the Atlantic coast are derived from species distribution models developed by the National Oceanic and Atmospheric Association (NOAA) National Centers for Coastal Ocean Science (NCCOS) using the best available seabird survey data for the offshore Atlantic Coastal region to date. NOAANCCOS assisted USFWS in developing seasonal species ranges from their models for specific use in IPaC. Some of these birds are not BCC species but were of interest for inclusion because they may occur in high abundance off the coast at different times throughout the year, which potentially makes them more susceptible to certain types of development and activities taking place in that area. For more refined details about the abundance and richness of bird species within your project area off the Atlantic Coast, see the Northeast Ocean Data Portal. The Portal also offers data and information about other types of taxa that may be helpful in your project review.

Not for consultation

About the NOAANCCOS models: the models were developed as part of the NOAANCCOS project: Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf. The models resulting from this project are being used in a number of decision-support/mapping products in order to help guide decision-making on activities off the Atlantic Coast with the goal of reducing impacts to migratory birds. One such product is the Northeast Ocean Data Portal, which can be used to explore details about the relative occurrence and abundance of bird species in a particular area off the Atlantic Coast.

All migratory bird range maps within IPaC are continuously being updated as new and better information becomes available.

**Can I get additional information about the levels of occurrence in my project area of specific birds or groups of birds listed in IPaC?**

**Landbirds:**

The Avian Knowledge Network (AKN) provides a tool currently called the "Histogram Tool", which draws from the data within the AKN (latest,survey, point count, citizen science datasets) to create a view of relative abundance of species within a particular location over the course of the year. The results of the tool depict the frequency of detection of a species in survey events, averaged between multiple datasets within AKN in a particular week of the year. You may access the histogram tools through the Migratory Bird Programs AKN Histogram Tools webpage.

The tool is currently available for 4 regions (California, Northeast U.S., Southeast U.S. and Midwest), which encompasses the following 32 states: Alabama, Arkansas, California, Connecticut, Delaware, Florida, Georgia, Illinois, Indiana, Iowa, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, New Hampshire, New Jersey, New York, North, Carolina, Ohio, Pennsylvania, Rhode Island, South Carolina, Tennessee, Vermont, Virginia, West Virginia, and Wisconsin.

In the near future, there are plans to expand this tool nationwide within the AKN, and allow the graphs produced to appear with the list of trust resources generated by IPaC, providing you with an additional level of detail about the level of occurrence of the species of particular concern potentially occurring in your project area throughout the course of the year.

**Atlantic Seabirds:**

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAANCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

# Facilities

## Wildlife refuges

Any activity proposed on National Wildlife Refuge lands must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGES AT THIS LOCATION.

## Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

# Wetlands in the National Wetlands Inventory

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

THERE ARE NO KNOWN WETLANDS AT THIS LOCATION.

Not for consultation

**Data limitations**

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

**Data exclusions**

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

**Data precautions**

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

**Division of Fish and Wildlife, New York Natural Heritage Program**
625 Broadway, Fifth Floor, Albany, NY 12233-4757
P: (518) 402-8935 | F: (518) 402-8925
www.dec.ny.gov

April 5, 2017

Lori Shirley
Governor's Office of Storm Recovery
30-40 State St., Hampton Plaza
Albany, NY 12207

Re: Riverview Lofts Project (reconstruction), East Main Street and McDermott Avenue
County: Suffolk Town/City: Riverhead

Dear Ms. Shirley:

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to the above project.

We have no records of concern of rare or state-listed animals or plants, or significant natural communities at the project site or in its immediate vicinity.

The absence of data does not necessarily mean that rare or state-listed species, significant natural communities, or other significant habitats do not exist on or adjacent to the proposed site. Rather, our files currently do not contain information that indicates their presence. For most sites, comprehensive field surveys have not been conducted. We cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other resources may be required to fully assess impacts on biological resources.

This response applies only to known occurrences of rare or state-listed animals and plants, significant natural communities, and other significant habitats maintained in the Natural Heritage database. Your project may require additional review or permits; for information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the NYS DEC Region 1 Office, Division of Environmental Permits, as listed at www.dec.ny.gov/about/39381.html.

Sincerely,

Nick Conrad

Nicholas Conrad
Information Resources Coordinator
New York Natural Heritage Program

374

Governor's Office of
Storm Recovery

ANDREW M. CUOMO
Governor

LISA BOVA-HIATT
Executive Director

*Via Electronic Mail*

March 10, 2017

Andrea Chaloux
New York State Department of Environmental Conservation
Division of Fish, Wildlife & Marine Resources
New York Natural Heritage Program – Information Services
625 Broadway, 5th Floor
Albany, New York 12233-4757

Re: Natural Heritage Compliance Process for the Riverview Lofts Project, Riverhead, Suffolk County, New York

Dear Ms. Chaloux:

The Governor's Office of Storm Recovery (GOSR), acting under the auspices of New York State Homes and Community Renewal's (HCR) Housing Trust Fund Corporation (HTFC), on behalf of the Department of Housing & Urban Development (HUD), is conducting an environmental review under HUD's environmental review regulations (24 CFR Part 58) and New York State's Environmental Quality Review Act (SEQRA) for the Riverview Lofts Project, Riverhead, Suffolk County, New York (see **Figures 1 and 2**).

The purpose of this letter is to request a search of the files of the New York Natural Heritage Program for records of the occurrence of any rare animals, plants, and natural communities and/or significant wildlife habitats in the vicinity of this project. The information we receive will be used in NEPA and SEQRA documentation and/or any permit applications. We will retain the confidentiality, as needed, of any information received.

Program Overview: Although the Town of Riverhead was not hit as hard by Hurricane Irene as communities on the South Shore, Riverhead experienced significant damage from the storm. The storm surge flooded much of downtown Riverhead and low-lying residential areas. Much of downtown Riverhead's southern side was under water even before the peak of the storm. Features of downtown's Grangebel Park, such as railings and foot bridges, became indiscernible as the tides rose to record levels and a gazebo in the riverfront park to the east was lifted up and deposited elsewhere in the park. Downtown business owners reported flooding issues caused by Hurricane Sandy, and at least one business was forced to relocate because of flooding damage.

In the wake of such devastation, the importance of building more resilient structures in less vulnerable locations is vital to establish a more storm-resistant Long Island. Creation of new affordable housing in eastern Long

Island is a vital component of Suffolk County's overall recovery and it makes sense to construct new housing away from areas of the county that are most susceptible to storm damage.

Area of Potential Effect: The 0.85-acre Project site is located at the southwestern corner of the intersection of East Main Street and McDermott Avenue, Riverhead, Suffolk County, New York. The Project site consists of two parcels (**Figure 1**). The site is bordered by a public parking lot, Heide Behr Way, and the Peconic River to the south. To the west is are commercial buildings that front on East Main Street with parking to the south.

Proposed Project Description: Georgica Green Venture, LLC proposes to demolish and replace two buildings located at 221 East Main Street and 31 McDermott Avenue in Riverhead. The proposed Project would include the demolition of the existing buildings and parking lots and construction of a new five-story mixed-use structure on the north end of the site. The structure would feature about 16,000 square feet of first-floor commercial spaces (at-grade with East Main Street) and four floors of apartments (117 units) of apartments (see attached **Site Plan**). The proposed retail space in the development would provide new opportunities for both local business owners and residents living near downtown Riverhead.

Residents would access their apartments through an entrance located on McDermott Avenue that includes an elevator lobby, mailroom, and storage and trash facilities. The design includes a community room and community courtyard, which are located next to the entrance lobby on the first floor. Fifty-nine parking spaces would be located below-grade with a ground level entrance on McDermott Avenue near the riverfront. This is made possible by the downward slope from East Main Street to the river. In addition to providing resident parking, this arrangement would raise critical structural and mechanical components out of the most likely flood area. Other flood resilient measures proposed include automatic flood barriers, on-site backup power and wind and water resistant materials. Sanitary wastewater from the project will be conveyed off-site via the existing network of the Riverhead Sewage District. The Project site is located over the Nassau-Suffolk Sole Source Aquifer. The site is currently 100 percent impermeable, covered with the two buildings and the parking lot.

Compliance: According to information reviewed from the New York State Environmental Resource Mapper (ERM), the project area is within a half mile of significant natural communities, and rare plants or animals exist adjacent to the project site (see attached **Figure 3**). The proposed project would involve ground disturbance. As such, GOSR respectfully requests that the New York Natural Heritage Program review its records of concern for any rare or state-listed animals or plants, or significant natural communities, at this site or in its immediate vicinity. In addition, information regarding the presence of any other species or habitats of special concern in the vicinity of the proposed projects is also requested.

If you have questions or require additional information regarding this request, please contact Lori A. Shirley at (518) 474-0755 or Lori.Shirley@nyshcr.org. Thank you for your time and consideration.

Sincerely,

Lori A. Shirley
Certifying Officer
NYS Governor's Office of Storm Recovery

Enclosures:
Figure 1: Project Area Map
Figure 2. Topographic Map
Figure 3: Environmental Resource Mapper Findings
Site Plan

Path: C:\projects\Riverview Lofts HUD EA_103P369236\GIS\Riverview Lofts - Project Area.mxd

# *Project Area*

Riverview Lofts

221 East Main Street and 31 McDermott Avenue

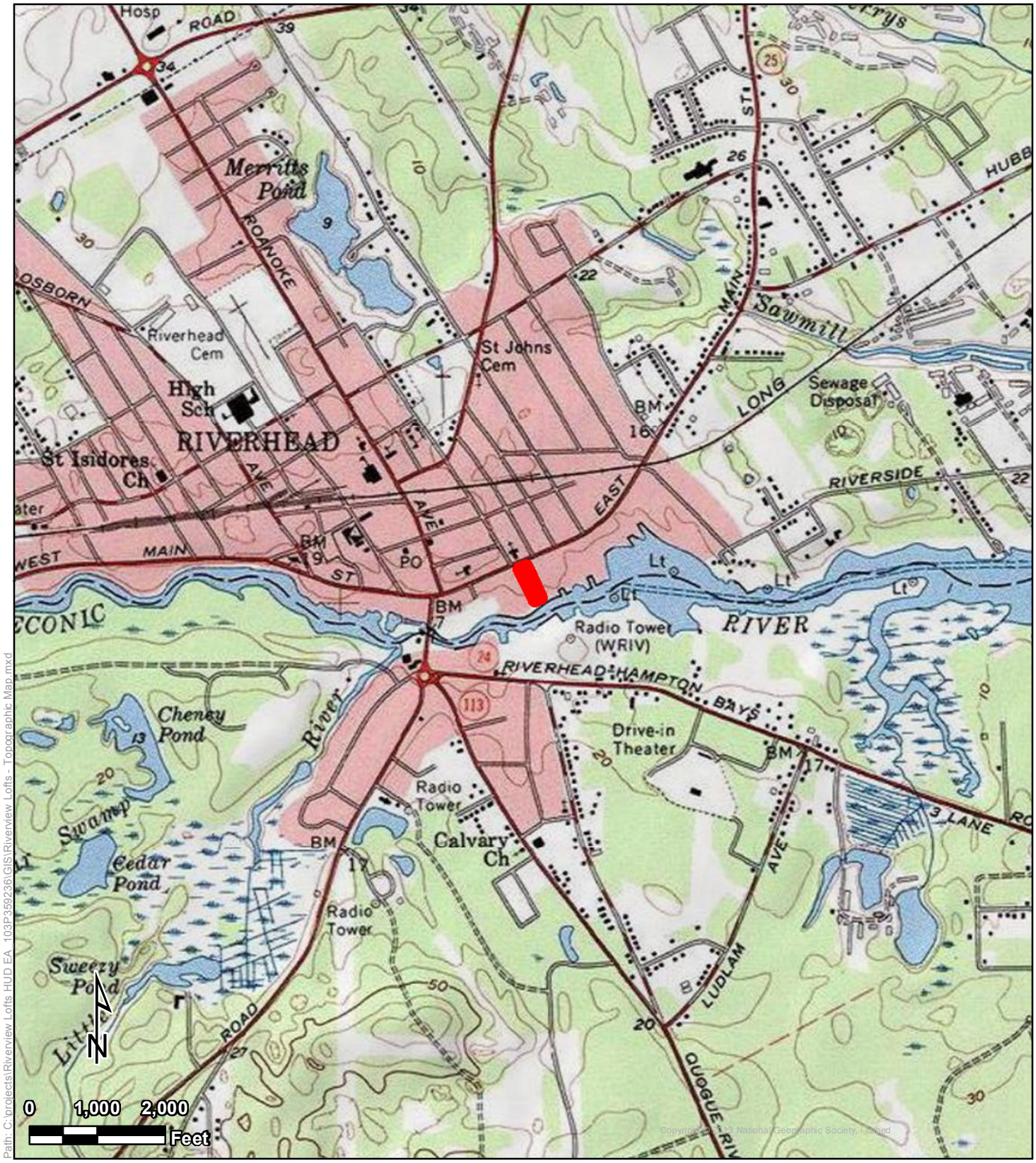
Riverhead, Suffolk County, New York

**Legend**

Project Area

Tetra Tech, Inc

**Figure 1**




Path: C:\projects\Riverview Lofts HUD EA_103P369236\GIS\Riverview Lofts - Topographic Map.mxd

# Topographic Map

**Legend**

Project Area

Riverview Lofts
221 East Main Street and 31 McDermott Avenue
Riverhead, Suffolk County, New York

Tetra Tech, Inc

**Figure 2**

# Riverview Lofts Project, Riverhead, NY

March 9, 2017

**Figure 3**

Significant Natural Communities

Natural Communities Near This Location

Rare Plants and Rare Animals

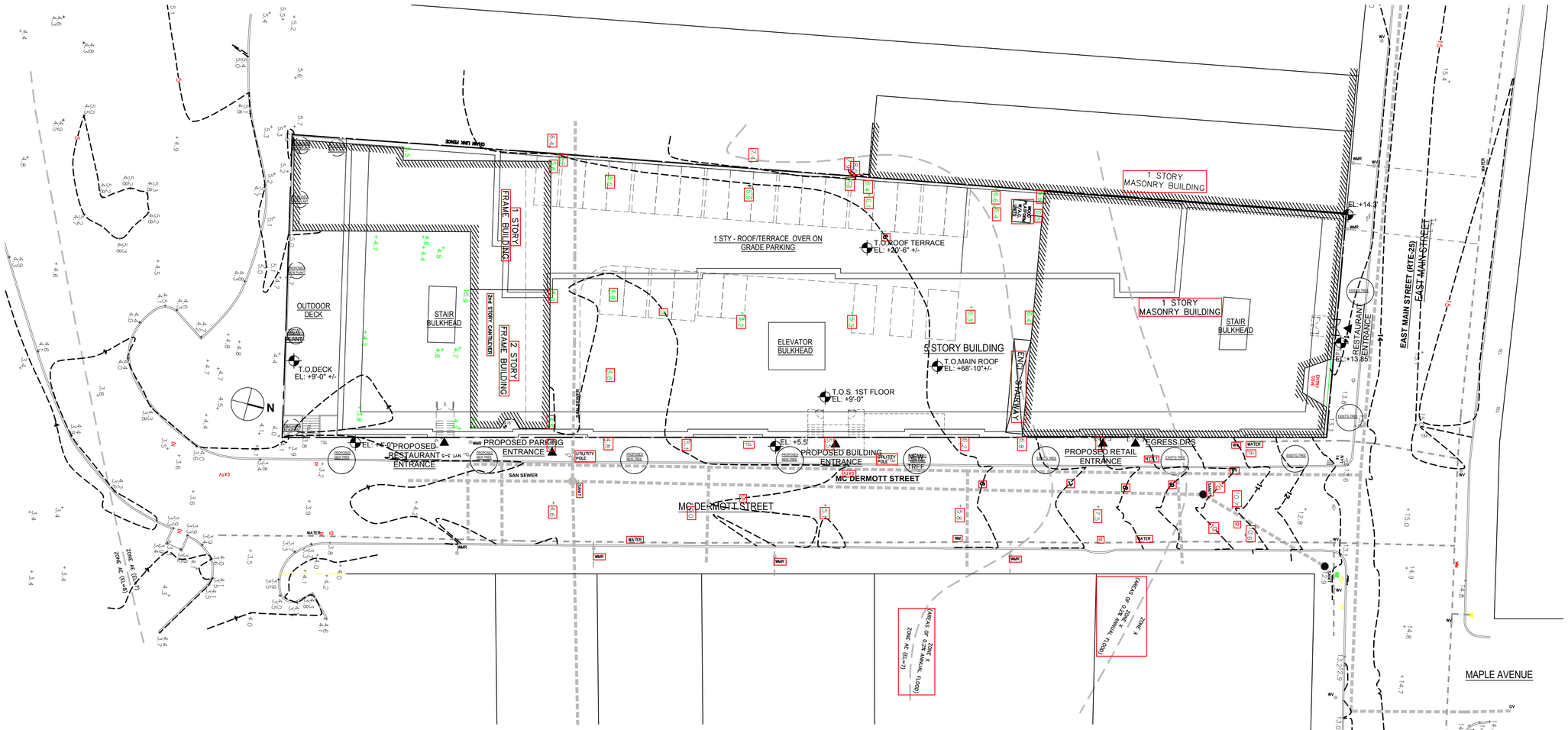
1:4,514

0 0.0375 0.075 0.15 mi

0 0.05 0.1 0.2 km

Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

NYS Department of Environmental Conservation
Not a legal document




| LOT COVERAGE | |
|---|---|
| LOT SIZE | = 37,167 SF |
| BUILDING FOOTPRINT | = 34,017SF |
| LOT COVERAGE | = 91.5 % |

| F.A.R. CALCULATIONS | |
|---|---|
| LOT SIZE | = 37,167 SF |
| F.A.R. | = 4.0 |
| MAXIMUM PERMITTED AREA | = 148,668 SF |
| PROPOSED AREA | = 128,131 SF |

RIVERHEAD APARTMENT COMPLEX - BUILDING AREAS

| FLOOR | AREAS (IN SQUARE FEET) | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | RES'L GROSS | UTILITIES OTHER | LOBBY | BLDG AMENITIES | BLDG STORAGE | RETAIL | REST-AURANTS | TOTAL AREAS |
| 5TH | 25,680 | | | | | | | 25,680 |
| 4TH | 25,680 | | | | | | | 25,680 |
| 3RD | 25,680 | | | | | | | 25,680 |
| 2ND | 25,680 | | | | | | | 25,680 |
| 1ST | | 2,307 | 500 | 3,486 | 1,605 | 1,429 | 14,479 | 23,806 |
| PARKING | | 1,460 | 145 | | | | | 1,605 |
| TOTAL | 102,720 | 3,767 | 645 | 3,486 | 1,605 | 1,429 | 14,479 | 128,131 |

MEAN HEIGHT CALCULATIONS

EAST MAIN STREET
LOW POINT : 13.4'
HIGH POINT: 14.3'
AVERAGE : 13.85'
(13.4'+14.3'= 27.7' / 2)

MC DERMOTT AVE
LOW POINT : 4.0'
HIGH POINT: 13.4'
AVERAGE : 8.7'
(4'+13.4'= 17.4' / 2)

AVERAGE GRADE /BASE BUILDING 11.275'
13.85' + 8.7' = 22.5' / 2

RIVERHEAD APARTMENT COMPLEX

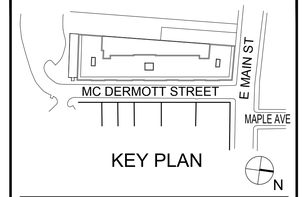
| FLOOR | APARTMENT COUNT | | | |
|---|---|---|---|---|
| | STUDIOS | 1BR | 2BR | TOTALS |
| | 450 - 522 SF | 580 - 798 SF | 890 - 1,063SF | |
| | # APTS | # APTS | # APTS | |
| 5TH | 8 | 15 | 7 | 30 |
| 4TH | 8 | 15 | 7 | 30 |
| 3RD | 8 | 15 | 7 | 30 |
| 2ND | 6 | 15 | 7 | 28 |
| 1ST | - | - | - | - |
| TOTAL | 30 | 60 | 28 | 118 |

PARKING GARAGE PARKING STALL COUNT

| STANDRD | COMPACT | ADA/VAN | TOTAL |
|---|---|---|---|
| 52 | 3 | 3 | 58 |
| | | | |

| APARTMENT AREA RANGE | | |
|---|---|---|
| 0 - 600 SF | 600 - 1,200 SF | 1200 SF - > |
| 30 APTS | 88 APTS | 0 APTS |

1 PLOT PLAN
SCALE: 1" = 20'-0"




KEY PLAN

| | | |
|---|---|---|
| | xx/xx/xx | X |
| | xx/xx/xx | X |


Architect:
The Stephen B. Jacobs Group, P.C.
381 Park Avenue South
New York, N.Y. 10016
212-421-3712

© 2016


Structural Engineer:
Wexler Associates
12 West 32nd Street, 8th Floor
New York, New York, N.Y. 10001
212 - 643 - 1500

© 2016


Civil Engineer:
Galli Engineering, P.C.
35 Pinelawn Road - Suite 209E
Melville, New York 11747
631-272-9292

© 2016


MEP Engineer:
Sideris Kefalas
217-22 Northern Boulevard
Bayside, New York 11361
718-224-9091

© 2016


Owner:
Georgica Green Ventures LLC
50 Jericho Quadrangle - Suite 200
Jericho, New York 11753
(516) 488-3000

© 2016

# 221 East Main Street
# Riverhead, NY

Drawing Title:

PLOT PLAN

SEAL & SIGNATURE:

DATE: 09.27.16
PROJECT#: 1617
DRAWING SCALE: AS NOTED
DRAWING NO:

A-011.00

CAD REF:
Q:/1617_A-011_PLOT PLAN.dwg

# Appendix G

# Explosive and Flammable Hazards

# Thermal Explosive Hazard Analysis

A detailed inventory of the surrounding area was conducted to determine the potential for thermal explosive hazards in the vicinity of the subject site. The subsequent analysis focused on determining if there was a direct open pathway to any aboveground storage tanks in excess of 100 gallons within 1,000 feet of the site, or if the pathway was interrupted by intervening buildings. A further assessment was completed to determine if there were any aboveground tanks in excess of 20,000 gallons within 1 mile of the subject site.

The inventory consisted of an initial use of aerial photography to identify uses within 1,000 feet of the subject site. The area is characterized by a mix of uses described below, as based on subsequent visual observation:

*North* - NYS Route 25/Main Street, Riverhead including retail, office, church, bank, restaurant and other mixed uses, beyond which is parking, offices and residential.
*South* - Town parking and park areas beyond which is the Peconic River.
*East* - An empty retail/office, bakery, restaurant and residential uses, beyond which is a restaurant and other mixed uses.
*West* - A vacant lot recently demolished for a mixed-use (retail/residential) development project, Town parking, beyond which are retail uses and parking.

Field reconnaissance of the area was conducted to determine potential thermal explosive hazards, which could include outside storage of toxic, hazardous or flammable materials in containers of greater than 100 gallons in size. All adjoining properties were assessed for potential presence of tanks and/or drums that could present a potential hazard. **Figure 1** provides a location map of the area within 1,000 feet of the proposed project. **Figure 2** provides a larger scale aerial view of the site and immediately adjoining properties. This figure also includes a photo key map of the photographs collected from each corner of the property and uses adjoining and in proximity to the new apartment structure. These sixteen photographs are included in **Attachment A**. If nothing was found on an adjoining property, and there were no intervening buildings, the search was extended to the nearest intervening building or a distance of 1,000 feet, whichever first occurred.

A description of the inventory which corresponds to the photographs is provided herein:

Beginning in the northeast part of the site, there is an office to the north (**View 1**) with a Town road (Maple Avenue), and a restaurant building to the east (**View 2**) that ends the search in this direction. The perimeter of the adjoining properties was checked and no outdoor chemical storage was present in this area. Street natural gas service was observed as servicing the majority of uses in this area; however, one house farther north on Maple Avenue was observed to have a fuel fill port in the foundation wall for a basement fuel oil tank.

Looking northeast and southeast from the vicinity of the north part of the east property line, McDermott Street is immediately east of the subject property. There is a vacant building on the southeast corner of McDermott Street and Main Street (**View 3**), beyond which is a bakery. South of the vacant building is paved and overgrown area, beyond which is the rear of the bakery building. South of the paved and overgrown area are residences fronting on the east side of McDermott Street. One blue residence is noted in **View 4,** and a row of 3 residences is

noted in **View 5**. The perimeter of the adjoining properties was checked and no outdoor chemical storage was present in this area. Street natural gas service was observed as servicing uses in this area.

Looking east and southeast from the south part of the east property line, McDermott Street is immediately east of the subject property. There are 2 houses illustrated in **View 6**, the first one being the southernmost of the 3 residences shown in View 5. South of this house is a smaller residence at the south end of McDermott Street and north of the Town parking and park access road that parallels the Peconic River (**View 7**). The perimeter of the adjoining properties was walked and visually checked to the extent that access was available, and no outdoor chemical storage was present in this area. Street natural gas service was observed as servicing uses in this area.

Looking southeast and south (**Views 8 and 9**) from the southeast corner of the property, there is parking and road access beyond which is the Peconic River, and beyond the river is vacant land for over 1,000 feet. The view from this location to the southwest is similar (**View 10**), showing the Town road, the Peconic River and vacant land. The area was checked on the ground and by aerial photographs and there are no structures, and no evidence of chemical storage in this area.

Looking west from the southwest corner of the property (**View 11**), there is parking and road access as well as the fence that defines a vacant lot to the west with vacant land for over 1,000 feet. The area was checked on the ground and by aerial photographs and there are no structures, and no evidence of chemical storage in this area.

Looking southwest (**View 12**) and northwest (**View 13**) from the central part of the west property line of the site, there is a large vacant lot immediately to the west, beyond which is Town parking. The view to the northwest from this location is of the vacant lot, beyond which is the East End Arts complex, beyond which are other retail buildings and restaurants fronting Main Street. The area was checked on the ground and with aerial photographs to a distance of 1,000 feet and there was no evidence of chemical storage in this area; however, one structure had oil fill ports for a basement oil tank. All other uses had visible street natural gas service connections. It is noted that there is an aboveground 275-gallon tank near the west side of the southwest building on the subject property. This tank will be removed as part of the proposed development project.

Looking west, northwest and north from the northwest corner of the property, the fence of the vacant parcel to the west is visible (**View 14**), beyond which are uses along Main Street. To the northwest, Main Street is visible, beyond which is a bank building and retail buildings fronting Main Street (**View 15**). To the north is a church building beyond Main Street (**View 16**). The adjoining area and buildings and grounds in these views were checked and there was no evidence of chemical storage on any of the properties.

As a result of the analysis presented above, it was determined that there are no thermal explosive hazards in the vicinity of the proposed project site, to a distance of 1,000 feet based on the methodology outlined above.

The area within 1 mile was checked on an aerial photograph and partially walked and accessed by public roads and no aboveground tanks or chemical storage facilities in excess of 20,000 gallons were observed. **Figure 3** provides an illustration of this area, confirming that lack of any such installations.

The assessment presented herein concludes that there is no thermal explosive hazard with aboveground storage tanks in excess of 100 gallons within 1,000 feet of the subject site. Further, there is no thermal explosive hazard from tanks in excess of 20,000 within 1 mile of the subject site.

NELSON, POPE & VOORHIS, LLC
ENVIRONMENTAL • PLANNING • CONSULTING

**FIGURE 1**
**LOCATION MAP**

Source: ESRI Web Mapping Service;
NYS Orthoimagery Program 2013
Scale: 1 inch = 350 feet

N

**Riverview Lofts**

**Thermal Explosive Hazard Analysis**

NELSON, POPE & VOORHIS, LLC
ENVIRONMENTAL • PLANNING • CONSULTING

# FIGURE 2
# AERIAL PHOTOGRAPH OF SITE & ADJOINING PROPERTIES

Source: ESRI Web Mapping Service;
NYS Orthoimagery Program 2013
Scale: 1 inch = 75 feet

N

**Riverview Lofts**

**Thermal Explosive Hazard Analysis**

NELSON, POPE & VOORHIS, LLC
ENVIRONMENTAL • PLANNING • CONSULTING

**FIGURE 3**
**AERIAL PHOTOGRAPH OF SITE IMAGERY**

Source: ESRI Web Mapping Service;
NYS Orthoimagery Program 2013
Scale: 1 inch = 1,500 feet

N

**Riverview Lofts**

**Thermal Explosive Hazard Analysis**

# ATTACHMENT A

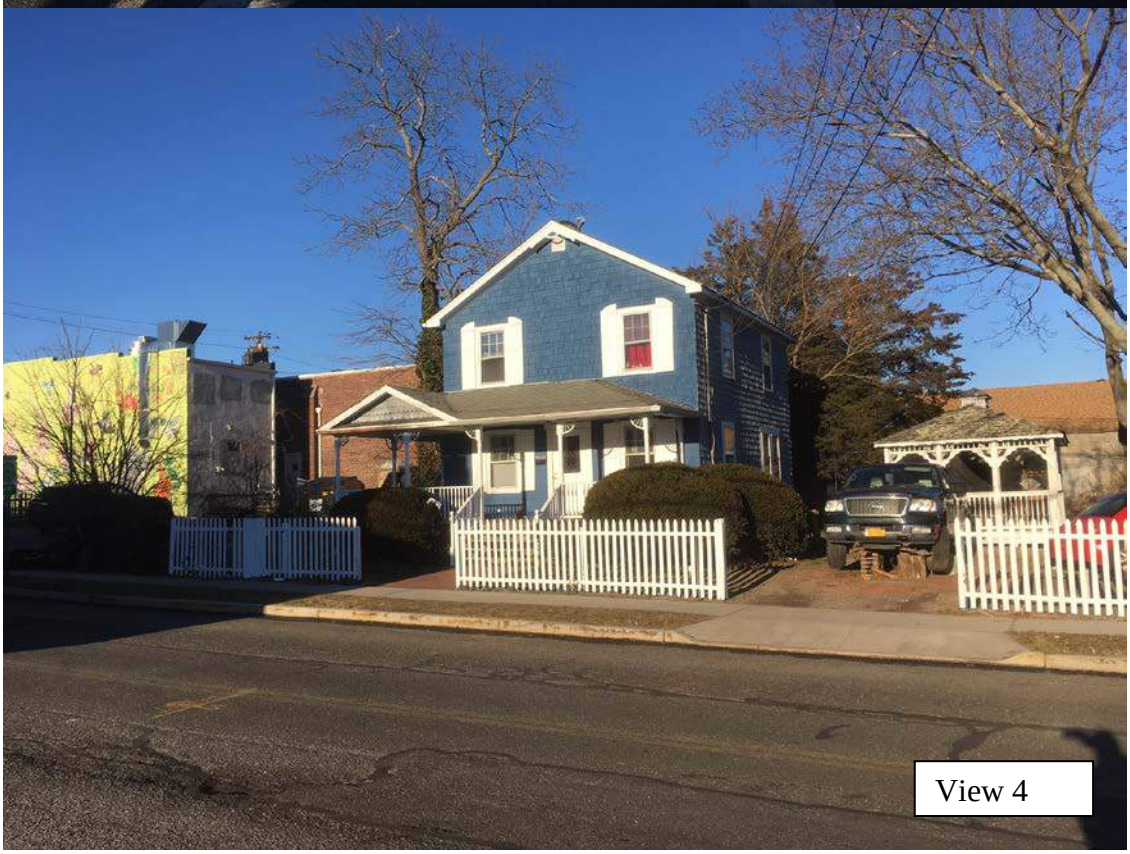
# PHOTOGRAPHS OF ADJACENT & ADJOINING PROPERTIES AND USES

*Photographs taken February 2017*

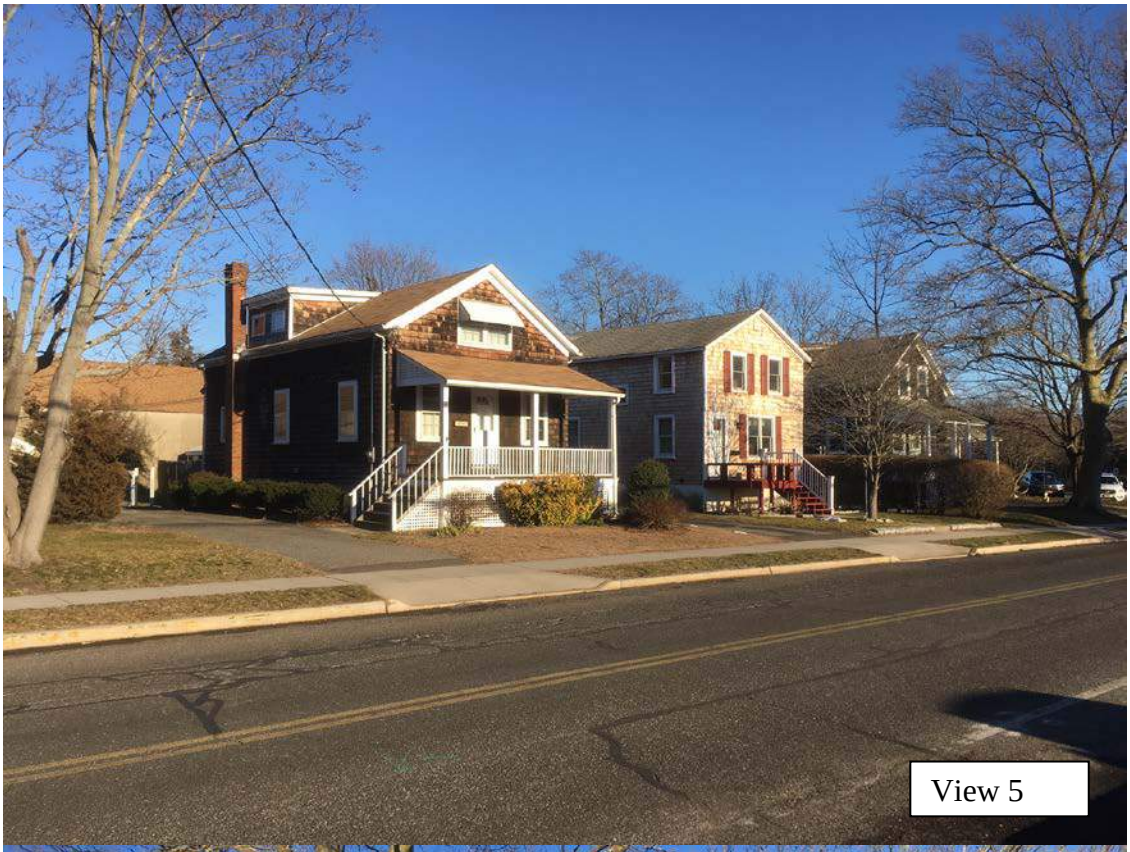
View 1

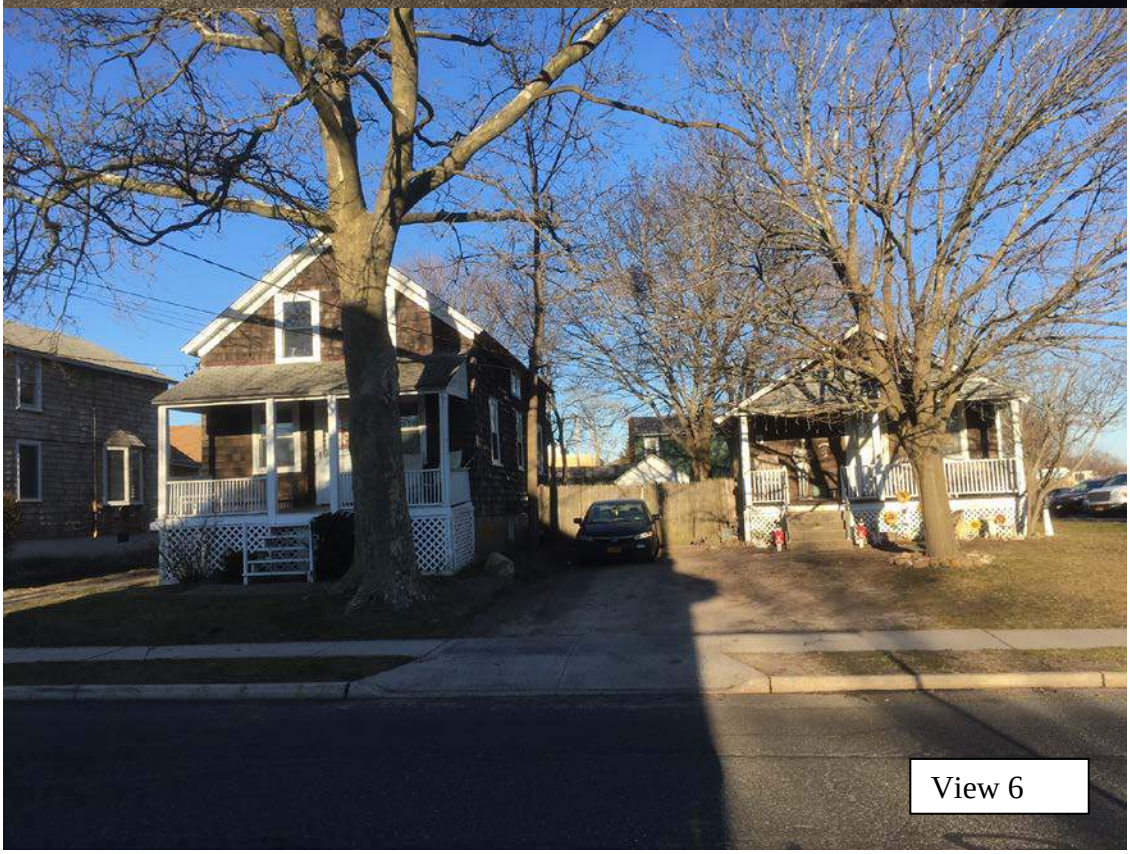
View 2

View 3

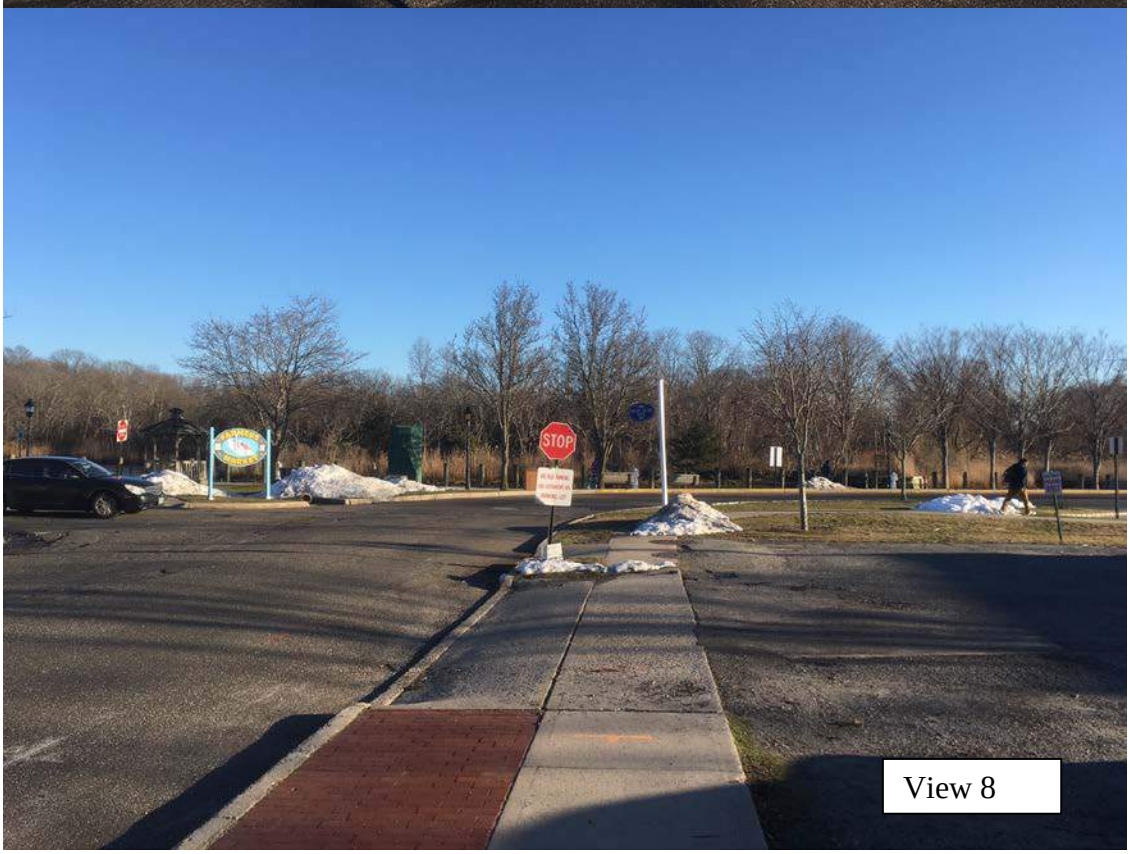


View 4

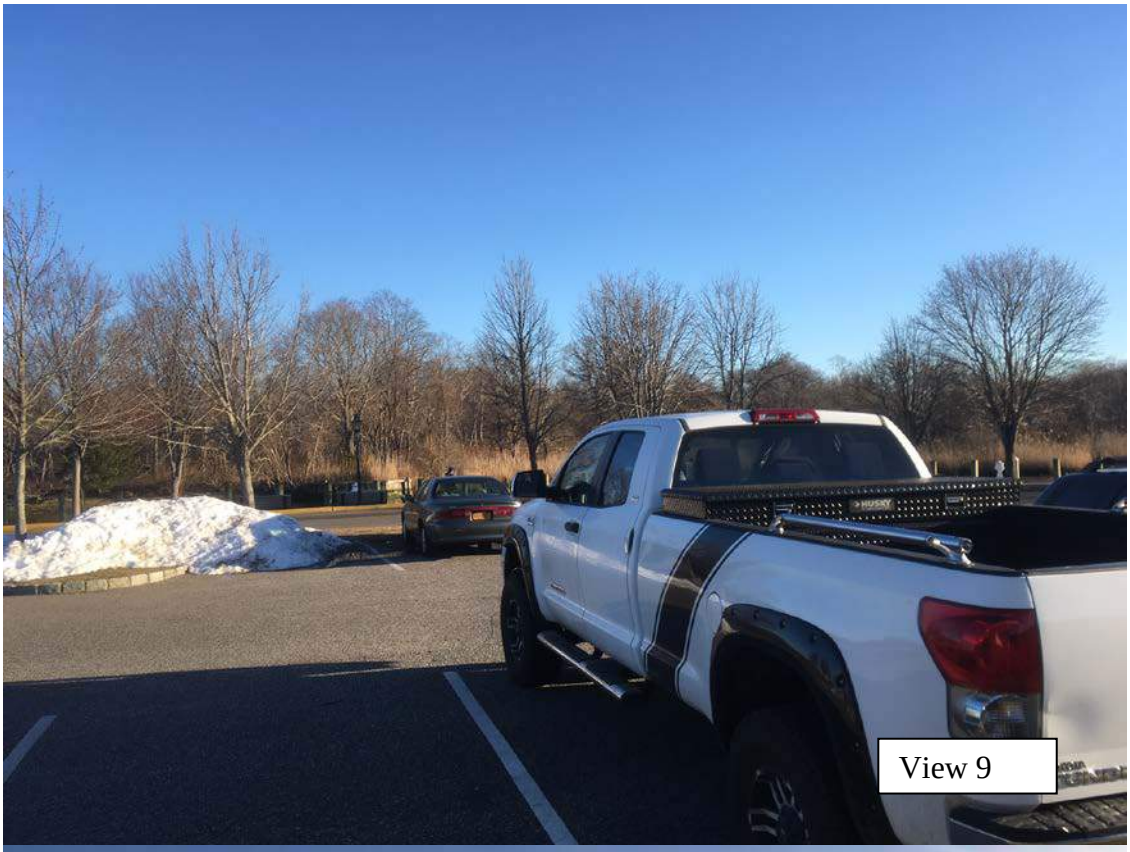

View 5

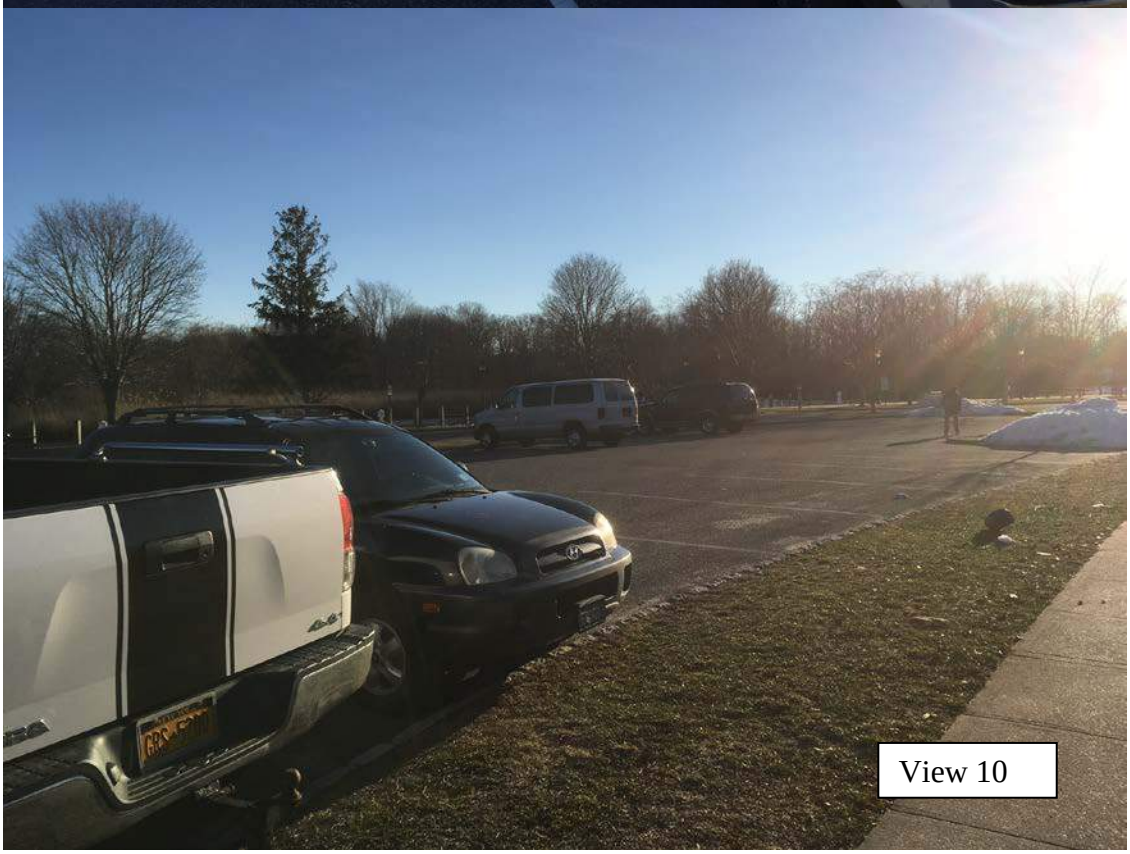

View 6

View 7




View 8

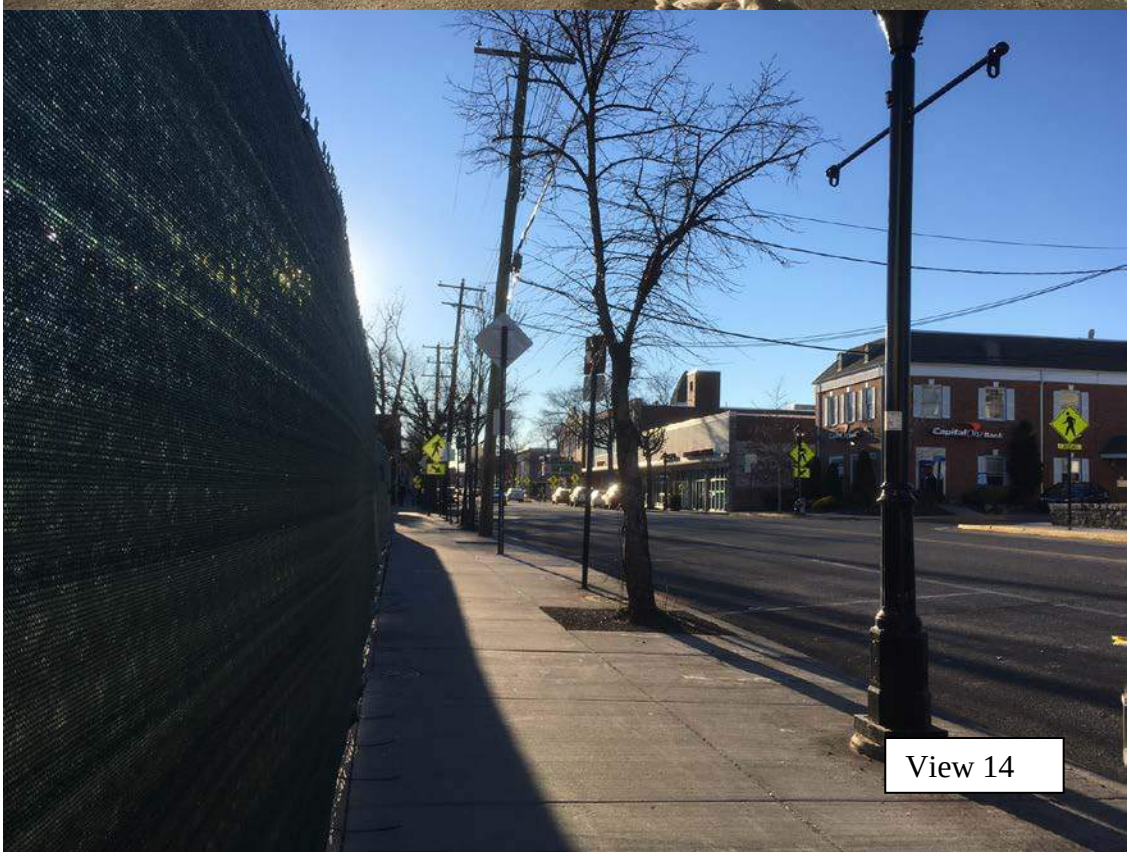

View 9

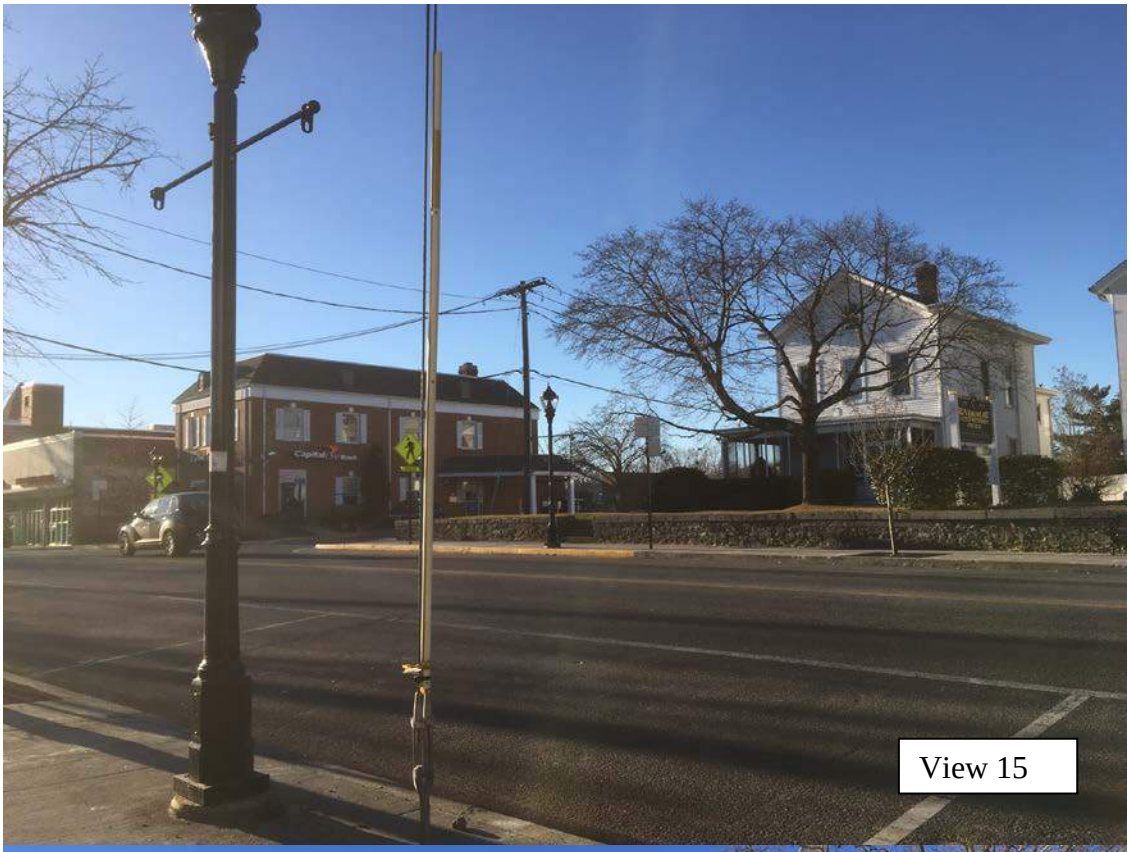

View 10

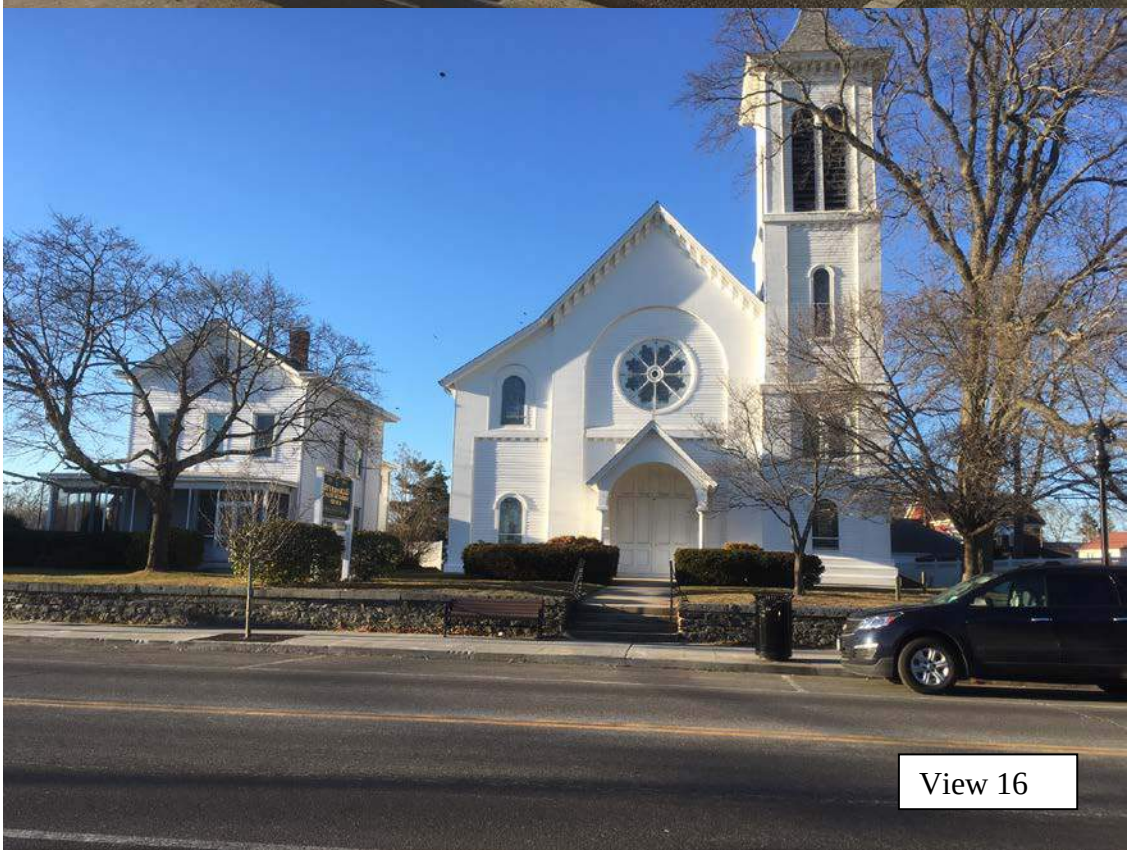
View 11

View 12

View 13

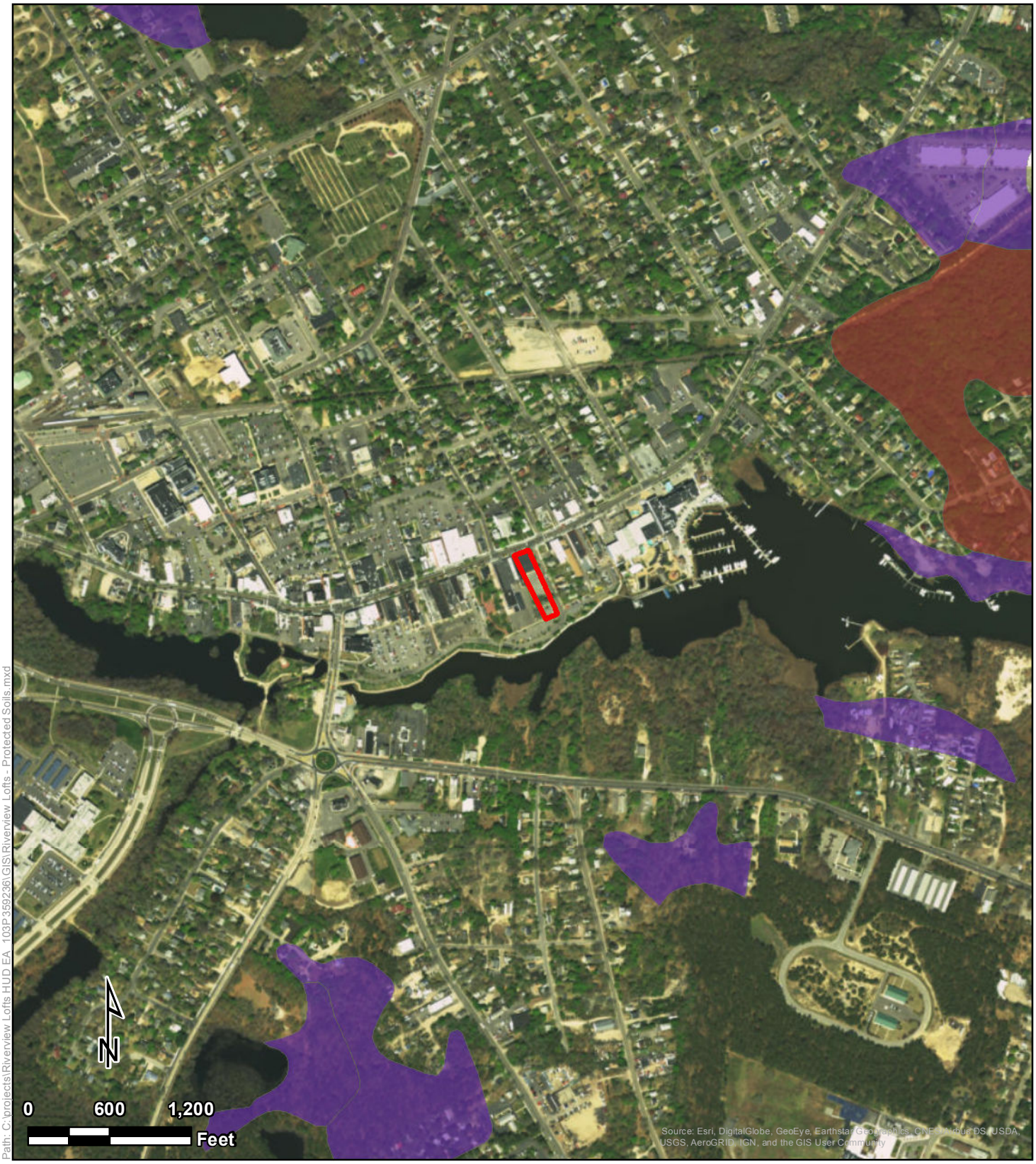

View 14


View 15


View 16

# Appendix H

# Soils




Path: C:\projects\Riverview Lofts HUD EA_103P369236\GIS\Riverview Lofts - Protected Soils.mxd

# *Protected Soils*

Riverview Lofts
221 East Main Street and 31 McDermott Avenue
Riverhead, Suffolk County, New York

## Legend

- Project Area
- All areas are prime farmland
- Farmland of statewide importance
- Prime farmland if drained

Tetra Tech, Inc

# Appendix I

# SHPO Correspondence

NEW YORK STATE OF OPPORTUNITY. | Parks, Recreation, and Historic Preservation

**ANDREW M. CUOMO**
Governor

**ROSE HARVEY**
Commissioner

January 4, 2017

Mary Barthelme
Governor's Office of Storm Recovery
99 Washington Ave, Suite 1224
Albany, NY 12231

Re: HTF/ GOSR/ HFA/ CDBG-DR/ HUD/ NY Rising-Demolition and Reconstruction:
Riverview Lofts, Town of Riverhead
221 East Main Street and 31 McDermott Avenue; Riverhead/ Suffolk County
16PR06896

Dear Ms. Barthelme:

Thank you for requesting the comments of the New York State Historic Preservation Office (SHPO). We have reviewed the submitted materials in accordance with Title 54, Section 306108 of the National Historic Preservation Act of 1966. These comments are those of the SHPO and relate only to Historic/ Cultural resources. They do not include other environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the National Environmental Policy Act and/or the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8).

Based on this review, it is the opinion of SHPO that the proposed undertaking will have No Adverse Effect to Historic Properties listed in or eligible for inclusion in the State or National Register of Historic Places.

If I can be of further assistance, contact me at (518) 268-2187 or Larry.moss@parks.ny.gov

Sincerely,

L Moss

Larry K Moss, Historic Preservation Technical Specialist

CC: Lori Shirley, NYSHCR
Matthew Ardito, Georgica Green Ventures
Jessica Faggioni, Georgica Green Ventures
Richard Wines, Riverhead Landmarks Preservation Commission

Governor's Office of
Storm Recovery

ANDREW M. CUOMO
Governor

LISA BOVA-HIATT
Executive Director

January 3, 2017

Mr. Larry Moss
Historic Preservation Technical Specialist
New York State Office of Parks, Recreation and Historic Preservation
Division of Historic Preservation
Peebles Island
P.O. Box 189
Waterford, New York 12188-0189

Re: Section 106 Compliance for Affordable Housing Project-Riverview Lofts, Town of Riverhead, Suffolk County, New York

Dear Mr. Moss:

Pursuant to the Disaster Relief Appropriations Act, 2013 (Public Law 113-2) and the Housing and Community Development Act (42 U.S.C. § 5301 et seq.), the Governor's Office of Storm Recovery (GOSR), an office of New York State Homes and Community Renewal's Housing Trust Fund Corporation as a recipient of Community Development Block Grant – Disaster Recovery ("CDBG-DR") funds from the United States Department of Housing and Urban Development ("HUD"), is serving as the entity responsible for compliance with the HUD environmental review procedures set forth in 24 CFR Part 58. GOSR is acting on behalf of HUD in providing the enclosed project information and request for consultation.

GOSR processes environmental reviews for projects funded with HUD CDBG-DR on a case by case basis. A consultation request for the project desribied herein will also be sent to the Shinnecock Nation and the Unkechaug Nation. In accordance with Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended (54 U.S.C. §306108), and its implementing regulations, 36 Code of Federal Regulations (CFR) Part 800, this letter serves as notification of the proposed action.

Area of Potential Effect: The approximately 0.85-acre project site is located at the southwestern corner of the intersection of East Main Street and McDermott Avenue; the site is roughly rectangular in shape, with its narrow northern side fronting on the south side of East Main Street, while its longer eastern side fronts on the west side of McDermott. The site is currently developed and occupied on the north by a vacant, one-story brick commercial structure that fronts on East Main Street (the "221 East Main Street building"), and on the south by an occupied two-story frame commercial/residential building (the "31 McDermott Avenue structure"). The central portion of the property features an at-grade parking lot for the 221 East Main Street structure. This parking area is accessed only from McDermott Avenue; there is no vehicle access from East Main Street.

Project Description: The project involves the approval to demolish the two existing structures and construct a single five-story mixed-use structure featuring 15,908 SF of first-floor commercial spaces (at-grade with East Main Street) and four floors of apartments (118 units). Because the subject site slopes downward toward to south from East Main Street, the proposed lower level for parking beneath the structure will be accessed via McDermott Avenue. On-site parking will consist of 58 spaces.

The two existing driveways onto McDermott Avenue will be closed, and the site will be accessed via a single, new driveway onto McDermott Avenue that leads directly into the internal ground level parking area beneath the building. This access will be "stop"-controlled for departing vehicles. Sanitary wastewater from the project will be conveyed off-site via the existing network of the Riverhead Sewer District, and treated and discharged at the existing municipal facility. The project will conform to all applicable flow and design requirements of the Suffolk County Department of Health Services and the Riverhead Sewer District.

Request for Comment: The purpose of this letter is to initiate consultation pursuant to Section 106 of the NHPA per the implementing regulations at 36 Code of Federal Regulations (CFR) Part 800. GOSR respectfully requests your review of the proposed project described herein. If you have any questions or require additional information regarding this request, please feel free to contact me at (518) 474-0755 or via email at lori.shirley@nyshcr.org. Thank you for your time and consideration.

Sincerely,

Lori Shirley
Director
Bureau of Environmental Review and Assessment
Governor's Office of Storm Recovery

**Enclosures:**
Project Location Maps
Project Maps

# Appendix J

# Tribal Correspondence

Governor's Office of
Storm Recovery

ANDREW M. CUOMO
Governor

LISA BOVA-HIATT
Executive Director

January 3, 2017

Bryan Polite, Chairman
Shinnecock Nation
P.O. Box 5006
Southampton, NY 11969

Re: Section 106 Compliance for Affordable Housing Project-Riverview Lofts, Town of Riverhead, Suffolk County, New York

Dear Chairman Bryan Polite:

Pursuant to the Disaster Relief Appropriations Act, 2013 (Public Law 113-2) and the Housing and Community Development Act (42 U.S.C. § 5301 et seq.), the Governor's Office of Storm Recovery (GOSR), an office of New York State Homes and Community Renewal's Housing Trust Fund Corporation as a recipient of Community Development Block Grant – Disaster Recovery ("CDBG-DR") funds from the United States Department of Housing and Urban Development ("HUD"), is serving as the entity responsible for compliance with the HUD environmental review procedures set forth in 24 CFR Part 58. GOSR is acting on behalf of HUD in providing the enclosed project information and inviting this discussion with your Nation to respond with any concerns or comments.

GOSR processes environmental reviews for projects funded with HUD CDBG-DR on a case-by-case basis. GOSR proposed to provide funding for the demolition and construction of affordable housing in the Town of Riverhead, New York. In accordance with Section 101(d)(6)(B) of the National Historic Preservation Act (NHPA) of 1966, as amended (16 U.S.C. 470a), and its implementing regulations, 36 Code of Federal Regulations (CFR) Part 800, this letter serves as notification of the proposed action. This consultation is being sent to the Shinnecock Nation and the Unkechaug Tribe.

Area of Potential Effect: The approximately 0.85-acre project site is located at the southwestern corner of the intersection of East Main Street and McDermott Avenue; the site is roughly rectangular in shape, with its narrow northern side fronting on the south side of East Main Street, while its longer eastern side fronts on the west side of McDermott. The site is currently developed and occupied on the north by a vacant, one-story brick commercial structure that fronts on East Main Street (the "221 East Main Street building"), and on the south by an occupied two-story frame commercial/residential building (the "31 McDermott Avenue structure"). The central portion of the property features an at-grade parking lot for the 221 East Main Street structure. This parking area is accessed only from McDermott Avenue; there is no vehicle access from East Main Street.

Proposed Project Description: The project involves the approval to demolish the two existing structures and construct a single five-story mixed-use structure featuring 15,908 SF of first-floor commercial spaces (at-grade with East Main Street) and four floors of apartments (118 units). Because the subject site slopes downward toward to south from East Main Street, the proposed lower level for parking beneath the structure will be accessed via McDermott Avenue. On-site parking will consist of 58 spaces.

The two existing driveways onto McDermott Avenue will be closed, and the site will be accessed via a single, new driveway onto McDermott Avenue that leads directly into the internal ground level parking area beneath the building. This access will be "stop"-controlled for departing vehicles. Sanitary wastewater from the project will be conveyed off-site via the existing network of the Riverhead Sewer District, and treated and discharged at the existing municipal facility. The project will conform to all applicable flow and design requirements of the Suffolk County Department of Health Services and the Riverhead Sewer District.

With this letter, GOSR respectfully submits for your review the attached documentation for the proposed project(s) described herein. Consultation has been initiated with the State Historic Preservation Office but no comments from SHPO have been received to date. If the Area of Potential Effect encompasses historic properties of religious or cultural significance to your Nation please respond within 30 days or sooner. Additionally, please indicate if there are other sources of information or other parties, Nations, Tribes, or members of the public you believe should be included in the consultation process. Please respond by email or in writing to the address listed below.

Ms. Lori Shirley
Director, Bureau of Environmental Services
New York State Homes & Community Renewal
38-40 State St.,408N, Hampton Plaza
Albany, NY 12207

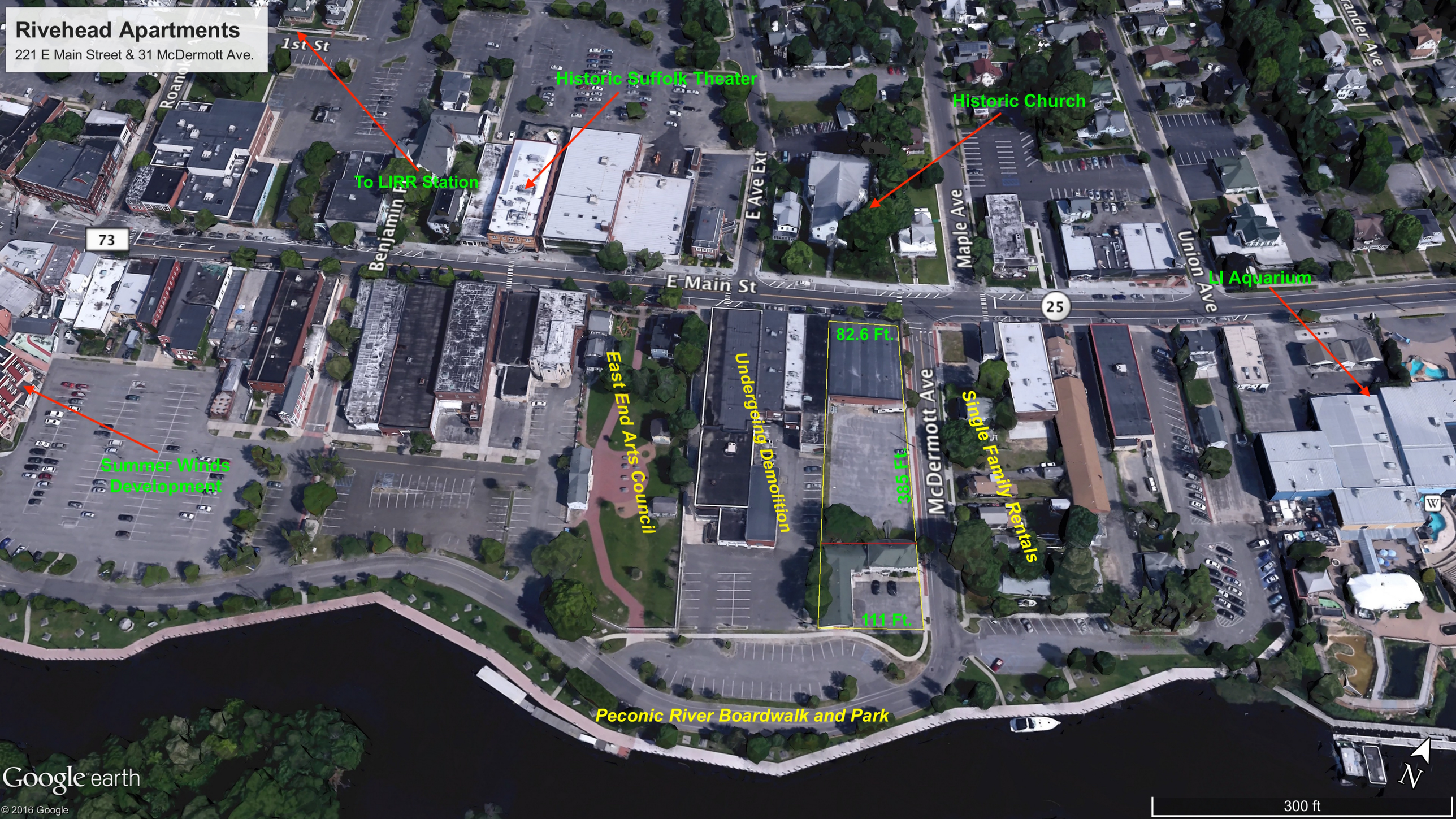
If you have any questions or require additional information regarding this request, please feel free to contact me at (518) 474-0755 or via email at lori.shirley@nyshcr.org. Thank you for your time and consideration.

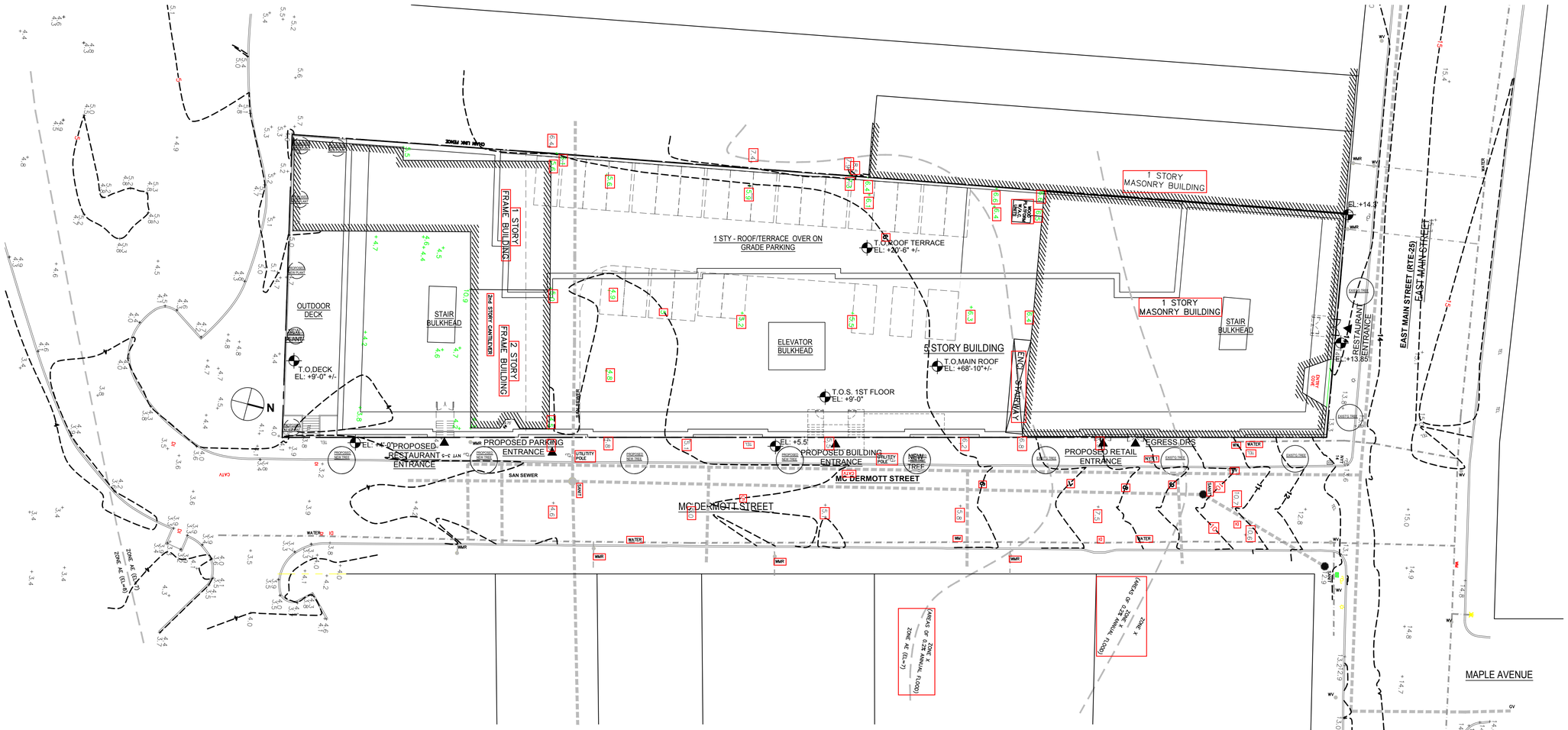
Sincerely,

Lori Shirley
Director - Bureau of Environmental Review and Assessment
Governor's Office of Storm Recovery

**Enclosures:**
Attachment 1 – Project Location Maps (Aerial, Topographic, and Street Maps)
Attachment 2 – Site Plans

**Electronic letter sent to:**
David Martine
THPO, Cultural Resources Department
Shinnecock Indian Nation
P.O. Box 5006
Southampton, NY 11969


Rivehead Apartments
221 E Main Street & 31 McDermott Ave.
1st St
Roanoke
Historic Suffolk Theater
Historic Church
To LIRR Station
Benjamin Pl
E Ave Ext
Maple Ave
Union Ave
Lander Ave
73
E Main St
25
LI Aquarium
82.6 Ft.
365 Ft.
111 Ft.
McDermott Ave
Single Family Rentals
East End Arts Council
Undergoing Demolition
Summer Winds Development
Peconic River Boardwalk and Park
Google earth
© 2016 Google
N
300 ft




| LOT COVERAGE | |
|---|---|
| LOT SIZE | = 37,167 SF |
| BUILDING FOOTPRINT | = 34,017SF |
| LOT COVERAGE | = 91.5 % |

| F.A.R. CALCULATIONS | |
|---|---|
| LOT SIZE | = 37,167 SF |
| F.A.R. | = 4.0 |
| MAXIMUM PERMITTED AREA | = 148,668 SF |
| PROPOSED AREA | = 128,131 SF |

RIVERHEAD APARTMENT COMPLEX - BUILDING AREAS

| FLOOR | AREAS (IN SQUARE FEET) | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | RES'L GROSS | UTILITIES OTHER | LOBBY | BLDG AMENITIES | BLDG STORAGE | RETAIL | REST-AURANTS | TOTAL AREAS |
| 5TH | 25,680 | | | | | | | 25,680 |
| 4TH | 25,680 | | | | | | | 25,680 |
| 3RD | 25,680 | | | | | | | 25,680 |
| 2ND | 25,680 | | | | | | | 25,680 |
| 1ST | | 2,307 | 500 | 3,486 | 1,605 | 1,429 | 14,479 | 23,806 |
| PARKING | | 1,460 | 145 | | | | | 1,605 |
| TOTAL | 102,720 | 3,767 | 645 | 3,486 | 1,605 | 1,429 | 14,479 | 128,131 |

MEAN HEIGHT CALCULATIONS

EAST MAIN STREET
LOW POINT : 13.4'
HIGH POINT: 14.3'
AVERAGE : 13.85'
(13.4'+14.3'= 27.7' / 2)

MC DERMOTT AVE
LOW POINT : 4.0'
HIGH POINT: 13.4'
AVERAGE : 8.7'
(4'+13.4'= 17.4' / 2)

AVERAGE GRADE /BASE BUILDING 11.275'
13.85' + 8.7' = 22.5' / 2

RIVERHEAD APARTMENT COMPLEX

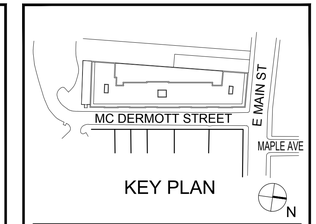
| FLOOR | APARTMENT COUNT | | | |
|---|---|---|---|---|
| | STUDIOS | 1BR | 2BR | TOTALS |
| | 450 - 522 SF | 580 - 798 SF | 890 - 1,063SF | |
| | # APTS | # APTS | # APTS | |
| 5TH | 8 | 15 | 7 | 30 |
| 4TH | 8 | 15 | 7 | 30 |
| 3RD | 8 | 15 | 7 | 30 |
| 2ND | 6 | 15 | 7 | 28 |
| 1ST | - | - | - | - |
| TOTAL | 30 | 60 | 28 | 118 |

PARKING GARAGE PARKING STALL COUNT

| STANDRD | COMPACT | ADA/VAN | TOTAL |
|---|---|---|---|
| 52 | 3 | 3 | 58 |
| | | | |

| APARTMENT AREA RANGE | | |
|---|---|---|
| 0 - 600 SF | 600 - 1,200 SF | 1200 SF - > |
| 30 APTS | 88 APTS | 0 APTS |

1 PLOT PLAN
SCALE: 1" = 20'-0"




KEY PLAN

| | | |
|---|---|---|
| | xx/xx/xx | X |
| | xx/xx/xx | X |

Architect:
The Stephen B. Jacobs Group, P.C.
381 Park Avenue South
New York, N.Y. 10016
212-421-3712
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Structural Engineer:
Wexler Associates
12 West 32nd Street, 8th Floor
New York, New York, N.Y. 10001
212 - 643 - 1500
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MEP Engineer:
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217-22 Northern Boulevard
Bayside, New York 11361
718-224-9091
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Owner:
Georgica Green Ventures LLC
50 Jericho Quadrangle - Suite 200
Jericho, New York 11753
(516) 488-3000
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# 221 East Main Street
# Riverhead, NY

Drawing Title:
PLOT PLAN

SEAL & SIGNATURE:

DATE: 09.27.16
PROJECT#: 1617
DRAWING SCALE: AS NOTED
DRAWING NO:
A-011.00
CAD REF:
Q:/1617_A-011_PLOT PLAN.dwg

Governor's Office of
Storm Recovery

ANDREW M. CUOMO
Governor

LISA BOVA-HIATT
Executive Director

January 3, 2017

Harry B. Wallace, Esq., Chief
Unkechaug Nation
207 Poospansk Lane
Mastic, NY 11950

Re: Section 106 Compliance for Affordable Housing Project-Riverview Lofts, Town of Riverhead, Suffolk County, New York

Dear Chief Harry Wallace:

Pursuant to the Disaster Relief Appropriations Act, 2013 (Public Law 113-2) and the Housing and Community Development Act (42 U.S.C. § 5301 et seq.), the Governor's Office of Storm Recovery (GOSR), an office of New York State Homes and Community Renewal's Housing Trust Fund Corporation as a recipient of Community Development Block Grant – Disaster Recovery ("CDBG-DR") funds from the United States Department of Housing and Urban Development ("HUD"), is serving as the entity responsible for compliance with the HUD environmental review procedures set forth in 24 CFR Part 58. GOSR is acting on behalf of HUD in providing the enclosed project information and inviting this discussion with your Nation to respond with any concerns or comments.

GOSR processes environmental reviews for projects funded with HUD CDBG-DR on a case-by-case basis. GOSR proposed to provide funding for the demolition and construction of affordable housing in the Town of Riverhead, New York. In accordance with Section 101(d)(6)(B) of the National Historic Preservation Act (NHPA) of 1966, as amended (16 U.S.C. 470a), and its implementing regulations, 36 Code of Federal Regulations (CFR) Part 800, this letter serves as notification of the proposed action. This consultation is being sent to the Shinnecock Nation and the Unkechaug Tribe.

Area of Potential Effect: The approximately 0.85-acre project site is located at the southwestern corner of the intersection of East Main Street and McDermott Avenue; the site is roughly rectangular in shape, with its narrow northern side fronting on the south side of East Main Street, while its longer eastern side fronts on the west side of McDermott. The site is currently developed and occupied on the north by a vacant, one-story brick commercial structure that fronts on East Main Street (the "221 East Main Street building"), and on the south by an occupied two-story frame commercial/residential building (the "31 McDermott Avenue structure"). The central portion of the property features an at-grade parking lot for the 221 East Main Street structure. This parking area is accessed only from McDermott Avenue; there is no vehicle access from East Main Street.

Proposed Project Description: The project involves the approval to demolish the two existing structures and construct a single five-story mixed-use structure featuring 15,908 SF of first-floor commercial spaces (at-grade with East Main Street) and four floors of apartments (118 units). Because the subject site slopes downward toward to south from East Main Street, the proposed lower level for parking beneath the structure will be accessed via McDermott Avenue. On-site parking will consist of 58 spaces.

The two existing driveways onto McDermott Avenue will be closed, and the site will be accessed via a single, new driveway onto McDermott Avenue that leads directly into the internal ground level parking area beneath the building. This access will be "stop"-controlled for departing vehicles. Sanitary wastewater from the project will be conveyed off-site via the existing network of the Riverhead Sewer District, and treated and discharged at the existing municipal facility. The project will conform to all applicable flow and design requirements of the Suffolk County Department of Health Services and the Riverhead Sewer District.

With this letter, GOSR respectfully submits for your review the attached documentation for the proposed project(s) described herein. Consultation has been initiated with the State Historic Preservation Office but no comments from SHPO have been received to date. If the Area of Potential Effect encompasses historic properties of religious or cultural significance to your Nation please respond within 30 days or sooner. Additionally, please indicate if there are other sources of information or other parties, Nations, Tribes, or members of the public you believe should be included in the consultation process. Please respond by email or in writing to the address listed below.

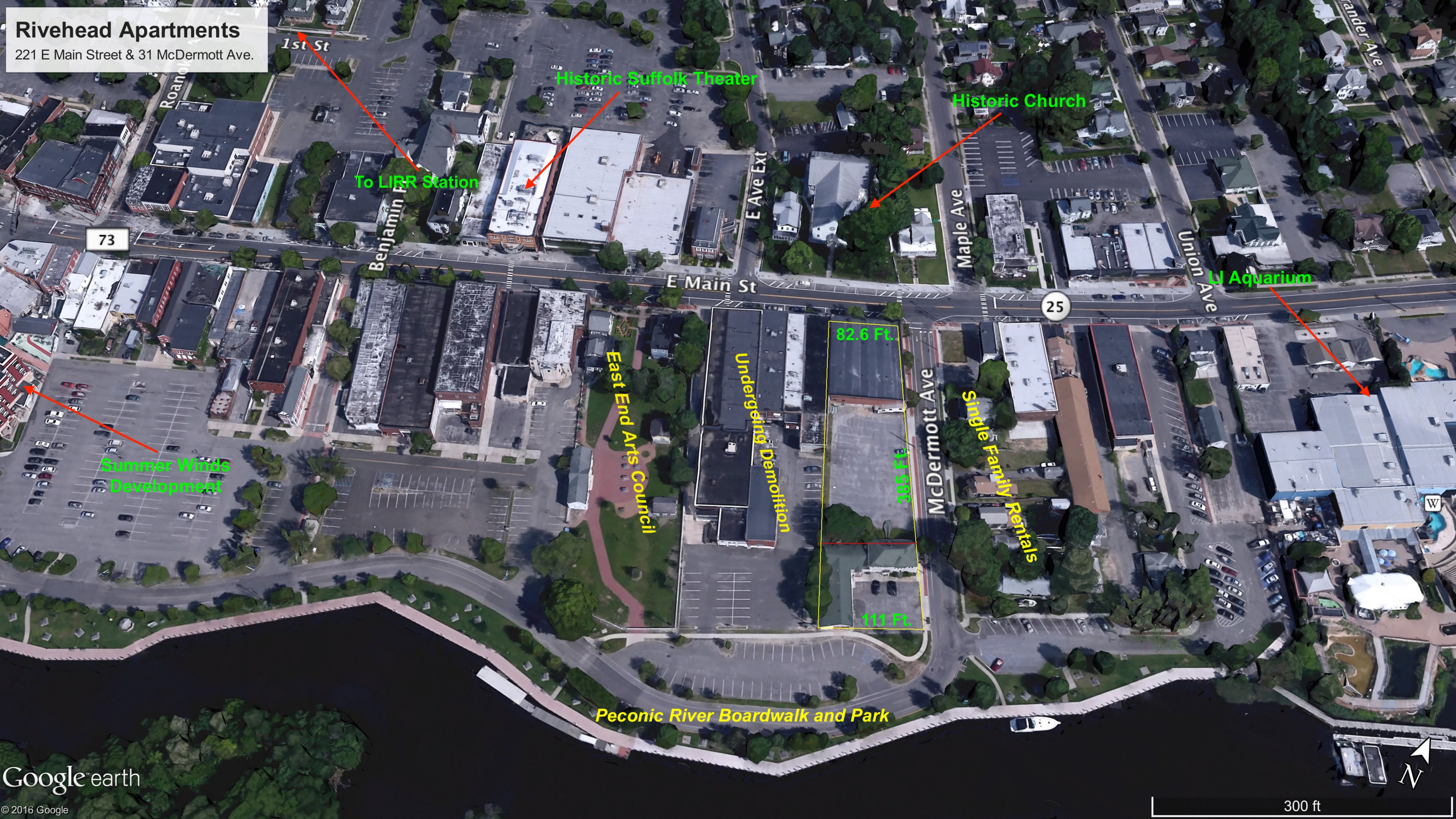
Ms. Lori Shirley
Director, Bureau of Environmental Services
New York State Homes & Community Renewal
38-40 State St.,408N, Hampton Plaza
Albany, NY 12207

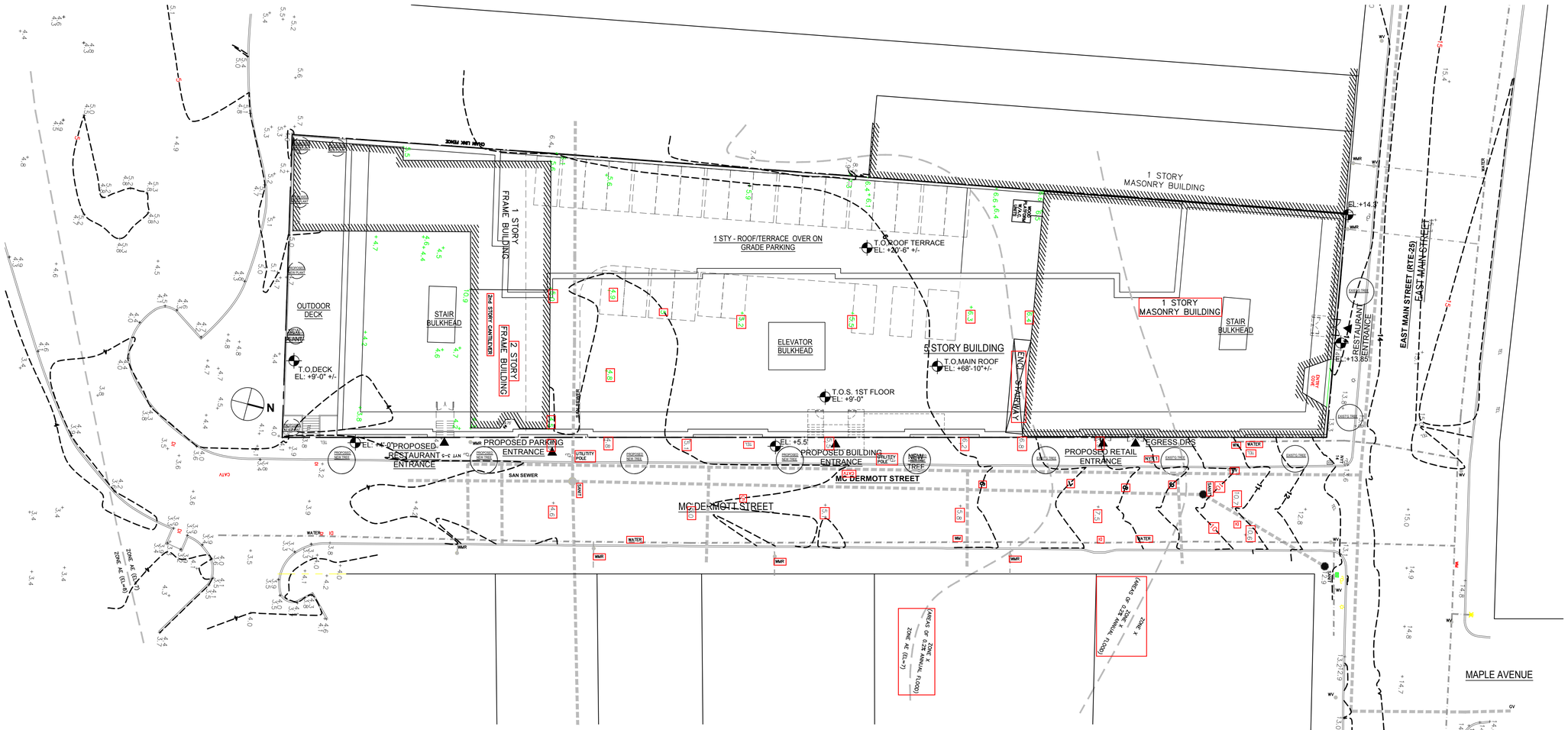
If you have any questions or require additional information regarding this request, please feel free to contact me at (518) 474-0755 or via email at lori.shirley@nyshcr.org. Thank you for your time and consideration.

Sincerely,

Lori Shirley
Director - Bureau of Environmental Review and Assessment
Governor's Office of Storm Recovery

**Enclosures:**
Attachment 1 – Project Location Maps (Aerial, Topographic, and Street Maps)
Attachment 2 – Site Plans


Rivehead Apartments
221 E Main Street & 31 McDermott Ave.
1st St
Roanoke
Historic Suffolk Theater
Historic Church
To LIRR Station
Benjamin Pl
E Ave Ext
Maple Ave
Union Ave
Lander Ave
73
E Main St
25
LI Aquarium
82.6 Ft.
365 Ft.
111 Ft.
McDermott Ave
Single Family Rentals
East End Arts Council
Undergoing Demolition
Summer Winds Development
Peconic River Boardwalk and Park
Google earth
© 2016 Google
N
300 ft




| LOT COVERAGE | |
|---|---|
| LOT SIZE | = 37,167 SF |
| BUILDING FOOTPRINT | = 34,017SF |
| LOT COVERAGE | = 91.5 % |

| F.A.R. CALCULATIONS | |
|---|---|
| LOT SIZE | = 37,167 SF |
| F.A.R. | = 4.0 |
| MAXIMUM PERMITTED AREA | = 148,668 SF |
| PROPOSED AREA | = 128,131 SF |

RIVERHEAD APARTMENT COMPLEX - BUILDING AREAS

| FLOOR | AREAS (IN SQUARE FEET) | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | RES'L GROSS | UTILITIES OTHER | LOBBY | BLDG AMENITIES | BLDG STORAGE | RETAIL | REST-AURANTS | TOTAL AREAS |
| 5TH | 25,680 | | | | | | | 25,680 |
| 4TH | 25,680 | | | | | | | 25,680 |
| 3RD | 25,680 | | | | | | | 25,680 |
| 2ND | 25,680 | | | | | | | 25,680 |
| 1ST | | 2,307 | 500 | 3,486 | 1,605 | 1,429 | 14,479 | 23,806 |
| PARKING | | 1,460 | 145 | | | | | 1,605 |
| TOTAL | 102,720 | 3,767 | 645 | 3,486 | 1,605 | 1,429 | 14,479 | 128,131 |

MEAN HEIGHT CALCULATIONS

EAST MAIN STREET
LOW POINT : 13.4'
HIGH POINT: 14.3'
AVERAGE : 13.85'
(13.4'+14.3'= 27.7' / 2)

MC DERMOTT AVE
LOW POINT : 4.0'
HIGH POINT: 13.4'
AVERAGE : 8.7'
(4'+13.4'= 17.4' / 2)

AVERAGE GRADE /BASE BUILDING 11.275'
13.85' + 8.7' = 22.5' / 2

RIVERHEAD APARTMENT COMPLEX

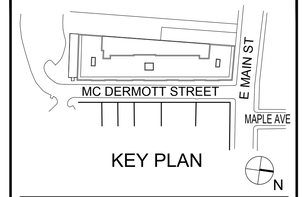
| FLOOR | APARTMENT COUNT | | | |
|---|---|---|---|---|
| | STUDIOS | 1BR | 2BR | TOTALS |
| | 450 - 522 SF | 580 - 798 SF | 890 - 1,063SF | |
| | # APTS | # APTS | # APTS | |
| 5TH | 8 | 15 | 7 | 30 |
| 4TH | 8 | 15 | 7 | 30 |
| 3RD | 8 | 15 | 7 | 30 |
| 2ND | 6 | 15 | 7 | 28 |
| 1ST | - | - | - | - |
| TOTAL | 30 | 60 | 28 | 118 |

PARKING GARAGE PARKING STALL COUNT

| STANDRD | COMPACT | ADA/VAN | TOTAL |
|---|---|---|---|
| 52 | 3 | 3 | 58 |
| | | | |

| APARTMENT AREA RANGE | | |
|---|---|---|
| 0 - 600 SF | 600 - 1,200 SF | 1200 SF - > |
| 30 APTS | 88 APTS | 0 APTS |

1 PLOT PLAN
SCALE: 1" = 20'-0"




KEY PLAN

| | | |
|---|---|---|
| | xx/xx/xx | X |
| | xx/xx/xx | X |

Architect:
The Stephen B. Jacobs Group, P.C.
381 Park Avenue South
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(516) 488-3000
© 2016

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# Appendix K

# Noise

# MEMORANDUM

To: Environmental Review Record

From: Alicia Shultz, Senior Environmental Scientist, Governor's Office of Storm Recovery

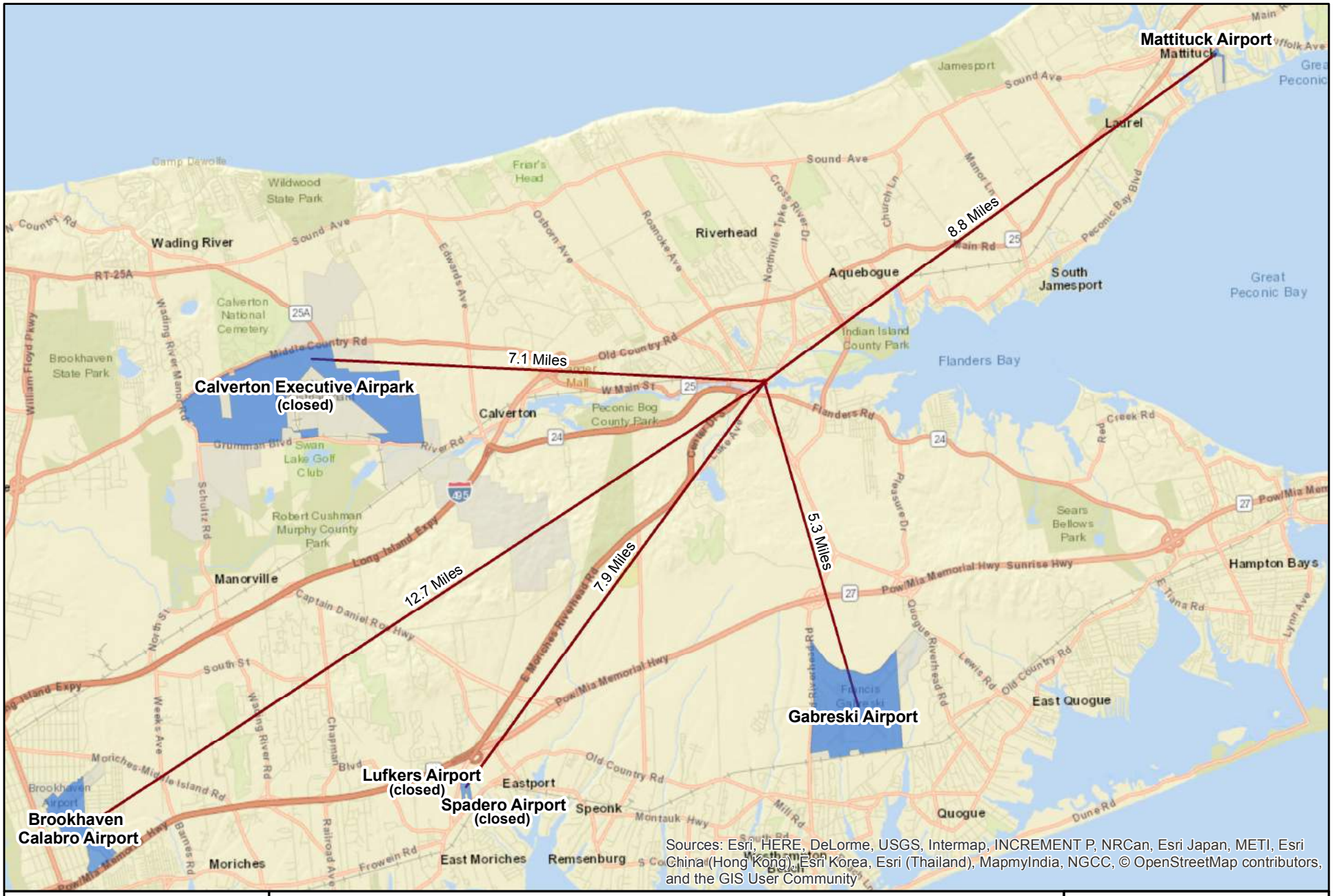
Date: July 13, 2017

RE: Riverview Lofts Project – Noise

A noise evaluation was completed for the subject site following the HUD Noise Guidebook and utilizing the HUD Day/Night Noise Level (DNL) calculator. Documents used to determine the DNL are attached including the worksheets. A summary of the DNL calculations are provided below:

1. A DNL of **55 dba** was calculated for the Francis S. Grabreski Airport, Mattituck Airport, and Brookhaven Calabro Airport. Francis S. Grabrerski Airport is the only airport with a paved runway. The airport locations are shown on attached airport location map. The DNL was calculated using the attached airport noise contour map and worksheet B.
2. A DNL for Long Island Railroad of **36 dba** was calculated taking in account the presence of buildings between the project site and the railroad, which act as noise barriers. The attached worksheet D shows the calculations as well as the DNL calculator printout. The railroad location is shown on the attached railroad location figure.
3. The DNL for road traffic was calculated as **75 dba** using the following website for AADT https://www.dot.ny.gov/divisions/engineering/technical-services/highway-data-services/inventory-listing, data from the New York State Department of Transportation and the attached DNL calculator.
4. As the difference between the partial DNL for the roads, railroad and airports is greater than 16, 0 is added to the larger DNL, resulting in a combined DNL for all noise sources of **75**.
5. The building construction will include energy star standards with double glazed windows and central air conditioning resulting in a 30dba reduction in noise.
6. The final interior dba is 75 – 30 = **45 dba**.

## Airport Location Map




NELSON, POPE & VOORHIS, LLC
ENVIRONMENTAL • PLANNING • CONSULTING

# AIRPORTS

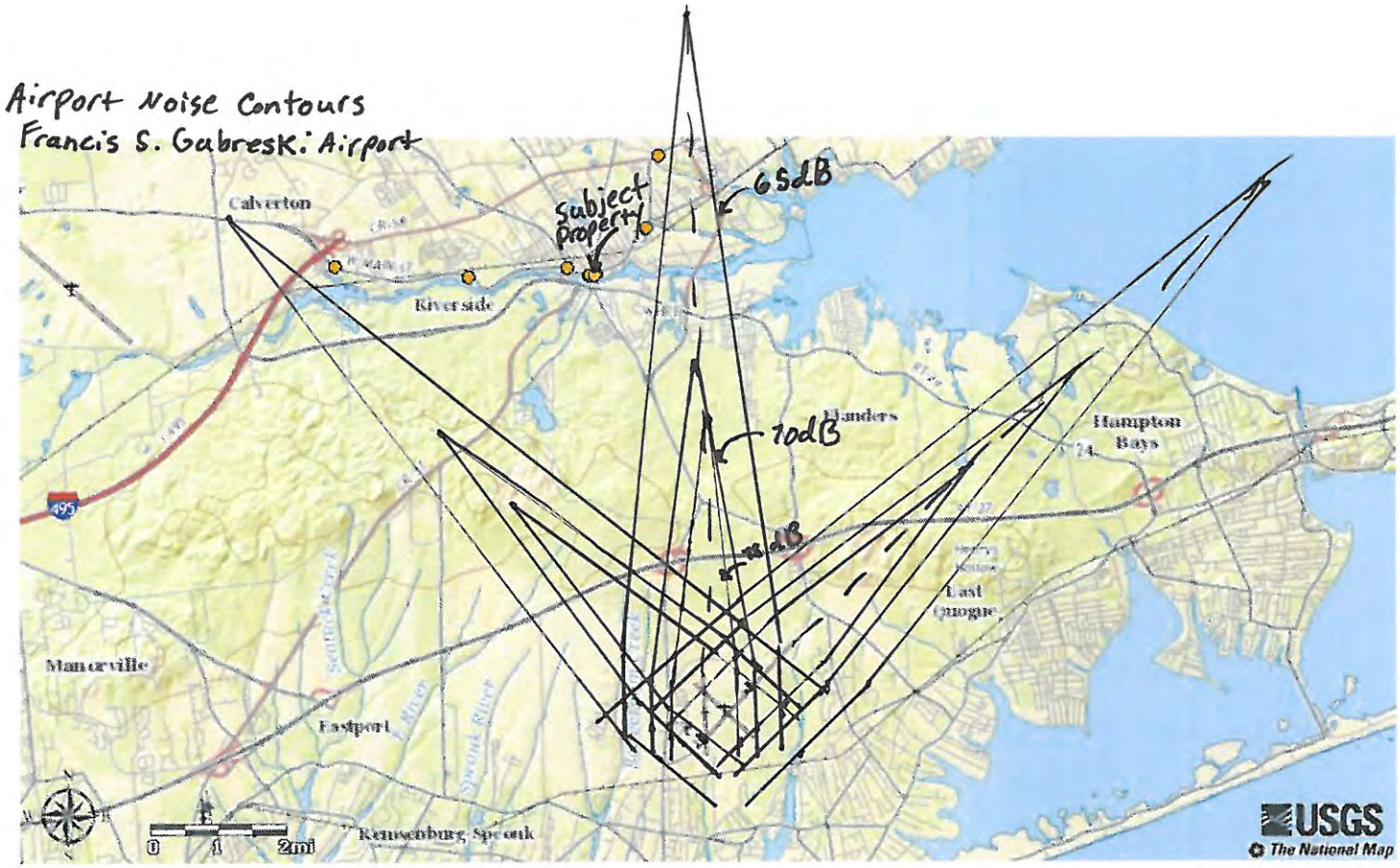
Source: ESRI Web Mapping Service
Scale: 1 in = 11,000 ft

**Riverview Lofts**
**Riverhead**

# Airport Noise Contours

# The National Map

NOTES: Data available from U.S. Geological Survey, National Geospatial Program.




Open in The National Map Viewer

10/14/15 11:48 AM

## Worksheet B

Worksheet B
Aircraft Noise

Noise Assessment Guideline

List all airports within 15 miles of the Site

1. Francis S. Gabreski Airport
2. Mattituck Airport - single grass runway used by private single engine planes. There are no jet operations at this facility
3. Brookhaven Calabro Airport - single grass runway used by private single engine planes. There are no jet operations at this facility

| **Necessary Information** | **Airport 1** | **Airport 2** | **Airport 3** |
|---|---|---|---|
| 1. Are DNL, NEF or CNR contours available? | No | N/A | N/A |
| Yes/No | | | |
| 2. Any supersonic aircraft opertions | No | | |
| Yes/No | | | |
| 3. Estimating Contours from Figure 3: | | | |
| a. number of nightime jet operations | 40 | | |
| b. number of daytime jet opertions | 133 | | |
| c. effective number of operations | 533 | | |
| (10 times a + b) | | | |
| d. distance A for 65 dB | 6,000 | | |
| 70dB | 4,000 | | |
| 75 dB | 2,500 | | |
| e. distance B for 65 dB | 50,000 | | |
| 70dB | 30,000 | | |
| 75dB | 20,000 | | |
| 4. estimating DNL from Table 2: | | | |
| a. distance from 65 dB contour to flight path, $D^1$ | 2,640 | | |
| b. distance from NAL to flight path, $D^2$ | 7,920 | | |
| c. $D^2$ divided by $D^1$ | 3 | | |
| d. DNL | 55 | | |
| 5. Operations projected for what year? | 2014 | | |
| Total DNL from all airports | 55 | | |

Alicia Shutz

Signature

7/11/2017
Date

# Worksheet D

Riverview Lofts

**Worksheet D**
**Railway Noise**

**Page 1**

**Noise Assessment Guidelines**

List All Railways within 3000 feet of the site:

1. Long Island Railroad - Ronkonkoma Branch
2. 
3. 

| **Necessary Information:** | **Railway No. 1** | **Railway No. 2** | **Railway No. 3** |
|---|---|---|---|
| 1. Distance in feet from the NAL to the railway track: | 961 | | |
| 2. Number of trains in 24 hours: | | | |
| a. diesel | 12 | | |
| b. electrified | none | | |
| 3. Fraction of operations occuring at night (10 p.m. – 7 a.m.): | 16.7% | | |
| 4. Number of diesel locomotives per train: | 1 | | |
| 5. Number of rail cars per train: | | | |
| a. diesel trains | 1-2 | | |
| b. electrified trains | | | |
| 6. Average train speed: | 40 mph | | |
| 7. Is track welded or bolted? | both | | |
| 8. Are whistles or horns required for grade crossings? | yes | | |

Riverview Lots

**Worksheet D**
**Railway Noise**

**Page 2**

**Noise Assessment Guidelines**

**Adjustments for Diesel Locomotives**

| | 9 No. of Locomotives / 2 | | 10 Average Speed Table 9 | | 11 Horns (enter 10) | | 12 Night-time Table 5 | | 13 No. of Trains (line 2a) | | 14 Adj. No. of Opns. | | 15 DNL Workchart 3 | | 16 Barrier Attn. | | 17 Partial DNL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Railway No. 1 | .5 | x | .75 | x | 10 | x | 1.19 | x | 12 | = | 53.55 | | 56.4 | - | 20 | = | 36 |
| Railway No. 2 | | x | | x | | x | | x | | = | | | | - | | = | |
| Railway No. 3 | | x | | x | | x | | x | | = | | | | - | | = | |

**Adjustments for Railway Cars or Rapid Transit Trains**

| | 18 Number of cars / 50 | | 19 Average Speed Table 10 | | 20 Bolted Rails (enter 4) | | 21 Night-time Table 5 | | 22 No. of Trains (Line 2a or 2b) | | 23 Adj. No. of Opns. | | 24 DNL Work-chart 4 | | 25 Barrier Attn. | | 26 Partial DNL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Railway No. 1 | | x | | x | | x | | x | | = | | | | - | | = | |
| Railway No. 2 | | x | | x | | x | | x | | = | | | | - | | = | |
| Railway No. 3 | | x | | x | | x | | x | | = | | | | - | | = | |

**Combined Locomotive and Railway Car DNL**

Railway No. 1 _____ Railway No. 2 _____ Railway No. 3 _____ Total DNL for all Railways _____

Signature [signature] Date 7/12/17

# All Sources DNL Caculator

# DNL Calculator

The Day/Night Noise Level Calculator is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from roadway and railway traffic. For more information on using the DNL calculator, view the **Day/Night Noise Level Calculator Electronic Assessment Tool Overview (/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/)**.

## Guidelines

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- **Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- **Note #2:** DNL Calculator assumes roadway data is always entered.

## DNL Calculator

| | |
|---|---|
| **Site ID** | Riverview Lofts Project |
| **Record Date** | 07/13/2017 |
| **User's Name** | Alicia Shultz |

| | |
|---|---|
| **Road # 1 Name:** | **NY 25 - Main Street East** |

**Road #1**

| **Vehicle Type** | **Cars** ☑ | **Medium Trucks** ☑ | **Heavy Trucks** ☑ |
|---|---|---|---|
| Effective Distance | 39 | 39 | 39 |
| Distance to Stop Sign | | | |
| Average Speed | 30 | 30 | 30 |
| Average Daily Trips (ADT) | 10402 | 3198 | 935 |
| Night Fraction of ADT | 15 | 15 | 15 |
| Road Gradient (%) | | | 0 |
| Vehicle DNL | 64.8 | 59.6 | 74.7 |
| Calculate Road #1 DNL | 75.2 | Reset | |

| | |
|---|---|
| **Railroad #1 Track Identifier:** | **Long Island Railroad** |

**Rail # 1**

| **Train Type** | **Electric** ☐ | **Diesel** ☑ |
|---|---|---|
| Effective Distance | | 961 |
| Average Train Speed | | 40 |
| Engines per Train | | 1 |
| Railway cars per train | | 2 |

| | | |
|---|---|---|
| Railway cars per Train | | 2 |
| Average Train Operations (ATO) | | 12 |
| Night Fraction of ATO | | 17 |
| Railway whistles or horns? | Yes: ☐ No: ☐ | Yes: ☑ No: ☐ |
| Bolted Tracks? | Yes: ☐ No: ☐ | Yes: ☑ No: ☐ |
| **Train DNL** | | 56.4 |
| Calculate Rail #1 DNL | 56.4 | Reset |

Add Road Source | Add Rail Source

| | |
|---|---|
| Airport Noise Level | 55 |
| Loud Impulse Sounds? | ○ **Yes** ◉ **No** |

| | |
|---|---|
| Combined DNL for all Road and Rail sources | **75.2** |
| Combined DNL including Airport | **75.2** |
| Site DNL with Loud Impulse Sound | |

Calculate

## Mitigation Options

If your site DNL is in Excess of 65 decibels, your options are:

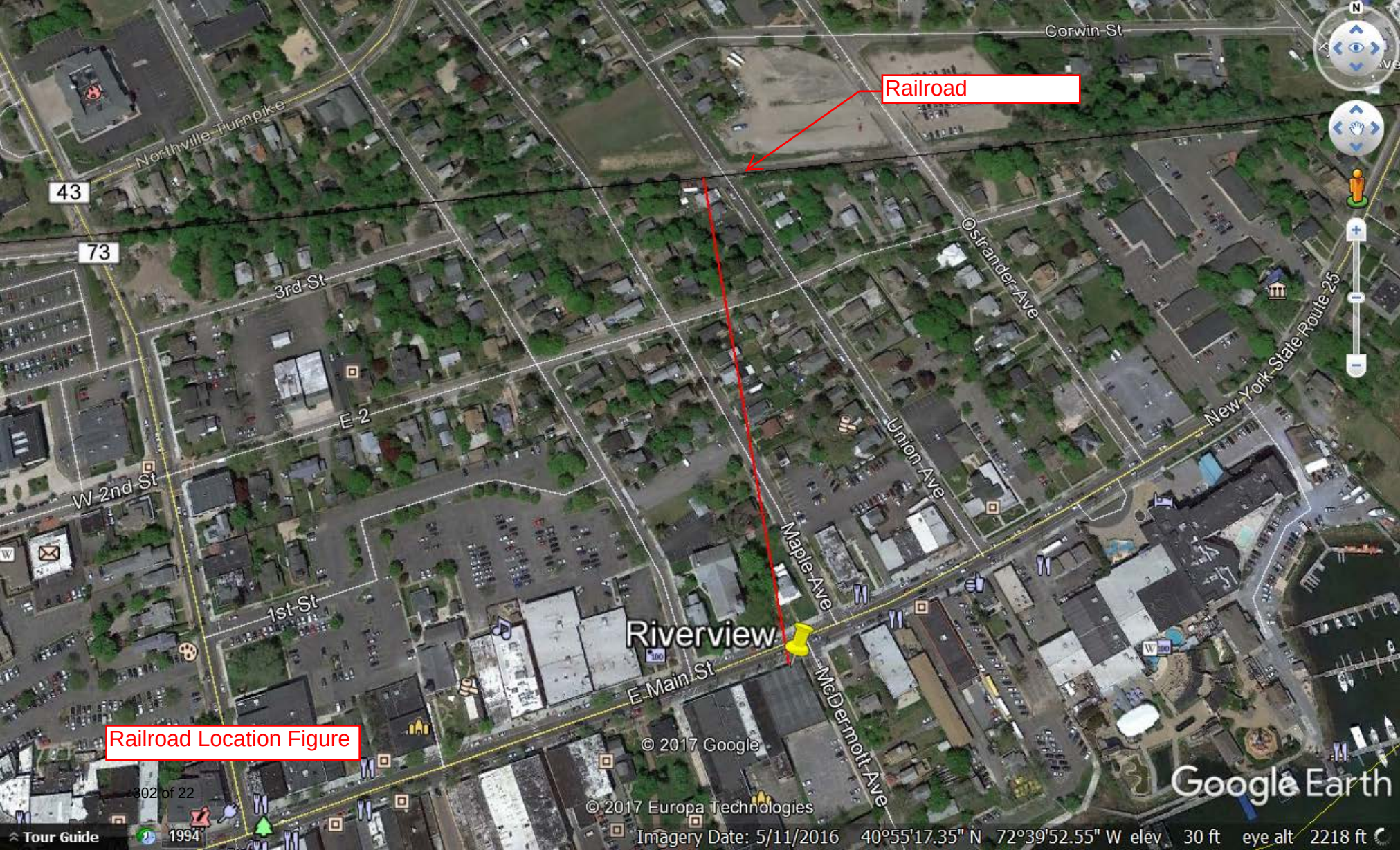
- **No Action Alternative**: Cancel the project at this location
- **Other Reasonable Alternatives**: Choose an alternate site
- **Mitigation**
  - **Contact your Field or Regional Environmental Officer (/programs/environmental-review/hud-environmental-staff-contacts/)**
  - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)
  - Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses
  - Incorporate natural or man-made barriers. See ***The Noise Guidebook (/resource/313/hud-noise-guidebook/)***
  - Construct noise barrier. See the **Barrier Performance Module (/programs/environmental-review/bpm-calculator/)**

## Tools and Guidance

**Day/Night Noise Level Assessment Tool User Guide (/resource/3822/day-night-noise-level-assessment-tool-user-guide/)**

**Day/Night Noise Level Assessment Tool Flowcharts (/resource/3823/day-night-noise-level-assessment-tool-flowcharts/)**

# Location of Railroad


Railroad
Railroad Location Figure
Corwin St
Northville Turnpike
43
73
3rd St
E 2
W 2nd St
1st St
Riverview
E Main St
Maple Ave
McDermott Ave
Union Ave
Ostrander Ave
New York State Route 25
© 2017 Google
© 2017 Europa Technologies
Google Earth
Tour Guide
1994
Imagery Date: 5/11/2016 40°55'17.35" N 72°39'52.55" W elev 30 ft eye alt 2218 ft

# New York State Department of Transportation Data

**STATION: 070046**

# New York State Department of Transportation
## Roadway Traffic Count Hourly Report

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| ROUTE/ROAD: | NY25 | FROM: | CR 63 ROANOKE AVE | TO: | CR 58 OLD COUNTRY RD | REGION-COUNTY: | 10-SUFFOLK |
| FED DIR CODE: | 3, 7 | REF. MARKER: | | FUNC. CLASS: | 16 - U Minor Arterial | MUNI: | Riverhead-Town-0716 |
| ST DIR CODE: | 1, 2 | END MILEPOST: | 45.56 | FACTOR GROUP: | 30 | BIN: | |
| DOT ID: | 100206 | LANES BY DIR: | 1 East 1 West | CC STN: | | RR CROSSING: | 338210C |
| BEGIN DATE: | 7/24/2013 | WEEK OF YEAR: | 30 | ADDL DATA: | | HPMS SAMPLE: | 2001179 |
| NOTES 1: | | PLACEMENT: | 1000 FT. W OF TANGEE MALL I | JURISDICTION: | 01-NYSDOT | 1 WAY CODE: | |
| NOTES 2: | | | | | | COUNT TYPE: | Vehicle |
| TAKEN BY: | VEC-GO | PROCESSED BY: | R10-afa | BATCH ID: | DOT-R10R10 WK | SPEED LIMIT: | 30 |

| DATE | 00-01 | 01-02 | 02-03 | 03-04 | 04-05 | 05-06 | 06-07 | 07-08 | 08-09 | 09-10 | 10-11 | 11-12 | 12-13 | 13-14 | 14-15 | 15-16 | 16-17 | 17-18 | 18-19 | 19-20 | 20-21 | 21-22 | 22-23 | 23-24 | DAILY TOTAL | HIGH COUNT | HIGH HOUR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 7/24, Wed | | | | | | | | **320** | **896** | **814** | **945** | **950** | **949** | **1001** | **1070** | **1235** | **1192** | **1060** | **915** | **742** | **637** | **511** | **292** | **181** | 13710 | | |
| 7/25, Thu | **87** | **56** | **45** | **56** | **124** | **268** | **626** | **889** | **877** | **823** | **853** | **968** | **1038** | **1092** | **1189** | **1305** | **1263** | **1185** | **1018** | **768** | **603** | **533** | **358** | **211** | 16235 | 1305 | 15-16 |
| 7/26, Fri | **149** | **60** | **42** | **51** | **100** | **256** | **617** | **802** | **854** | **825** | **905** | **1082** | **1155** | **1150** | **1172** | **1323** | **1339** | **1190** | **997** | **868** | **783** | **722** | **451** | **264** | 17157 | 1339 | 16-17 |
| 7/27, Sat | **158** | **104** | **60** | **48** | **85** | **184** | **372** | **531** | **706** | **841** | **1030** | **1177** | **1333** | **1122** | **1428** | **1266** | **1315** | **1285** | **1058** | **877** | **845** | **962** | **764** | **557** | 18108 | 1428 | 14-15 |
| 7/28, Sun | **313** | **131** | **86** | **81** | **76** | **143** | **354** | **443** | **473** | **664** | **804** | | | | | | | | | | | | | | 3568 | | |
| **AVERAGE WEEKDAY HOURS (Axle Factored, Mon 6 AM to Fri Noon)** | | | | | | | | | | | | | | | | | | | | | | | | | **AWDT** | | |
| | **118** | **58** | **44** | **54** | **112** | **262** | **622** | **670** | **876** | **821** | **901** | **1000** | **994** | **1047** | **1130** | **1270** | **1228** | **1123** | **967** | **755** | **620** | **522** | **325** | **196** | 15710 | | |

| DAYS Counted | HOURS Counted | WEEKDAYS Counted | WEEKDAY Hours | AVERAGE WEEKDAY Roadway High Hour | Roadway % of day | East High Hour | East % of day | West High Hour | West % of day | ESTIMATED AADT Roadway | East | West |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4 | 100 | 2 | 53 | 1270 | 8.1 | 579 | 7.4 | 737 | 9.2 | 14940 | 7629 | 8074 |

**FACTOR**

| Month | Seasonal | Sun | Mon | Tue | Wed | Thu | Fri | Sat | Axl |
|---|---|---|---|---|---|---|---|---|---|
| 7 | 1.05 | 1.00 | | | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |

**STATION: 070046**

# New York State Department of Transportation
## EB Traffic Count Hourly Report

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| ROUTE/ROAD: | NY25 | FROM: | CR 63 ROANOKE AVE | TO: | CR 58 OLD COUNTRY RD | REGION-COUNTY: | 10-SUFFOLK |
| FED DIR CODE: | 3 | REF. MARKER: | | FUNC. CLASS: | 16 - U Minor Arterial | MUNI: | Riverhead-Town-0716 |
| ST DIR CODE: | 1, 2 | END MILEPOST: | 45.56 | FACTOR GROUP: | 30 | BIN: | |
| DOT ID: | 100206 | LANES BY DIR: | 1 East | CC STN: | | RR CROSSING: | 338210C |
| BEGIN DATE: | 7/24/2013 | WEEK OF YEAR: | 30 | ADDL DATA: | | HPMS SAMPLE: | 2001179 |
| NOTES 1: | | PLACEMENT: | 1000 FT. W OF TANGEE MALL I | JURISDICTION: | 01-NYSDOT | 1 WAY CODE: | |
| NOTES 2: | | | | | | COUNT TYPE: | Vehicle |
| TAKEN BY: | VEC-GO | PROCESSED BY: | R10-afa | BATCH ID: | DOT-R10R10 WK | SPEED LIMIT: | 30 |

| DATE | 00-01 | 01-02 | 02-03 | 03-04 | 04-05 | 05-06 | 06-07 | 07-08 | 08-09 | 09-10 | 10-11 | 11-12 | 12-13 | 13-14 | 14-15 | 15-16 | 16-17 | 17-18 | 18-19 | 19-20 | 20-21 | 21-22 | 22-23 | 23-24 | DAILY TOTAL | HIGH COUNT | HIGH HOUR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 7/24, Wed | | | | | | | | | **585** | **490** | **518** | **511** | **477** | **487** | **464** | **523** | **448** | **424** | **430** | **302** | **226** | **179** | **125** | **76** | 6265 | | |
| 7/25, Thu | **41** | **33** | **24** | **30** | **52** | **133** | **391** | **590** | **582** | **479** | **477** | **520** | **523** | **522** | **524** | **543** | **539** | **451** | **550** | **380** | **267** | **223** | **153** | **95** | 8122 | 590 | 07-08 |
| 7/26, Fri | **73** | **29** | **21** | **27** | **39** | **134** | **406** | **511** | **571** | **510** | **516** | **612** | **633** | **597** | **562** | **579** | **551** | **485** | **451** | **446** | **329** | **293** | **208** | **121** | 8704 | 633 | 12-13 |
| 7/27, Sat | **90** | **57** | **31** | **26** | **47** | **108** | **257** | **358** | **492** | **548** | **630** | **717** | **818** | **573** | **815** | **558** | **603** | **584** | **416** | **291** | **242** | **188** | **176** | **102** | 8727 | 818 | 12-13 |
| 7/28, Sun | **73** | **42** | **35** | **30** | **33** | **64** | **165** | **200** | **271** | **382** | **484** | | | | | | | | | | | | | | 1779 | | |
| **AVERAGE WEEKDAY HOURS (Axle Factored, Mon 6 AM to Fri Noon)** | | | | | | | | | | | | | | | | | | | | | | | | | **AWDT** | | |
| | **57** | **31** | **23** | **29** | **46** | **134** | **399** | **551** | **579** | **493** | **504** | **548** | **500** | **505** | **494** | **533** | **494** | **438** | **490** | **341** | **247** | **201** | **139** | **86** | 7856 | | |

| DAYS Counted | HOURS Counted | WEEKDAYS Counted | WEEKDAY Hours | AVERAGE WEEKDAY Roadway High Hour | Roadway % of day | East High Hour | East % of day | West High Hour | West % of day | ESTIMATED AADT Roadway | East | West |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4 | 100 | 2 | 53 | 1270 | 8.1 | 579 | 7.4 | 737 | 9.2 | 14940 | 7629 | 8074 |

**FACTOR**

| Month | Seasonal | Sun | Mon | Tue | Wed | Thu | Fri | Sat | Axl |
|---|---|---|---|---|---|---|---|---|---|
| 7 | 1.05 | 1.00 | | | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |

**STATION: 070046**

# New York State Department of Transportation
## WB Traffic Count Hourly Report

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| ROUTE/ROAD: | NY25 | FROM: | CR 63 ROANOKE AVE | TO: | CR 58 OLD COUNTRY RD | REGION-COUNTY: | 10-SUFFOLK |
| FED DIR CODE: | 7 | REF. MARKER: | | FUNC. CLASS: | 16 - U Minor Arterial | MUNI: | Riverhead-Town-0716 |
| ST DIR CODE: | 1, 2 | END MILEPOST: | 45.56 | FACTOR GROUP: | 30 | BIN: | |
| DOT ID: | 100206 | LANES BY DIR: | 1 West | CC STN: | | RR CROSSING: | 338210C |
| BEGIN DATE: | 7/24/2013 | WEEK OF YEAR: | 30 | ADDL DATA: | | HPMS SAMPLE: | 2001179 |
| NOTES 1: | | PLACEMENT: | 1000 FT. W OF TANGEE MALL I | JURISDICTION: | 01-NYSDOT | 1 WAY CODE: | |
| NOTES 2: | | | | | | COUNT TYPE: | Vehicle |
| TAKEN BY: | VEC-GO | PROCESSED BY: | R10-afa | BATCH ID: | DOT-R10R10 WK | SPEED LIMIT: | 30 |

| DATE | 00-01 | 01-02 | 02-03 | 03-04 | 04-05 | 05-06 | 06-07 | 07-08 | 08-09 | 09-10 | 10-11 | 11-12 | 12-13 | 13-14 | 14-15 | 15-16 | 16-17 | 17-18 | 18-19 | 19-20 | 20-21 | 21-22 | 22-23 | 23-24 | DAILY TOTAL | HIGH COUNT | HIGH HOUR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 7/24, Wed | | | | | | | | **320** | **311** | **324** | **427** | **439** | **472** | **514** | **606** | **712** | **744** | **636** | **485** | **440** | **411** | **332** | **167** | **105** | 7445 | | |
| 7/25, Thu | **46** | **23** | **21** | **26** | **72** | **135** | **235** | **299** | **295** | **344** | **376** | **448** | **515** | **570** | **665** | **762** | **724** | **734** | **468** | **388** | **336** | **310** | **205** | **116** | 8113 | 762 | 15-16 |
| 7/26, Fri | **76** | **31** | **21** | **24** | **61** | **122** | **211** | **291** | **283** | **315** | **389** | **470** | **522** | **553** | **610** | **744** | **788** | **705** | **546** | **422** | **454** | **429** | **243** | **143** | 8453 | 788 | 16-17 |
| 7/27, Sat | **68** | **47** | **29** | **22** | **38** | **76** | **115** | **173** | **214** | **293** | **400** | **460** | **515** | **549** | **613** | **708** | **712** | **701** | **642** | **586** | **603** | **774** | **588** | **455** | 9381 | 774 | 21-22 |
| 7/28, Sun | **240** | **89** | **51** | **51** | **43** | **79** | **189** | **243** | **202** | **282** | **320** | | | | | | | | | | | | | | 1789 | | |
| **AVERAGE WEEKDAY HOURS (Axle Factored, Mon 6 AM to Fri Noon)** | | | | | | | | | | | | | | | | | | | | | | | | | **AWDT** | | |
| | **61** | **27** | **21** | **25** | **67** | **129** | **223** | **303** | **296** | **328** | **397** | **452** | **494** | **542** | **636** | **737** | **734** | **685** | **477** | **414** | **374** | **321** | **186** | **111** | 8037 | | |

| DAYS Counted | HOURS Counted | WEEKDAYS Counted | WEEKDAY Hours | AVERAGE WEEKDAY Roadway High Hour | Roadway % of day | East High Hour | East % of day | West High Hour | West % of day | ESTIMATED AADT Roadway | East | West |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4 | 100 | 2 | 53 | 1270 | 8.1 | 579 | 7.4 | 737 | 9.2 | 14940 | 7629 | 8074 |

**FACTOR**

| Month | Seasonal | Sun | Mon | Tue | Wed | Thu | Fri | Sat | Axl |
|---|---|---|---|---|---|---|---|---|---|
| 7 | 1.05 | 1.00 | | | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |

**New York State Department of Transportation**
**Speed Count Average Weekday Report**

**Date: 02/08/2008**

| | | | | | |
|---|---|---|---|---|---|
| Station: | 070046 | Start date: | Mon 10/15/2007 10:00 | Count duration: | 169 hours |
| Route #: NY 25 | Road name: | End date: | Mon 10/22/2007 10:45 | Functional class: | 14 |
| From: | CR 63 ROANOKE AVE | County: | Suffolk | Factor group: | 30 |
| To: | CR 58 OLD COUNTRY RD | Town: | RIVERHEAD | Batch ID: | DOT-DOTr10 ww41 |
| Direction: | East | Speed limit: | 40 | Count taken by: | Org: DOT Init: TS |
| | | | | Processed by: | Org: DOT Init: |

Speeds, mph

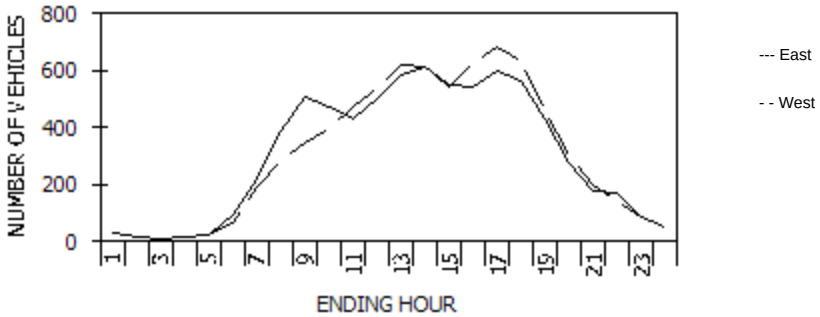
| Hour | 0.0-20.0 | 20.1-25.0 | 25.1-30.0 | 30.1-35.0 | 35.1-40.0 | 40.1-45.0 | 45.1-50.0 | 50.1-55.0 | 55.1-60.0 | 60.1-65.0 | 65.1-70.0 | 70.1-75.0 | 75.1-95.0 | % Exc 45.0 | % Exc 50.0 | % Exc 55.0 | % Exc 60.0 | % Exc 65.0 | Avg | 50th% | 85th% | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1:00 | 0 | 0 | 0 | 3 | 9 | 10 | 7 | 4 | 0 | 0 | 0 | 0 | 0 | 33.3 | 12.1 | 0.0 | 0.0 | 0.0 | 41.7 | 42.3 | 49.4 | 33 |
| 2:00 | 0 | 0 | 0 | 1 | 3 | 4 | 5 | 2 | 0 | 0 | 0 | 0 | 0 | 46.7 | 13.3 | 0.0 | 0.0 | 0.0 | 43.1 | 44.4 | 49.8 | 15 |
| 3:00 | 0 | 0 | 0 | 0 | 2 | 4 | 5 | 1 | 0 | 0 | 0 | 0 | 0 | 50.0 | 8.3 | 0.0 | 0.0 | 0.0 | 44.2 | 45.0 | 49.2 | 12 |
| 4:00 | 0 | 0 | 0 | 1 | 3 | 7 | 4 | 1 | 0 | 0 | 0 | 0 | 0 | 31.3 | 6.3 | 0.0 | 0.0 | 0.0 | 42.2 | 42.9 | 48.3 | 16 |
| 5:00 | 0 | 0 | 1 | 1 | 5 | 8 | 5 | 2 | 0 | 0 | 0 | 0 | 0 | 31.8 | 9.1 | 0.0 | 0.0 | 0.0 | 41.3 | 42.6 | 48.8 | 22 |
| 6:00 | 0 | 0 | 0 | 4 | 12 | 32 | 30 | 14 | 4 | 0 | 0 | 0 | 0 | 50.0 | 18.8 | 4.2 | 0.0 | 0.0 | 44.4 | 45.0 | 51.3 | 96 |
| 7:00 | 0 | 0 | 2 | 11 | 47 | 84 | 54 | 14 | 5 | 0 | 0 | 0 | 0 | 33.6 | 8.8 | 2.3 | 0.0 | 0.0 | 42.3 | 42.9 | 48.8 | 217 |
| 8:00 | 0 | 0 | 3 | 15 | 61 | 166 | 113 | 29 | 4 | 0 | 0 | 0 | 0 | 37.3 | 8.4 | 1.0 | 0.0 | 0.0 | 42.9 | 43.6 | 48.9 | 391 |
| 9:00 | 0 | 0 | 3 | 21 | 85 | 202 | 152 | 39 | 3 | 0 | 0 | 0 | 0 | 38.4 | 8.3 | 0.6 | 0.0 | 0.0 | 42.9 | 43.6 | 48.9 | 505 |
| 10:00 | 0 | 0 | 3 | 23 | 110 | 201 | 112 | 23 | 3 | 0 | 0 | 0 | 0 | 29.1 | 5.5 | 0.6 | 0.0 | 0.0 | 41.9 | 42.6 | 48.0 | 475 |
| 11:00 | 0 | 0 | 2 | 18 | 85 | 186 | 111 | 26 | 4 | 0 | 0 | 0 | 0 | 32.6 | 6.9 | 0.9 | 0.0 | 0.0 | 42.5 | 43.0 | 48.5 | 432 |
| 12:00 | 0 | 0 | 1 | 12 | 123 | 224 | 111 | 29 | 2 | 0 | 0 | 0 | 0 | 28.3 | 6.2 | 0.4 | 0.0 | 0.0 | 42.3 | 42.6 | 48.1 | 502 |
| 13:00 | 0 | 0 | 1 | 22 | 138 | 267 | 128 | 25 | 3 | 0 | 0 | 0 | 0 | 26.7 | 4.8 | 0.5 | 0.0 | 0.0 | 42.0 | 42.5 | 47.7 | 584 |
| 14:00 | 0 | 0 | 1 | 28 | 179 | 258 | 122 | 26 | 1 | 0 | 0 | 0 | 0 | 24.2 | 4.4 | 0.2 | 0.0 | 0.0 | 41.5 | 42.0 | 47.4 | 615 |
| 15:00 | 2 | 2 | 5 | 25 | 129 | 222 | 130 | 33 | 3 | 0 | 0 | 0 | 0 | 30.1 | 6.5 | 0.5 | 0.0 | 0.0 | 41.5 | 42.6 | 48.3 | 551 |
| 16:00 | 1 | 0 | 7 | 19 | 114 | 207 | 150 | 40 | 4 | 0 | 0 | 0 | 0 | 35.8 | 8.1 | 0.7 | 0.0 | 0.0 | 42.3 | 43.2 | 48.8 | 542 |
| 17:00 | 0 | 0 | 1 | 20 | 131 | 248 | 159 | 36 | 5 | 0 | 0 | 0 | 0 | 33.3 | 6.8 | 0.8 | 0.0 | 0.0 | 42.6 | 43.0 | 48.5 | 600 |
| 18:00 | 0 | 0 | 0 | 13 | 101 | 244 | 163 | 38 | 6 | 0 | 0 | 0 | 0 | 36.6 | 7.8 | 1.1 | 0.0 | 0.0 | 43.1 | 43.5 | 48.8 | 565 |
| 19:00 | 0 | 0 | 1 | 23 | 115 | 176 | 94 | 16 | 3 | 0 | 0 | 0 | 0 | 26.4 | 4.4 | 0.7 | 0.0 | 0.0 | 41.6 | 42.2 | 47.6 | 428 |
| 20:00 | 0 | 1 | 2 | 10 | 70 | 118 | 58 | 14 | 2 | 0 | 0 | 0 | 0 | 26.9 | 5.8 | 0.7 | 0.0 | 0.0 | 41.7 | 42.4 | 47.9 | 275 |
| 21:00 | 0 | 0 | 0 | 6 | 28 | 73 | 50 | 18 | 4 | 0 | 0 | 0 | 0 | 40.2 | 12.3 | 2.2 | 0.0 | 0.0 | 43.5 | 43.9 | 49.6 | 179 |
| 22:00 | 0 | 0 | 0 | 6 | 25 | 68 | 50 | 16 | 4 | 0 | 0 | 0 | 0 | 41.4 | 11.8 | 2.4 | 0.0 | 0.0 | 43.6 | 44.0 | 49.5 | 169 |
| 23:00 | 0 | 0 | 0 | 3 | 15 | 33 | 22 | 10 | 4 | 0 | 0 | 0 | 0 | 41.4 | 16.1 | 4.6 | 0.0 | 0.0 | 43.7 | 43.9 | 50.5 | 87 |
| 24:00 | 0 | 0 | 0 | 2 | 9 | 17 | 12 | 8 | 1 | 0 | 0 | 0 | 0 | 42.9 | 18.4 | 2.0 | 0.0 | 0.0 | 43.6 | 44.0 | 51.1 | 49 |
| Avg. Daily Total | 3 | 3 | 33 | 287 | 1599 | 3059 | 1847 | 464 | 65 | 0 | 0 | 0 | 0 | 32.3 | 7.2 | 0.9 | 0.0 | 0.0 | 42.3 | 42.9 | 48.5 | 7360 |
| Percent | 0.0% | 0.0% | 0.4% | 3.9% | 21.7% | 41.6% | 25.1% | 6.3% | 0.9% | 0.0% | 0.0% | 0.0% | 0.0% | | | | | | | | | |
| Cum. Percent | 0.0% | 0.1% | 0.5% | 4.4% | 26.2% | 67.7% | 92.8% | 99.1% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | | | | | | | | | |
| Average hour | 0 | 0 | 1 | 12 | 67 | 127 | 77 | 19 | 3 | 0 | 0 | 0 | 0 | | | | | | | | | 307 |

| | Avg. Speed | 50th% Speed | 85th% Speed |
|---|---|---|---|
| East | 42.3 | 42.9 | 48.5 |
| West | 42.8 | 43.2 | 48.6 |

Peak Hour Data

| Direction | Hour | Count | 2-way | Hour | Count |
|---|---|---|---|---|---|
| East | 14 | 615 | A.M. | 12 | 1036 |
| West | 17 | 683 | P.M. | 17 | 1283 |

TRAFFIC FLOW BY DIRECTION



**New York State Department of Transportation**
**Speed Count Average Weekday Report**

| | | | | | |
|---|---|---|---|---|---|
| Station: | 070046 | Start date: | Mon 10/15/2007 10:00 | Count duration: | 169 hours |
| Route #: NY 25 | Road name: | End date: | Mon 10/22/2007 10:45 | Functional class: | 14 |
| From: | CR 63 ROANOKE AVE | County: | Suffolk | Factor group: | 30 |
| To: | CR 58 OLD COUNTRY RD | Town: | RIVERHEAD | Batch ID: | DOT-DOTr10 ww41 |
| Direction: | West | Speed limit: | 40 | Count taken by: | Org: DOT Init: TS |
| | | | | Processed by: | Org: DOT Init: |

Speeds, mph

| Hour | 0.0-20.0 | 20.1-25.0 | 25.1-30.0 | 30.1-35.0 | 35.1-40.0 | 40.1-45.0 | 45.1-50.0 | 50.1-55.0 | 55.1-60.0 | 60.1-65.0 | 65.1-70.0 | 70.1-75.0 | 75.1-95.0 | % Exc 45.0 | % Exc 50.0 | % Exc 55.0 | % Exc 60.0 | % Exc 65.0 | Avg | 50th% | 85th% | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1:00 | 0 | 0 | 0 | 2 | 4 | 10 | 7 | 3 | 2 | 1 | 0 | 0 | 0 | 44.8 | 20.7 | 10.3 | 3.4 | 0.0 | 44.0 | 44.3 | 52.8 | 29 |
| 2:00 | 0 | 0 | 0 | 0 | 4 | 6 | 4 | 2 | 1 | 0 | 0 | 0 | 0 | 41.2 | 17.6 | 5.9 | 0.0 | 0.0 | 43.9 | 43.8 | 51.2 | 17 |
| 3:00 | 0 | 0 | 0 | 1 | 3 | 4 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 33.3 | 16.7 | 0.0 | 0.0 | 0.0 | 42.1 | 42.6 | 50.6 | 12 |
| 4:00 | 0 | 0 | 1 | 0 | 3 | 6 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 28.6 | 14.3 | 0.0 | 0.0 | 0.0 | 41.5 | 42.6 | 49.8 | 14 |
| 5:00 | 0 | 0 | 1 | 0 | 2 | 9 | 6 | 4 | 1 | 0 | 0 | 0 | 0 | 47.8 | 21.7 | 4.3 | 0.0 | 0.0 | 44.1 | 44.8 | 52.0 | 23 |
| 6:00 | 0 | 0 | 0 | 2 | 11 | 26 | 20 | 9 | 1 | 0 | 0 | 0 | 0 | 43.5 | 14.5 | 1.4 | 0.0 | 0.0 | 43.8 | 44.2 | 50.0 | 69 |
| 7:00 | 0 | 0 | 0 | 9 | 32 | 79 | 53 | 17 | 2 | 0 | 0 | 0 | 0 | 37.5 | 9.9 | 1.0 | 0.0 | 0.0 | 43.0 | 43.5 | 49.1 | 192 |
| 8:00 | 0 | 0 | 0 | 12 | 49 | 112 | 79 | 26 | 6 | 1 | 0 | 0 | 0 | 39.3 | 11.6 | 2.5 | 0.4 | 0.0 | 43.2 | 43.7 | 49.4 | 285 |
| 9:00 | 0 | 0 | 2 | 6 | 56 | 133 | 108 | 35 | 5 | 1 | 0 | 0 | 0 | 43.1 | 11.8 | 1.7 | 0.3 | 0.0 | 43.7 | 44.1 | 49.5 | 346 |
| 10:00 | 0 | 0 | 2 | 10 | 68 | 169 | 112 | 28 | 5 | 0 | 0 | 0 | 0 | 36.8 | 8.4 | 1.3 | 0.0 | 0.0 | 43.1 | 43.5 | 48.9 | 394 |
| 11:00 | 0 | 1 | 1 | 12 | 100 | 207 | 124 | 27 | 4 | 0 | 0 | 0 | 0 | 32.6 | 6.5 | 0.8 | 0.0 | 0.0 | 42.6 | 43.0 | 48.4 | 476 |
| 12:00 | 0 | 1 | 3 | 15 | 103 | 257 | 131 | 22 | 2 | 0 | 0 | 0 | 0 | 29.0 | 4.5 | 0.4 | 0.0 | 0.0 | 42.3 | 42.9 | 47.9 | 534 |
| 13:00 | 0 | 0 | 6 | 22 | 128 | 295 | 140 | 24 | 3 | 1 | 0 | 0 | 0 | 27.1 | 4.5 | 0.6 | 0.2 | 0.0 | 42.0 | 42.7 | 47.7 | 619 |
| 14:00 | 0 | 2 | 4 | 25 | 136 | 274 | 140 | 26 | 4 | 0 | 0 | 0 | 0 | 27.8 | 4.9 | 0.7 | 0.0 | 0.0 | 41.9 | 42.6 | 47.8 | 611 |
| 15:00 | 0 | 0 | 0 | 10 | 112 | 246 | 139 | 33 | 4 | 1 | 0 | 0 | 0 | 32.5 | 7.0 | 0.9 | 0.2 | 0.0 | 42.8 | 43.1 | 48.5 | 545 |
| 16:00 | 0 | 0 | 3 | 10 | 111 | 280 | 185 | 38 | 3 | 0 | 0 | 0 | 0 | 35.9 | 6.5 | 0.5 | 0.0 | 0.0 | 43.0 | 43.5 | 48.6 | 630 |
| 17:00 | 0 | 0 | 3 | 13 | 96 | 299 | 216 | 52 | 4 | 0 | 0 | 0 | 0 | 39.8 | 8.2 | 0.6 | 0.0 | 0.0 | 43.5 | 43.9 | 49.0 | 683 |
| 18:00 | 0 | 0 | 0 | 7 | 77 | 299 | 208 | 35 | 6 | 0 | 0 | 0 | 0 | 39.4 | 6.5 | 0.9 | 0.0 | 0.0 | 43.7 | 43.9 | 48.8 | 632 |
| 19:00 | 0 | 0 | 0 | 12 | 111 | 216 | 92 | 22 | 3 | 0 | 0 | 0 | 0 | 25.7 | 5.5 | 0.7 | 0.0 | 0.0 | 42.1 | 42.5 | 47.7 | 456 |
| 20:00 | 0 | 0 | 2 | 17 | 77 | 121 | 65 | 18 | 2 | 0 | 0 | 0 | 0 | 28.1 | 6.6 | 0.7 | 0.0 | 0.0 | 41.7 | 42.3 | 48.1 | 302 |
| 21:00 | 0 | 0 | 0 | 10 | 36 | 75 | 50 | 23 | 2 | 0 | 0 | 0 | 0 | 38.3 | 12.8 | 1.0 | 0.0 | 0.0 | 43.0 | 43.5 | 49.6 | 196 |
| 22:00 | 0 | 0 | 0 | 3 | 32 | 55 | 35 | 12 | 3 | 0 | 0 | 0 | 0 | 35.7 | 10.7 | 2.1 | 0.0 | 0.0 | 43.0 | 43.2 | 49.2 | 140 |
| 23:00 | 0 | 0 | 0 | 3 | 16 | 26 | 28 | 12 | 4 | 0 | 0 | 0 | 0 | 49.4 | 18.0 | 4.5 | 0.0 | 0.0 | 44.1 | 45.0 | 51.2 | 89 |
| 24:00 | 0 | 0 | 1 | 2 | 9 | 14 | 16 | 5 | 2 | 0 | 0 | 0 | 0 | 46.9 | 14.3 | 4.1 | 0.0 | 0.0 | 43.2 | 44.5 | 49.9 | 49 |
| Avg. Daily Total | 0 | 4 | 29 | 203 | 1376 | 3218 | 1962 | 477 | 69 | 5 | 0 | 0 | 0 | 34.2 | 7.5 | 1.0 | 0.1 | 0.0 | 42.8 | 43.2 | 48.6 | 7343 |
| Percent | 0.0% | 0.1% | 0.4% | 2.8% | 18.7% | 43.8% | 26.7% | 6.5% | 0.9% | 0.1% | 0.0% | 0.0% | 0.0% | | | | | | | | | |
| Cum. Percent | 0.0% | 0.1% | 0.4% | 3.2% | 22.0% | 65.8% | 92.5% | 99.0% | 99.9% | 100.0% | 100.0% | 100.0% | 100.0% | | | | | | | | | |
| Average hour | 0 | 0 | 1 | 8 | 57 | 134 | 82 | 20 | 3 | 0 | 0 | 0 | 0 | | | | | | | | | 306 |

| | Avg. Speed | 50th% Speed | 85th% Speed |
|---|---|---|---|
| East | 42.3 | 42.9 | 48.5 |
| West | 42.8 | 43.2 | 48.6 |

Peak Hour Data

| Direction | Hour | Count | 2-way | Hour | Count |
|---|---|---|---|---|---|
| East | 14 | 615 | A.M. | 12 | 1036 |
| West | 17 | 683 | P.M. | 17 | 1283 |

TRAFFIC FLOW BY DIRECTION

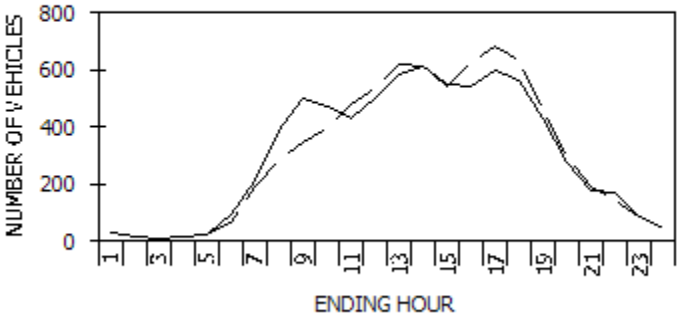
# New York State Department of Transportation
## Classification Count Average Weekday Data Report

| | | | | | |
|---|---|---|---|---|---|
| ROUTE #: | NY 25 | ROAD NAME: | | YEAR: 2007 | STATION: 070046 |
| COUNTY NAME: | Suffolk | | | MONTH: October | |
| REGION CODE: | 0 | | | | |
| FROM: | CR 63 ROANOKE AVE | | | | |
| TO: | CR 58 OLD COUNTRY RD | | | | |
| REF-MARKER: | | | | | |
| END MILEPOINT: | 0414510 | NO. OF LANES: | 2 | | |
| FUNC-CLASS: | 14 | HPMS NO: | 20011790 | | |
| STATION NO: | 0046 | | | | |
| COUNT TAKEN BY: | ORG CODE: DOT INITIALS: TS | | | | |
| PROCESSED BY: | ORG CODE: DOT INITIALS: | | BATCH ID: DOT-DOTr10 ww41 | | |

| DIRECTION | East | West | TOTAL |
|---|---|---|---|
| NUMBER OF VEHICLES | 7356 | 7345 | 14701 |
| NUMBER OF AXLES | 14976 | 14974 | 29950 |
| % HEAVY VEHICLES (F4-F13) | 6.43% | 5.96% | 6.20% |
| % TRUCKS AND BUSES (F3-F13) | 22.00% | 21.88% | 21.94% |
| AXLE CORRECTION FACTOR | 0.98 | 0.98 | 0.98 |

| VEHICLE CLASS | | F1 | F2 | F3 | F4 | F5 | F6 | F7 | F8 | F9 | F10 | F11 | F12 | F13 | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| NO. OF AXLES | | 2 | 2 | 2 | 2.5 | 2 | 3 | 4 | 3.5 | 5 | 6 | 5 | 6 | 8.75 | |
| ENDING HOUR | 1:00 | 2 | 26 | 3 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **32** |
| | 2:00 | 0 | 13 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **15** |
| | 3:00 | 0 | 9 | 2 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **13** |
| | 4:00 | 0 | 13 | 2 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **16** |
| | 5:00 | 0 | 17 | 2 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **23** |
| | 6:00 | 0 | 60 | 25 | 3 | 6 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | **97** |
| | 7:00 | 0 | 140 | 46 | 8 | 13 | 2 | 1 | 1 | 2 | 2 | 0 | 0 | 0 | **215** |
| | 8:00 | 1 | 278 | 71 | 6 | 22 | 3 | 4 | 3 | 3 | 1 | 0 | 0 | 0 | **392** |
| | 9:00 | 1 | 368 | 94 | 8 | 23 | 3 | 1 | 2 | 3 | 1 | 0 | 0 | 0 | **504** |
| | 10:00 | 1 | 346 | 87 | 5 | 27 | 3 | 3 | 2 | 1 | 0 | 0 | 0 | 0 | **475** |
| DIRECTION | 11:00 | 0 | 314 | 78 | 4 | 25 | 3 | 2 | 3 | 2 | 1 | 0 | 0 | 0 | **432** |
| East | 12:00 | 0 | 380 | 83 | 6 | 21 | 3 | 2 | 2 | 3 | 2 | 0 | 0 | 0 | **502** |
| | 13:00 | 3 | 461 | 88 | 4 | 18 | 3 | 2 | 4 | 2 | 1 | 0 | 0 | 0 | **586** |
| | 14:00 | 1 | 488 | 88 | 6 | 22 | 2 | 2 | 3 | 2 | 2 | 0 | 0 | 0 | **616** |
| | 15:00 | 2 | 426 | 80 | 6 | 24 | 2 | 2 | 3 | 2 | 0 | 0 | 0 | 0 | **547** |
| | 16:00 | 2 | 422 | 85 | 6 | 23 | 1 | 0 | 3 | 2 | 0 | 0 | 0 | 0 | **544** |
| | 17:00 | 0 | 484 | 91 | 6 | 16 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | **599** |
| | 18:00 | 1 | 469 | 76 | 1 | 15 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | **564** |
| | 19:00 | 1 | 357 | 56 | 3 | 10 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | **428** |
| | 20:00 | 0 | 229 | 36 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **273** |
| | 21:00 | 0 | 152 | 24 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **180** |
| | 22:00 | 0 | 151 | 15 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **168** |
| | 23:00 | 0 | 78 | 7 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **87** |
| | 24:00 | 0 | 42 | 5 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **48** |
| **TOTAL VEHICLES** | | **15** | **5723** | **1145** | **75** | **288** | **25** | **19** | **30** | **26** | **10** | **0** | **0** | **0** | **7356** |
| **TOTAL AXLES** | | 30 | 11446 | 2290 | 188 | 576 | 75 | 76 | 105 | 130 | 60 | 0 | 0 | 0 | 14976 |
| ENDING HOUR | 1:00 | 0 | 26 | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **30** |
| | 2:00 | 0 | 15 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **16** |
| | 3:00 | 0 | 10 | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | **12** |
| | 4:00 | 0 | 11 | 0 | 0 | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **14** |
| | 5:00 | 0 | 17 | 2 | 1 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **23** |
| | 6:00 | 0 | 50 | 11 | 3 | 4 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **69** |
| | 7:00 | 0 | 146 | 32 | 4 | 8 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | **193** |
| | 8:00 | 0 | 180 | 70 | 9 | 17 | 2 | 0 | 2 | 3 | 3 | 0 | 0 | 0 | **286** |
| | 9:00 | 0 | 228 | 81 | 6 | 23 | 3 | 1 | 2 | 3 | 1 | 0 | 0 | 0 | **348** |
| | 10:00 | 1 | 276 | 82 | 5 | 18 | 5 | 0 | 1 | 4 | 1 | 0 | 0 | 0 | **393** |
| | 11:00 | 2 | 352 | 86 | 5 | 20 | 6 | 0 | 1 | 4 | 2 | 0 | 0 | 0 | **478** |
| DIRECTION | 12:00 | 1 | 414 | 88 | 4 | 17 | 5 | 1 | 1 | 3 | 0 | 0 | 0 | 0 | **534** |
| West | 13:00 | 1 | 496 | 88 | 3 | 20 | 5 | 0 | 1 | 3 | 1 | 0 | 0 | 0 | **618** |
| | 14:00 | 1 | 483 | 90 | 6 | 16 | 7 | 1 | 2 | 4 | 2 | 0 | 0 | 0 | **612** |
| | 15:00 | 1 | 421 | 86 | 5 | 18 | 6 | 1 | 2 | 2 | 2 | 0 | 0 | 0 | **544** |
| | 16:00 | 3 | 486 | 95 | 6 | 25 | 6 | 1 | 4 | 3 | 1 | 0 | 0 | 0 | **630** |
| | 17:00 | 2 | 553 | 100 | 5 | 16 | 2 | 0 | 4 | 0 | 1 | 0 | 0 | 0 | **683** |
| | 18:00 | 2 | 520 | 94 | 1 | 12 | 0 | 0 | 2 | 1 | 0 | 0 | 0 | 0 | **632** |
| | 19:00 | 2 | 374 | 64 | 4 | 10 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | **456** |
| | 20:00 | 0 | 251 | 42 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **300** |
| | 21:00 | 0 | 165 | 26 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **195** |
| | 22:00 | 0 | 127 | 12 | 0 | 2 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | **142** |
| | 23:00 | 0 | 79 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **89** |
| | 24:00 | 0 | 42 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **48** |
| **TOTAL VEHICLES** | | **16** | **5722** | **1169** | **67** | **244** | **51** | **5** | **25** | **32** | **14** | **0** | **0** | **0** | **7345** |
| **TOTAL AXLES** | | 32 | 11444 | 2338 | 168 | 488 | 153 | 20 | 88 | 160 | 84 | 0 | 0 | 0 | 14974 |
| **GRAND TOTAL VEHICLES** | | **31** | **11445** | **2314** | **142** | **532** | **76** | **24** | **55** | **58** | **24** | **0** | **0** | **0** | **14701** |
| GRAND TOTAL AXLES | | 62 | 22890 | 4628 | 355 | 1064 | 228 | 96 | 192 | 290 | 144 | 0 | 0 | 0 | 29950 |

TRAFFIC FLOW BY DIRECTION




--- East - -West

PEAK HOUR DATA

| DIRECTION | HOUR | COUNT | 2-WAY | HOUR | COUNT |
|---|---|---|---|---|---|
| **East** | **14** | **616** | **A.M.** | **12** | **1036** |
| **West** | **17** | **683** | **P.M.** | **17** | **1282** |

**VEHICLE CLASSIFICATION CODES:**

F1. Motorcycles
F2. Autos*
F3. 2 Axle, 4-Tire Pickups, Vans, Motorhomes*
F4. Buses
F5. 2 Axle, 6-Tire Single Unit Trucks
F6. 3 Axle Single Unit Trucks
F7. 4 or More Axle Single Unit Trucks
F8. 4 or Less Axle Vehicles, One Unit is a Truck
F9. 5 Axle Double Unit Vehicles, One Unit is a Truck
F10. 6 or More Double Unit Vehicles, One Unit is a Truck
F11. 5 or Less Axle Multi-Unit Trucks
F12. 6 Axle Multi-Unit Trucks
F13. 7 or More Axle Multi-Unit Trucks

* INCLUDING THOSE HAULING TRAILERS

FUNCTIONAL CLASS CODES:

| RURAL | URBAN | SYSTEM |
|---|---|---|
| 01 | 11 | PRINCIPAL ARTERIAL-INTERSTATE |
| 02 | 12 | PRINCIPAL ARTERIAL-EXPRESSWAY |
| 02 | 14 | PRINCIPAL ARTERIAL-OTHER |
| 06 | 16 | MINOR ARTERIAL |
| 07 | 17 | MAJOR COLLECTOR |
| 08 | 17 | MINOR COLLECTOR |
| 09 | 19 | LOCAL SYSTEM |

**SOURCE: NYSDOT DATA SERVICES BUREAU**

# Appendix L

# Sole Source Aquifer

**UNITED STATES ENVIRONMENTAL PROTECTION AGENCY**
REGION 2
290 BROADWAY
NEW YORK, NY 10007-1866

MAY 15 2017

Ms. Lori A. Shirley
Director
Bureau of Environmental Review and Assessment
Governor's Office of Storm Recovery
New York State Homes & Community Renewal
38-40 State Street
Albany, NY 12207

Dear Ms. Shirley:

This is in response to your April 18, 2017 letter to the U.S. Environmental Protection Agency (EPA) requesting a Sole Source Aquifer review of the proposed "Riverview Lofts" residential project located in the Town of Riverhead, Suffolk County, New York. The project is to receive funding from the U.S. Department of Housing and Urban Development's Community Development Block Grant – Disaster Recovery (CDBG-DR) program. The project is located in the Long Island Nassau/Suffolk Aquifer System, designated by the EPA as a Sole Source Aquifer on June 21, 1978 (citation 43 FR 26611). Therefore, our review has been conducted in accordance with Section 1424(e) of the Safe Drinking Water Act (SDWA).

The five-story, 117-unit residential building proposed for construction will occupy a 0.85-acre rectangular site bounded on the north by East Main Street and on the east by McDermott Avenue. Two existing buildings on the lot would first be demolished. On the southern end of the site, where the elevation is 9.5 feet lower than on the northern (or East Main Street) side, the use of pilings is anticipated. However, the nature of the pilings, their number and the details of their installation have not yet been finalized. The applicant should demonstrate to the permitting authorities that the potential annular space between pilings and soil will not permit an avenue by which contaminants might enter the aquifer.

The new residential complex would receive public water. A "T"-connection will be inserted into a 12-inch diameter, ductile iron water line running along East Main Street, and water will be carried through a 10-inch diameter line down McDermott Avenue. A 6-inch diameter domestic service connection and an 8-inch diameter fire service connection will bring water from the 10-inch line to the building.

The new residential complex would be accommodated by a public sewer. Lateral lines to the building would connect, via doghouse manholes, with a 12-inch diameter sewer trunk line that runs eastward towards McDermott Avenue, beneath the southern portion of the site. Wastewater will be given tertiary treatment at a facility a few hundred feet east of the site before being discharged into the Peconic River.

The Town of Riverhead requires that up to 2 inches of rain draining from the roof be stored on site.[1] The required storage will be provided by a detention chamber installed at the southern portion of the site. The chamber will be sized in order to store the required roof drainage while, at the same time, maintaining an adequate separation distance from what is a shallow water table at that end of the site. The chamber will be surrounded on the bottom and sides by gravel, through which water will gradually recharge the aquifer. Please note that the adequacy of the separation distance requires approval by the New York State Department of Environmental Conservation and the Town engineer.

Heat and hot water would be provided by natural gas, and no underground or aboveground fuel storage tanks are planned. There is an existing underground storage tank that will be removed during site clearing. Please note that the underground storage tank should be removed in accordance with the procedures specified in Suffolk County's Sanitary Code.

Please see our recommendations below on environmentally-friendly landscaping and Low Impact Development, and also consider using energy- and water-efficient products for the apartments and other areas.

With the provisos mentioned above the project the project satisfies the requirements of Section 1424(e) of the SDWA. Please be advised that meeting the requirements of 1424(e) does not preclude the need to meet National Environmental Policy Act (NEPA) requirements to address direct, indirect, and cumulative impacts. This review does not constitute a review under Section 309 of the Clean Air Act; EPA therefore reserves the right to review additional environmental documents on this project.

EPA offers the following for your consideration to reduce environmental impacts and to create a more sustainable project.

*Construction and Demolition:*
We recommend that, to the maximum extent possible, the utilization of local and recycled materials in the construction process, and the recycling of materials generated onsite (i.e., demolition debris/materials).

Typical bid specifications do not address opportunities for recycling, salvage, and building disassembly and materials reuse. Working with recycling facilities and deconstruction operations can lead to improved environmental outcomes and material sales may offset some project costs. Although this is not a residential demolition project, you may still find useful EPA's report and tool, "On the Road to Reuse: Residential Demolition Bid Specification Development Tool" (EPA Report 560K13002). The tool allows the user to anticipate the environmental issues and

[1] $V_{stored}$ (cubic feet) = $A_{roof}$ (square feet) x 2 (inches) x (1 foot/12 inches)

concerns such that they can be factored into the planning and procurement process. The user is aided in developing contract language for a bid package that instructs contractors on specific technical requirements to achieve improved environmental results in a demolition project. Please refer to: http://www2.epa.gov/large-scale-residential-demolition/road-reuse-residential-demolition-bid-specification-development

*Clean Diesel:*
Implement diesel controls, cleaner fuel, and cleaner construction practices for on-road and off-road equipment used for transportation, soil movement, or other construction activities, including:

- Strategies and technologies that reduce unnecessary idling, including auxiliary power units, the use of electric equipment, and strict enforcement of idling limits; and
- Use of clean diesel through add-on control technologies like diesel particulate filters and diesel oxidation catalysts, repowers, or newer, cleaner equipment.

For more information on diesel emission controls in construction projects, please see: http://www.northeastdiesel.org/pdf/NEDC-Construction-Contract-Spec.pdf

*Stormwater:*
We emphasize the importance of Low Impact Development (LID) principles such as minimizing effective imperviousness to create site drainage, and the planting of native and non-invasive vegetation on the project site for stormwater management purposes. Other LID practices can include bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements. For further information, please see the following website: http://water.epa.gov/polwaste/green/

*Encourage cost-efficient, environmentally-friendly landscaping:*
There are many benefits to making greener landscaping choices. For additional information, please see the following website: http://www2.epa.gov/greenerproducts/identifying-greener-landscaping-choices

*Energy-Efficiency:*
Energy-efficient technologies should be incorporated into the residences, community spaces, and all aspects of the project. Please see the following website: http://www.energystar.gov

*Water conservation and efficiency:*
Promote water conservation and efficiency through the use of water efficient products and practices in the residences, community spaces, and other areas as appropriate. We recommend considering the use of products with the WaterSense label where appropriate. Please refer to the WaterSense website for tips on water efficiency, a WaterSense labeled product search tool, a list of WaterSense Partners, and access to the Water Budget Tool at: http://www.epa.gov/watersense/

In addition to using WaterSense labeled products and certified professionals, there are many water conservation strategies and best management practices that can be used in new construction. Here are some useful links to water conservation information:
http://www.wbdg.org/resources/water_conservation.php
http://www.allianceforwaterefficiency.org/
http://www.wateruseitwisely.com/100-ways-to-conserve/index.php

If you have any questions concerning this matter or would like additional information, please feel free to contact Rajini Ramakrishnan of my staff at (212) 637-3731.

Sincerely yours,

Grace Musumeci, Chief
Environmental Review Section

Governor's Office of
Storm Recovery

ANDREW M. CUOMO
Governor

LISA BOVA-HIATT
Executive Director

April 18, 2017

Ms. Grace Musemeci
Chief of the Environmental Review Section
U.S. Environmental Protection Agency
Region 2 Main Regional Office
290 Broadway
New York, NY 10007-1866

RE: CDBG-DR Funding Application for Riverview Lofts- Sole Source Aquifer consultation

Ms. Musemeci:

The New York State Governor's Office of Storm Recovery (GOSR) received a funding application for the Riverview Lofts housing project. The 0.85-acre Project site located at the southwestern corner of the intersection of East Main Street and McDermott Avenue in Riverhead, Suffolk County, New York. The Project site consists of two parcels and is 100 percent impermeable, covered with the two buildings and the parking lot (**Figure 1**). The Project site is located over the Nassau-Suffolk Sole Source Aquifer.

The Project involves demolishing and replacing two buildings located at 221 East Main Street and 31 McDermott Avenue with a single five-story mixed use building that will include mixed income housing units.

The topography of the site is relatively flat with a gentle slope to the south. The Peconic River, located to the south of the site, flows generally from west to east. Approximately 60 percent of the southern portion of the site, is within the 100-year floodplain. Approximately 20 percent of the northern portion of the Project site is located the within the 500-year floodplain. The site is completely covered by impervious surfaces associated with the buildings and parking lots. The site uses Riverhead's combined sewer system to collect sanitary and stormwater.

The existing buildings are connected to the Town of Riverhead municipal sewer collection system and public water system. The subject property is serviced by the Town of Riverhead Water District. Electrical power and natural gas are supplied by New York State Electric and Gas Corporation (NYSEG). The existing northern building has an underground fuel oil tank (UST) at the northern boundary underneath East Main Street according to the 2004 Phase I ESA.

Pursuant to the Disaster Relief Appropriations Act, 2013 (Public Law 113-2) and the Housing and Community Development Act (42 U.S.C. § 5301 et seq.), GOSR is acting under the auspices of New York State Homes and Community Renewal's Housing Trust Fund Corporation as a recipient of Community Development Block Grant – Disaster Recovery ("CDBG-DR") funds from the United States Department of Housing and Urban

Development ("HUD") and is the entity responsible for compliance with the HUD NEPA environmental review procedures set forth in 24 C.F.R. Part 58. 24 C.F.R. Part 58 requires GOSR to review projects for conformance with the Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300(f) *et seq.*, and 21 U.S.C. 349) as amended, and Environmental Protection Agency ("EPA") regulations pertaining to Sole Source Aquifers found at 40 C.F.R. Part 149.

In accordance with the Memorandum of Understanding ("MOU") between EPA and HUD dated August 24, 1990, GOSR hereby requests an Initial Screen/Preliminary Review for the Riverview Lofts project. Please review the attached documentation, including Attachment 2.B and 3 to the MOU. Responses can be sent to me via email at Lori.Shirley@nyshcr.org. In accordance with the MOU, a non-response within fifteen days shall constitute a favorable review of the project/activity. If you have any questions, please call me at (518) 474-0755.

Sincerely,

Lori A. Shirley, Director
Bureau of Environmental Review and Assessment
Governor's Office of Storm Recovery

Attachments

**Description of the Proposed Project** [24 CFR 50.12 & 58.32; 40 CFR 1508.25]**:**
Georgica Green Venture, LLC proposes to demolish and replace two buildings located at 221 East Main Street and 31 McDermott in Riverhead, Suffolk County, New York **(Figures 1 and 2)** with a single five-story mixed use and mixed income building.

The 0.85-acre Project site located at the southwestern corner of the intersection of East Main Street and McDermott Avenue is currently developed. The Project site consists of two parcels. The northern parcel is currently occupied on the north side by a vacant two-story brick commercial structure (26,596 square feet) built in 1947 that fronts on East Main Street. The building previously held a small "Dinosaur Museum". It was damaged by both Hurricane Irene and Superstorm Sandy and closed after the storms. The southern parcel is occupied by a two-story frame commercial/residential building (10,570 square feet) built before 1929 that fronts on McDermott. On the northern parcel, in between the two buildings, is an at-grade parking lot for the 221 East Main Street structure that is accessed from McDermott Avenue. There is no vehicle access from East Main Street. There is a small parking lot south of the building on the southern parcel that is accessed from McDermott Avenue.

The Project site is zoned “DC-Downtown Center,” which allows multi-family housing. Across East Main Street to the north is a bank, a historic church and a three-story residence. To the east across McDeromott is a restaurant and residences. The site is bordered by a public parking lot, Heide Behr Way, and the Peconic River to the south. To the west is are commercial buildings that front on East Main Street with parking to the south. One building is being used as a church.

The topography of the site is relatively flat with a gentle slope to the south. The Peconic River, located to the south of the site, flows generally from west to east. Approximately 60 percent of the southern portion of the site, is within the 100-year floodplain. Approximately 20 percent of the northern portion of the Project site is located the within the 500-year floodplain (**See Figure 3**). The site is completely covered by impervious surfaces associated with the buildings and parking lots. The site uses Riverhead’s combined sewer system to collect sanitary and stormwater.

The existing buildings are connected to the Town of Riverhead municipal sewer collection system and public water system. The subject property is serviced by the Town of Riverhead Water District. Electrical power and natural gas are supplied by New York State Electric and Gas Corporation (NYSEG). The existing northern building has an underground fuel oil tank (UST) at the northern boundary underneath East Main Street according to the 2004 Phase I ESA.

The Project site is located over the Nassau-Suffolk Sole Source Aquifer. The site is currently 100 percent impermeable, covered with the two buildings and the parking lot.

## Proposed Project

The proposed Project would include the demolition of the existing buildings and parking lots and removal of the UST. A new five-story mixed-use structure would be constructed on the north end of the site featuring about 16,000 square feet of first-floor commercial spaces (at-grade with East Main Street) and four floors of apartments (117 units) of apartments (**Figure 4**). The proposed retail space in the development will provide new opportunities for both local business owners and residents living near downtown Riverhead.

Of the 117 apartments, 116 will be rented, and one (1) apartment will be set aside for occupancy by the building superintendent. Further, of the 116 rental apartments, 85 will be designated as "workforce", units, to be rented at rates (for studio, one-bedroom and two-bedroom apartments) that would be affordable to lower-income households than a comparable studio, one-bedroom or two-bedroom unit rented at the market rate. The remaining 31 rental apartments will be rented at market rates.

Residents will access their apartments through an entrance located on McDermott Avenue that includes an elevator lobby, mailroom, and storage and trash facilities. The design includes a community room and community courtyard, which are located next to the entrance lobby on the first floor. Each floor includes trash and laundry facilities as well as a small seating area near the elevator lobby for the residents' convenience. Residents will pay for their own electric utilities.

Fifty-nine parking spaces, including 4 that are handicap-accessible, will be located below-grade with a ground level entrance on McDermott Avenue near the riverfront. This is made possible by the downward slope from East Main Street to the river. In addition to providing resident parking, this arrangement will raise critical structural and mechanical components out of the most likely flood area. Other flood resilient measures proposed include automatic flood barriers, on-site backup power and wind and water resistant materials.

Sanitary wastewater from the project will be conveyed off-site via the existing network of the Riverhead Sewage District, and treated and discharged at the existing municipal facility in conformance to all applicable flow and design requirements of the Suffolk County Department of Health Services and the Riverhead Sewer District. The public sewer and water systems have adequate capacities to serve the proposed Project.

The construction of the Project would disturb the entire 0.85-acre site. After completion, the surface of the site would remain almost entirely impermeable.

There are no public water wells or wellfields within ½ mile of the Project site (**Figure 5**).

**Figure 1 – Site Location Map**

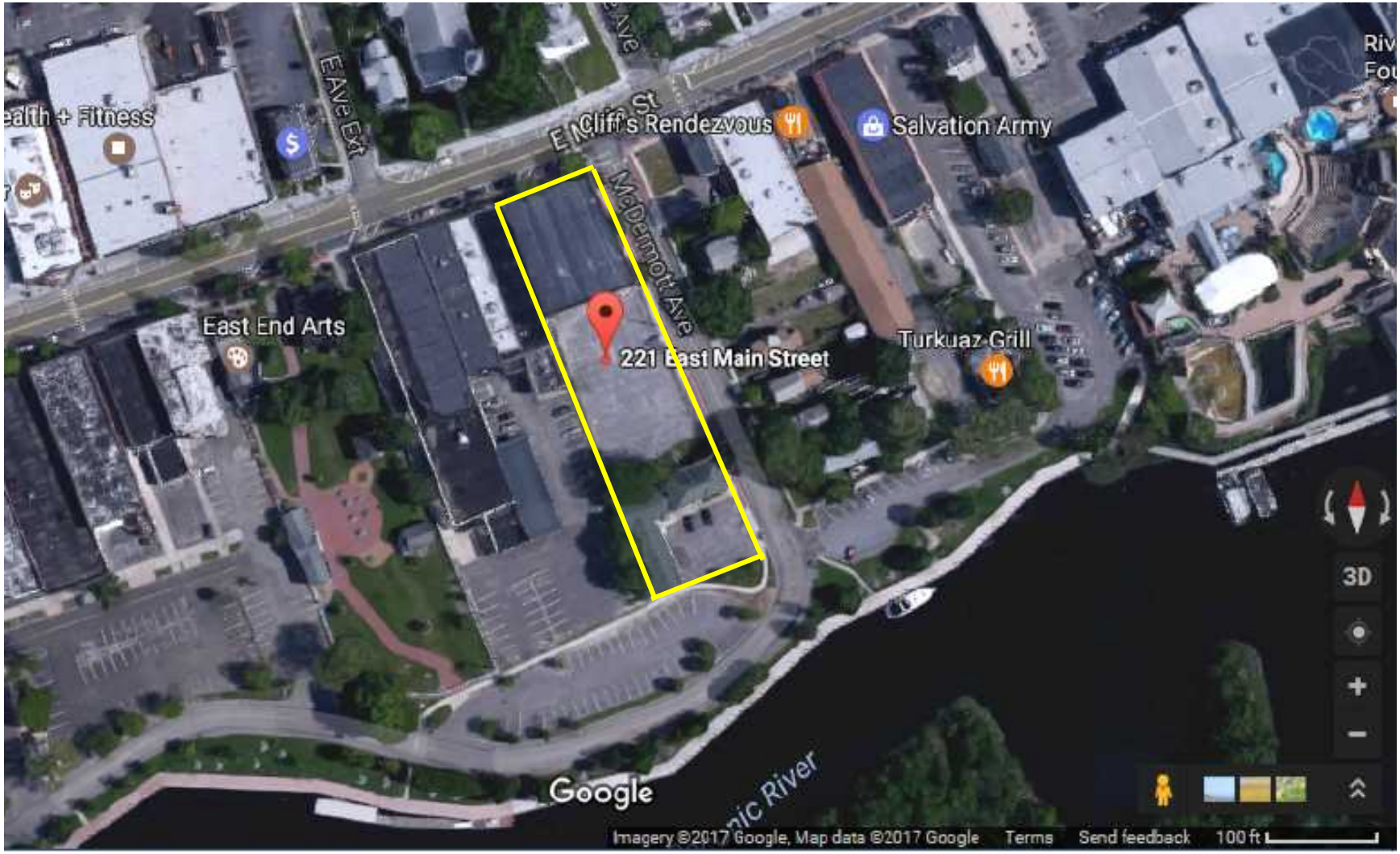



**Figure 2 – Project Location Map**

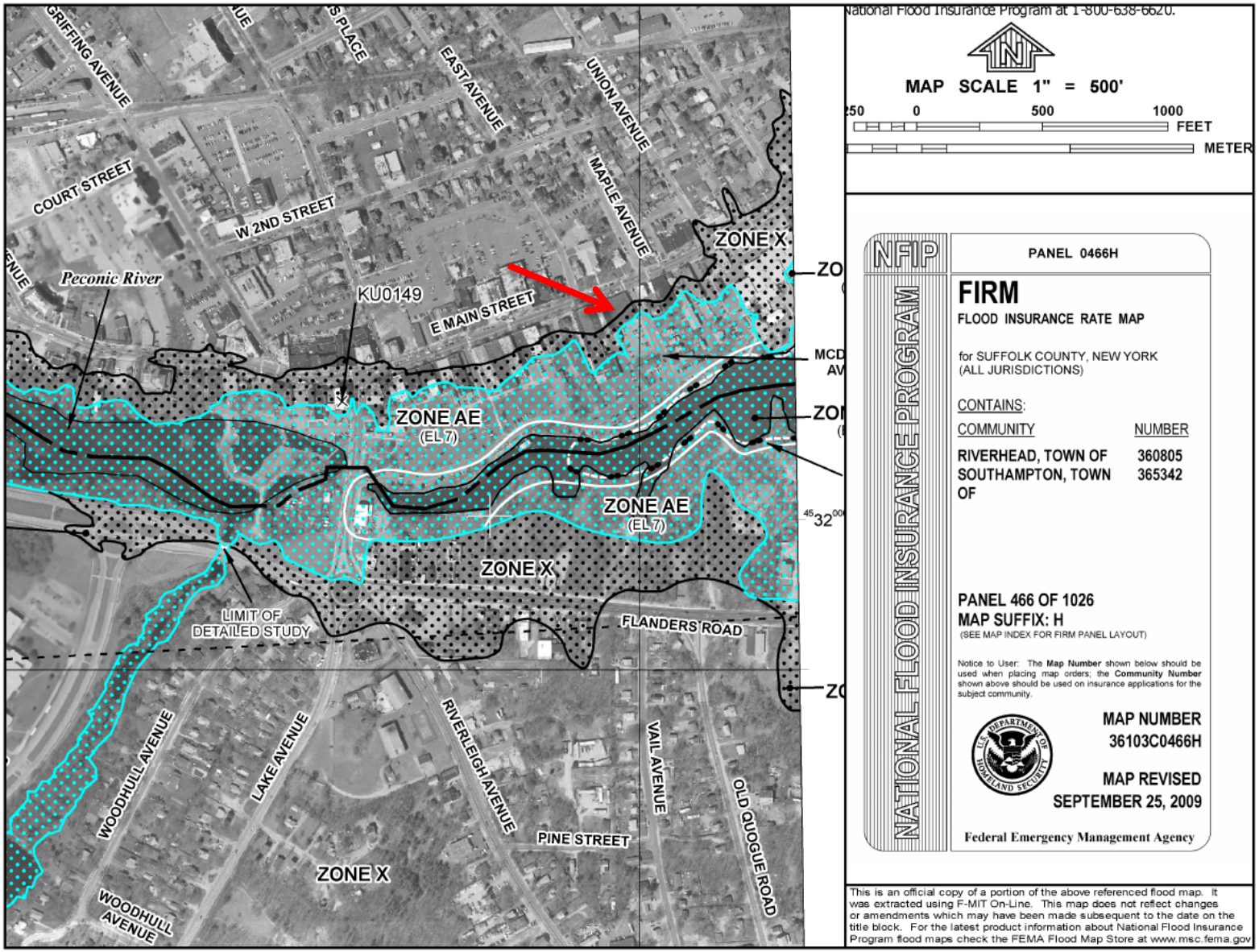
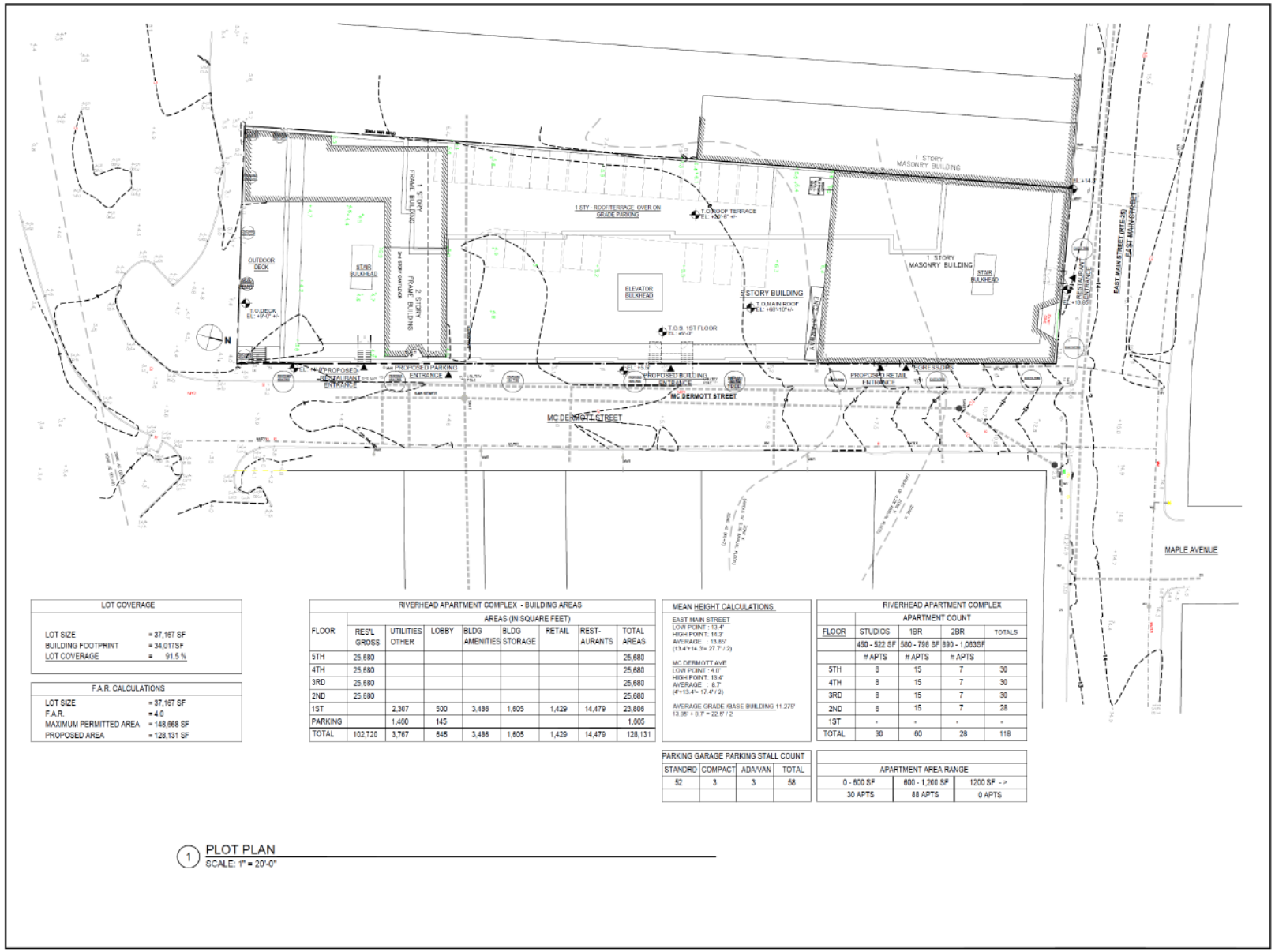



**Figure 4 – Current Site Plan**




| LOT COVERAGE | |
|---|---|
| LOT SIZE | = 37,167 SF |
| BUILDING FOOTPRINT | = 34,017SF |
| LOT COVERAGE | = 91.5 % |

| F.A.R. CALCULATIONS | |
|---|---|
| LOT SIZE | = 37,167 SF |
| F.A.R. | = 4.0 |
| MAXIMUM PERMITTED AREA | = 148,668 SF |
| PROPOSED AREA | = 128,131 SF |

| RIVERHEAD APARTMENT COMPLEX - BUILDING AREAS | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | AREAS (IN SQUARE FEET) | | | | | | | |
| FLOOR | RES'L GROSS | UTILITIES OTHER | LOBBY | BLDG AMENITIES | BLDG STORAGE | RETAIL | REST-AURANTS | TOTAL AREAS |
| 5TH | 25,680 | | | | | | | 25,680 |
| 4TH | 25,680 | | | | | | | 25,680 |
| 3RD | 25,680 | | | | | | | 25,680 |
| 2ND | 25,680 | | | | | | | 25,680 |
| 1ST | | 2,307 | 500 | 3,486 | 1,605 | 1,429 | 14,479 | 23,806 |
| PARKING | | 1,460 | 145 | | | | | 1,605 |
| TOTAL | 102,720 | 3,767 | 645 | 3,486 | 1,605 | 1,429 | 14,479 | 128,131 |

MEAN HEIGHT CALCULATIONS

EAST MAIN STREET
LOW POINT : 13.4'
HIGH POINT: 16.3'
AVERAGE : 13.85'
(13.4'+14.3'= 27.7' / 2)

MC DERMOTT AVE
LOW POINT : 4.0'
HIGH POINT: 13.4'
AVERAGE : 8.7'
(4'+13.4'= 17.4' / 2)

AVERAGE GRADE /BASE BUILDING 11.275'
13.85' + 8.7' = 22.5' / 2

| RIVERHEAD APARTMENT COMPLEX | | | | |
|---|---|---|---|---|
| | APARTMENT COUNT | | | |
| FLOOR | STUDIOS | 1BR | 2BR | TOTALS |
| | 450 - 522 SF | 580 - 798 SF | 890 - 1,063SF | |
| | # APTS | # APTS | # APTS | |
| 5TH | 8 | 15 | 7 | 30 |
| 4TH | 8 | 15 | 7 | 30 |
| 3RD | 8 | 15 | 7 | 30 |
| 2ND | 6 | 15 | 7 | 28 |
| 1ST | - | - | - | - |
| TOTAL | 30 | 60 | 28 | 118 |

| PARKING GARAGE PARKING STALL COUNT | | | |
|---|---|---|---|
| STANDRD | COMPACT | ADA/VAN | TOTAL |
| 52 | 3 | 3 | 58 |
| | | | |

| APARTMENT AREA RANGE | | |
|---|---|---|
| 0 - 600 SF | 600 - 1,200 SF | 1200 SF - > |
| 30 APTS | 88 APTS | 0 APTS |

1 PLOT PLAN
SCALE: 1" = 20'-0"

**Figure 4 – Current Site Plan**

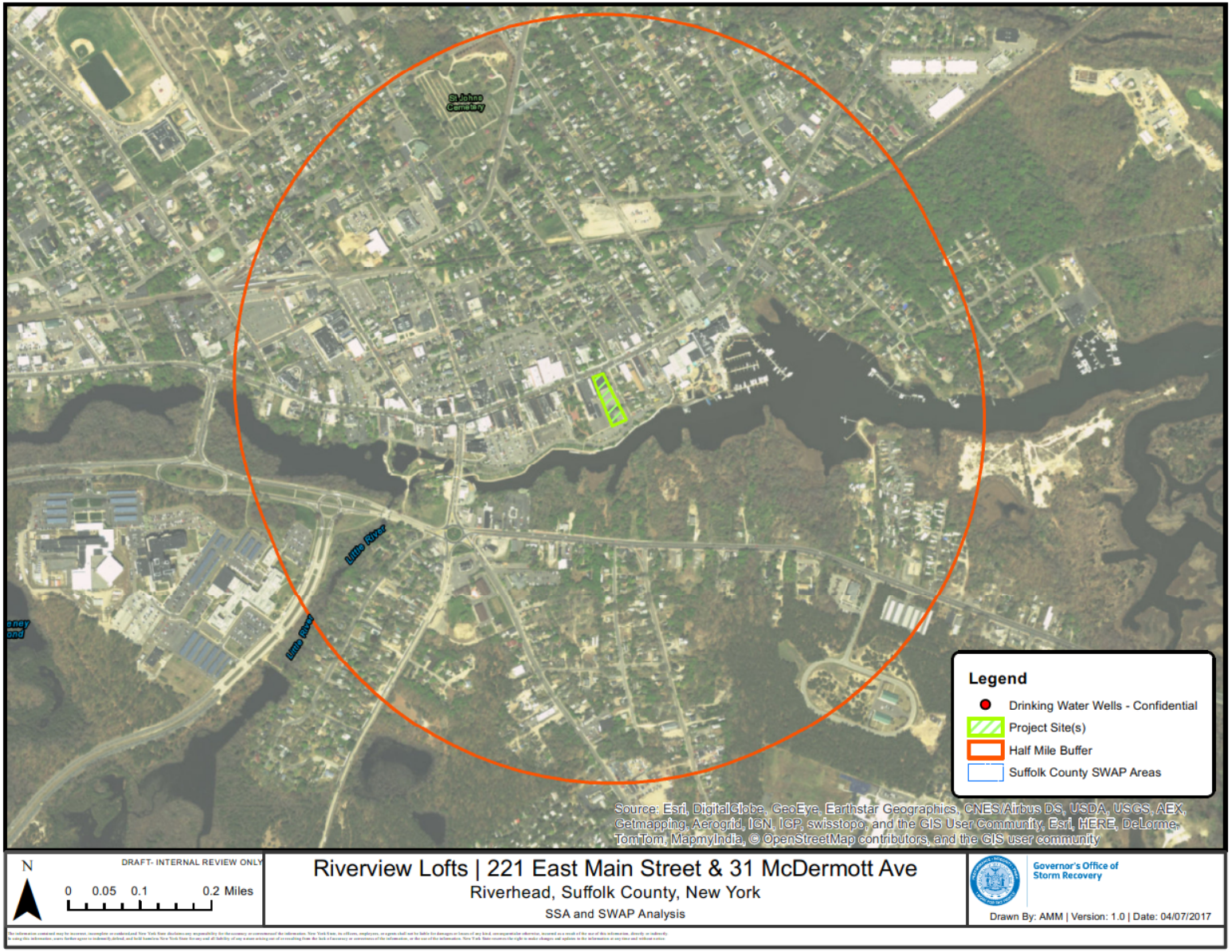



**Figure 5 – Public Water Supply Wells**

ATTACHMENT 2.B

**HOUSING/PROJECT** INITIAL SCREEN CRITERIA

The following list of criteria questions are to be used as an initial screen to determine which **housing** projects/activities should be forwarded to the Environmental Protection Agency (EPA) for Preliminary Sole Source Aquifer (SSA) Review. (For non-housing projects see Attachment 2.A). If any of the questions are answered affirmatively, Attachment 3, SSA Preliminary Review Requirements, should also be completed. The application/final statement, this Attachment, Attachment 3, and applicable project information than be forwarded to EPA at the address below.

Any project not meeting the criteria in this Attachment, but suspected of having a potential adverse effect on the Sole Source Aquifer should also be forwarded. Contact EPA if you have any questions.

| CRITERIA QUESTIONS | YES | NO | N/A |
|---|---|---|---|
| 1. Is the project located within a currently designated or proposed ground water sensitive area such as a Special Ground Water Protection Area, Critical Supply Area, Wellhead Protection Area etc.?<br>[This information can be obtained from the County or Regional planning board, the local health department, the State health department or the State environmental agency.]<br>The Proposed Project Site is located over the Nassau-Suffolk Sole Source Aquifer | ☒ | ☐ | ☐ |
| 2. Is the project/activity located within a one half mile radius (2640 feet) of a current or proposed public water supply well or wellfield?<br>[This information can be obtained from the local health department, the State health department or the State environmental agency.] | ☐ | ☒ | ☐ |
| 3. Is the total impervious surfaces greater than 75 percent?<br>The site is currently 100 percent impermeable, covered with the two buildings and the parking lot. | ☒ | ☐ | ☐ |
| 4. Is the project site greater than 30 acres? | ☐ | ☒ | ☐ |

5. Will the project include or directly cause (check appropriate items):

| | YES | NO | N/A |
|---|---|---|---|
| construction or expansion of water supply facilities greater than 1320 feet | ☐ | ☒ | ☐ |
| construction or expansion of on-site wastewater treatment plants | ☐ | ☒ | ☐ |
| construction or expansion of sewage trunk lines greater than 1320 feet | ☐ | ☒ | ☐ |
| construction or expansion of petroleum trunk lines greater than 1320 feet | ☐ | ☒ | ☐ |

| | | | |
|---|---|---|---|
| 6. Will the project include storage or handling of any hazardous constituents as listed in Attachment 4, Hazardous Constituents? (Assurances on construction sites) Some handling of hazardous material may occur during construction. | ☒ | ☐ | ☐ |
| 7. Will the project include bulk storage of petroleum in underground or above ground tanks in excess of 10,000 gallons or permit verification? | ☐ | ☒ | ☐ |
| 8. Will the project require a federal or state pollutant discharge elimination permit or modification of an existing permit? | ☐ | ☒ | ☐ |

This attachment was completed by:

Name: __Clifford Jarman_____
Title: __Sr. Env. Scientist_____
Address: __1401 Lime Rock Drive___
__Round Rock, TX 78681__
Telephone number: __512-244-2192_____
Date: __04/06/17_____

ATTACHMENT 3

SSA PRELIMINARY REVIEW INFORMATION REQUIREMENTS

Where currently available, the information in this Attachment should be provided to the Environmental Protection Agency (see address below) along with the application/final statement; Attachment 2.A, Non-Housing Initial Screen Criteria or Attachment 2.B, Housing Initial Screen Criteria; and any other information which may be pertinent to a Sole Source Aquifer review. Where applicable, indicate the source of your information.

| **I. Project/Activity Location** | **Enclosed?** | |
|---|---|---|
| | Yes | No |
| 1. Provide the geographic location and total acreage of the project/activity site. Include a site map which identifies the site in relation to the surrounding area.<br>[Examples of maps which can be used include: 1:24,000 or 1:25,000 U.S. Geological Survey quadrangle sheet, Hagstroms Street Map.] | ☒ | ☐ |
| 2. If applicable, identify which groundwater sensitive areas (Special Ground Water Protection Area, Critical Supply Area, Wellhead Protection Area, etc.) the project/activity is located within or adjacent to.<br>The Proposed Project Site is located over the Nassau-Suffolk Sole Source Aquifer | ☒ | ☐ |

| **II. Nature of Project/Activity** | **Enclosed?** | |
|---|---|---|
| | Yes | No |
| 3. Provide a general narrative describing the project/activity including but not limited to: type of facility; type of activities to be conducted; number and type of units; number of residents, etc. Provide the general layout of the project/activity site and site-plan if available. | ☒ | ☐ |

| **III. Public Water Supply** | **Enclosed?** | |
|---|---|---|
| | Yes | No |
| 4. Provide a description of plans to provide water supply.<br>The location has current water service. There would be no changes to provider. | ☐ | ☒ |

| | | |
|---|---|---|
| 5. Provide the location of nearby existing or proposed public water supply wells or wellfields within one half mile radius (2640 feet) of the project/activity. Provide the name of the supplier(s) of those wells or wellfields. This information should be available from the local health department, State health department or the State environmental agency.<br>There are no current or planned water wells within one-half mile of the Project site. | ☐ | ☒ |

| **IV. Wastewater and Sewage Disposal** | **Enclosed?** | |
|---|---|---|
| | Yes | No |
| 6. Provide a description of plans to handle wastewater and sewage disposal. If the project/activity is to be served by existing public sanitary sewers provide the name of the sewer district.<br>The location currently has water and wastewater service. There would be no changes to providers. | ☐ | ☒ |
| 7. Provide a description of plans to handle storm water runoff.<br>The site uses Riverhead's combined sewer system to collect sanitary and stormwater. | ☐ | ☒ |
| 8. Identify the location, design, size of any on-site recharge basins, dry wells, leaching fields, retention ponds, etc.<br>The site uses Riverhead's combined sewer system to collect sanitary and stormwater. No other stormwater facilities would be developed. | ☐ | ☒ |

| **V. Use, Storage, Transport of Hazardous or Toxic Materials** *(Applies only to non-housing projects/activities)* | **Enclosed?** | |
|---|---|---|
| | Yes | No |
| 9. Identify any products listed in Attachment 4, Hazardous Constituents, of the Housing and Urban Development-Environmental Protection Agency Memorandum of Understanding which may be used, stored, transported, or released as a result of the project not related to construction | ☐ | ☒ |
| 10. Identify the number and capacity of underground storage tanks at the project/activity site. Identify the products and volume to be stored, and the location on the site.<br>The Project would include the removal of the existing underground fuel oil tank (UST) at the northern boundary underneath East Main Street. | ☒ | ☐ |

| | | |
|---|---|---|
| 11. Identify the number and capacity of above ground storage tanks at the project/activity site. Identify the products and volume to be stored, and the location on the site<br>There are no current above ground storage tanks (ASTs) at this location. No new ASTs are proposed. | ☐ | ☒ |

This form was completed by:

Name: __Clifford Jarman_____

Title: __Sr. Env. Scientist_____

Address: __1401 Lime Rock Drive___

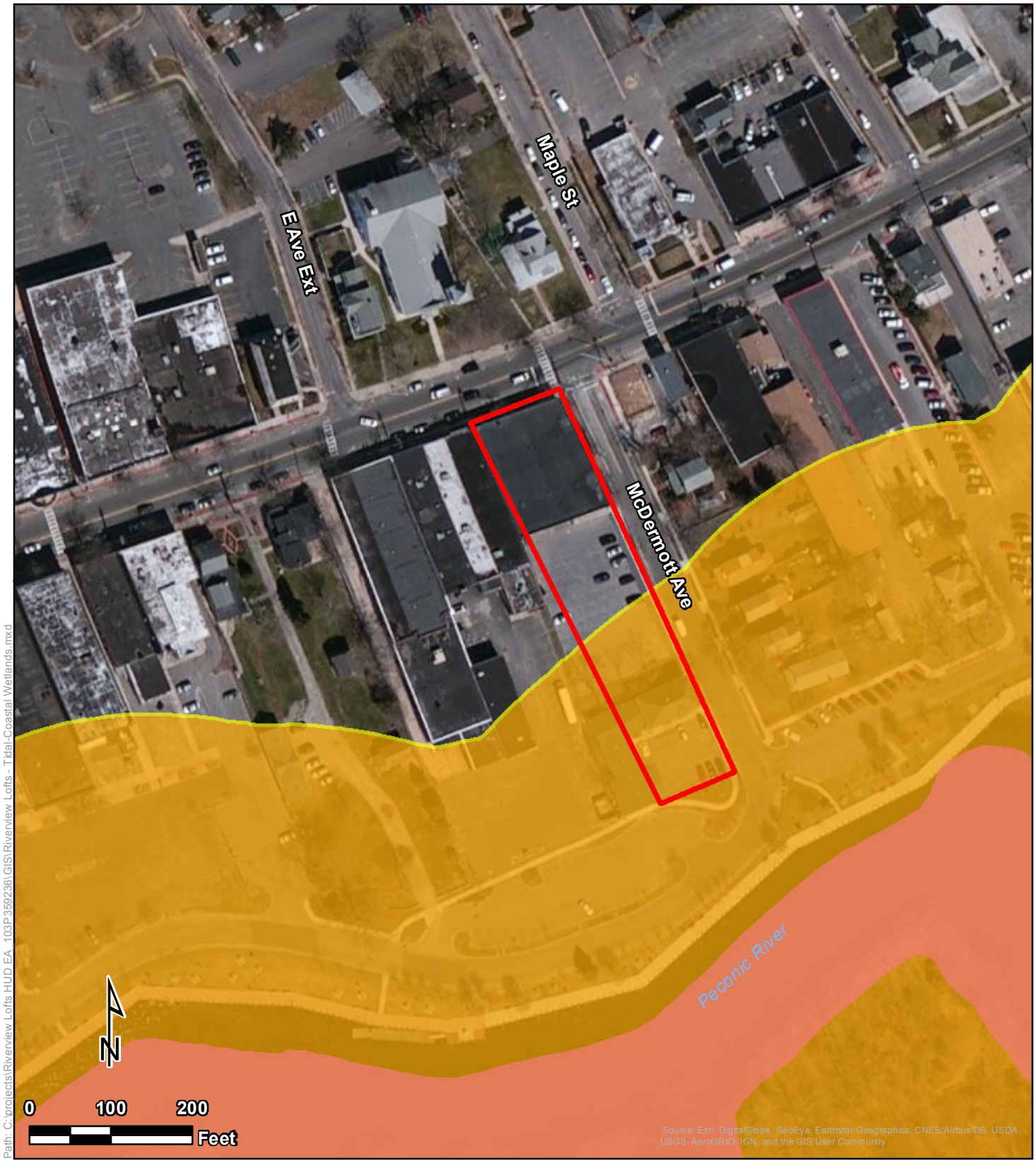
__Round Rock, TX 78681__

Telephone number: __512-244-2192_____

Date: __04/06/17_____

# Appendix M

# Wetlands




Path: C:\projects\Riverview Lofts HUD EA_103P369236\GIS\Riverview Lofts - Tidal-Coastal Wetlands.mxd

# *Tidal-Coastal Wetlands*

Riverview Lofts
221 East Main Street and 31 McDermott Avenue
Riverhead, Suffolk County, New York

**Legend**

- Project Area
- Tidal - Coastal Wetlands
- Tidal - Coastal Wetlands 300ft Buffer

Tetra Tech, Inc

Path: C:\projects\Riverview Lofts HUD EA_103P369236\GIS\Riverview Lofts - Freshwater Wetlands.mxd

# *Freshwater Wetlands*

Riverview Lofts
221 East Main Street and 31 McDermott Avenue
Riverhead, Suffolk County, New York

**Legend**

- Project Area
- NYS Freshwater Wetlands
- NYS Freshwater Wetlands Buffer

**NWI Wetlands**

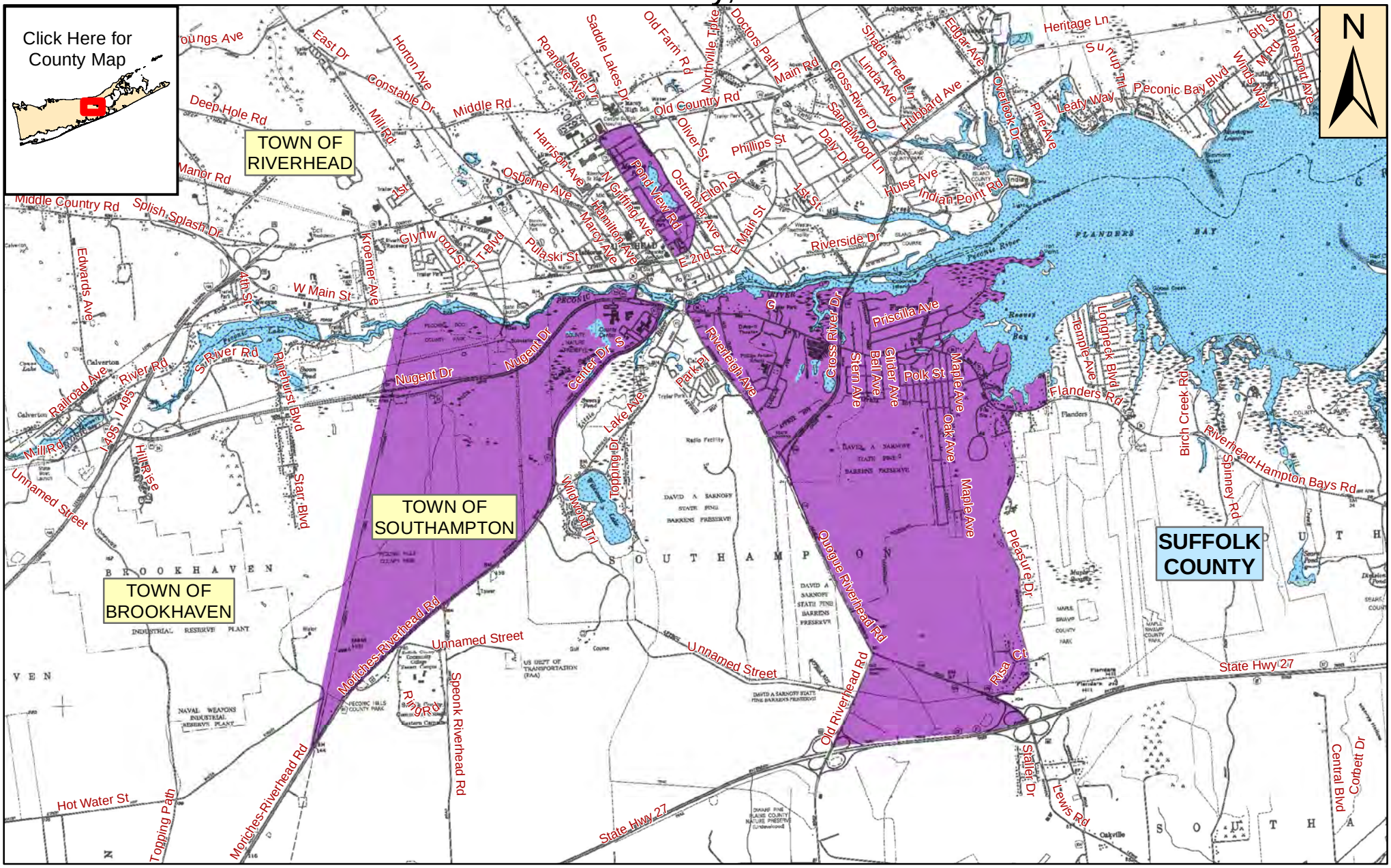
- Estuarine and Marine Deepwater

Tetra Tech, Inc

# Appendix N

# Environmental Justice

# Potential Environmental Justice Areas in the Town of Southampton (west detail)
# Suffolk County, New York




This computer representation has been compiled from supplied data or information that has not been verified by EPA or NYSDEC. The data is offered here as a general representation only and is not to be used for commercial purposes without verification by an independent professional qualified to verify such data or information.

Neither EPA nor NYSDEC guarantee the accuracy, completeness or timeliness of the information shown and shall not be liable for any loss or injury resulting from reliance.

Data Source for Potential Environmental Justice Areas:
U.S. Census Bureau, 2000 U.S. Census

## Legend

- Potential EJ Area
- County Boundary
- Waterbodies

0 0.5 1 1.5 2 Miles

SCALE: 1:60,000


For questions about this map contact:
New York State Department of Environmental Conservation
Office of Environmental Justice
625 Broadway, 14th Floor
Albany, New York 12233-1500
(518) 402-8556
ej@gw.dec.state.ny.us

# Appendix O

# Capacity Letters

water
538 Broad Hollow Road, 4th Floor East tel 631.756.8000
Melville, NY 11747 fax 631.694.4122

June 7, 2017

Mr. Warren Hanson
Galli Engineering, PC
35 Pinelawn Road
Suite 209-E
Melville NY 11747

**Re: Riverhead Water District**
**221 East Main Street, Riverhead**
**S.C.T.M. Designation: 0600-129-01-21 & 22**
**Request for Water Availability**

Dear Mr. Hanson:

We are the consulting engineers for the Riverhead Water District (District) and have been directed to respond to your request for water availability to service the above referenced project. The Water District map indicates that modification of the existing distribution system will be required in order to provide water service to the proposed mixed-use development. This correspondence can be considered a "letter of water availability" contingent upon acceptance of the terms outlined herein.

Water will be supplied from the District upon compliance with the following items:

1. Approval of Site Plan by Town of Riverhead
2. Extension of new water facilities as detailed in the Engineering Report entitled Lateral Water Main Extension for Riverview Lofts dated May 2017.
3. Approval of this report by the Riverhead Town Board.
4. Payment of applicable monies associated with the lateral extension of water main.
5. Payment of applicable Key Money Fees as detailed in aforementioned report.

A copy of the referenced engineering report will be provided under separate cover.

Should you have any questions or comments, please contact this office.

Very truly yours,

**H2M architects + engineers**

*John Collins*

John R. Collins, P.E.

cc: Superintendent Mark Conklin
Richard Ehlers, Esq.

\\FS1\Projects\RDWD (Riverhead Water District) - 10810\RDWD1752 - Georgica Green\correspondence\17.07.11_Galli - Water Availability.doc

RIVERHEAD SEWER DISTRICT
Town of Riverhead
200 Howell Avenue, Riverhead, New York 11901
(631) 727-3069 Fax (631) 369-3091

July 13, 2017

Suffolk County Dept. of Health Services
Office of Wastewater Management
360 Yaphank Avenue, Suite 2C
Yaphank, NY 11980

Re: Property Located:
221 East Main Street
Riverhead, NY 11901
S.C.T.M. No. 600-129-1-21, 22

Please be advised that the above referenced property is located within the boundaries of the Riverhead Sewer District. Connection is available to service this property based on plans with a last revision date of July 12, 2017. Should you have any questions or require any additional information, please feel free to contact me at (631) 727-3069.

Very truly yours,

Michael Reichel, Superintendent
Riverhead Sewer District

cc: Building Department
Planning Department

February 6, 2017

Matthew L. Ardito
Georgica Green Ventures, LLC
50 Jericho Quadrangle, Suite 200
Jericho, NY 11753

Dear Matthew,

The construction waste produced during the demolition and construction of this Riverhead, NY Project will be taken by **Mattituck Environmental Services**. We'll provide all of the roll-off dumpsters for the collection of demolition and construction waste. We have a separate recycling system in our NY DEC licensed transfer station, **Peconic Recycling & Transfer Station** located in Cutchogue, NY where the materials are sorted through our two line sorting system. The wood, cardboard, concrete, masonry, ferrous/non-ferrous metals, paper and plastic are separated for recycling. A minimal portion of the waste that consists of debris that could not be re-used will be sent to an approved landfill facility. Additional roll-off containers will be provided and designated for concrete/masonry and cardboard only. These particular containers will be brought back to our recycling facility (Paumanok) although it is not necessary to run through our sorting system to be recycled.

If you need further information or would like me to talk to someone regarding our recycling facility please contact me at 561-389-8522.

At your disposal,

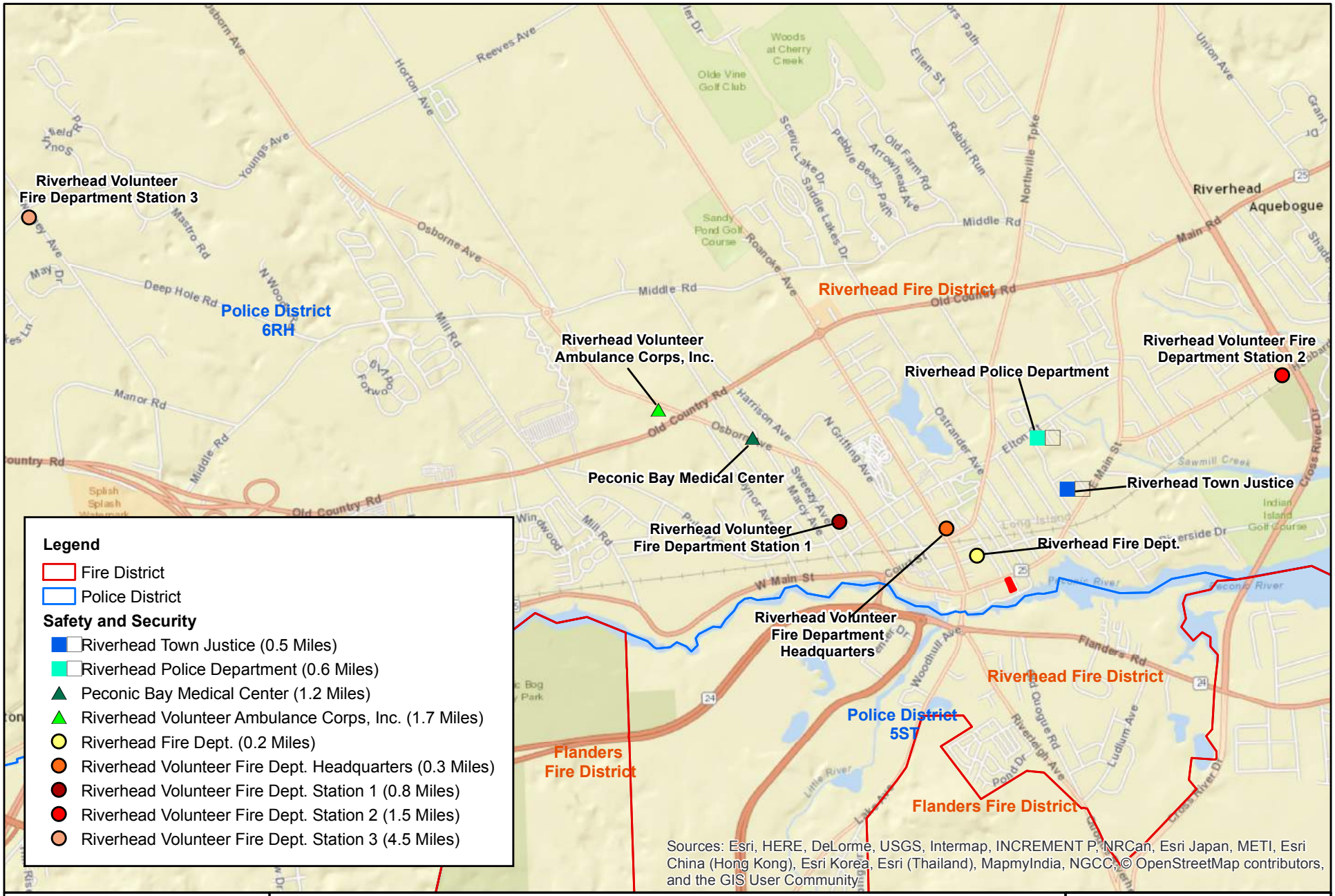
Anthony S. Confredo
Mattituck Environmental Services, LLC



P.O. Box Drawer 1402, 800 Wickham Avenue, Mattituck, New York 11952
Office: 631-298-8888 Fax: 631-298-2023

## PUBLIC SAFETY SERVICES

| | |
|---|---|
| Town of Riverhead Police Department (RPD)<br>Riverhead Town Justice<br>210 Howell Avenue<br>Riverhead, New York 11901<br>David Hegermiller, Chief of Police<br>www.townofriverheadny.gov/ | Riverhead Volunteer Fire Department<br>Station 1<br>323 Hamilton Avenue<br>Riverhead, NY 11901 |
| Riverhead Volunteer Fire Department<br>Headquarters<br>540 Roanoke Avenue<br>Riverhead, New York 11901<br>Kevin Brooks, Chief of Department<br>www.riverheadfire.org. | Riverhead Volunteer Fire Department<br>(Station 2<br>303 Hubbard Avenue<br>Riverhead, NY 11901 |
| Riverhead Volunteer Ambulance Corps, Inc.<br>1111 Osborn Avenue<br>PO Box 924<br>Riverhead, New York 11901<br>William Wilkinson, Chief<br>www.riverheadvac.com | Riverhead Volunteer Fire Department<br>Station 3<br>579-599 Twomey Avenue<br>Calverton, NY 11933 |




NELSON, POPE & VOORHIS, LLC
ENVIRONMENTAL • PLANNING • CONSULTING

# PUBLIC SAFETY SERVICES

Source: ESRI Web Mapping Service
Scale: 1 in = 3,000 ft

**Riverview Lofts**
**Riverhead**

NELSON, POPE & VOORHIS, LLC
ENVIRONMENTAL • PLANNING • CONSULTING
572 WALT WHITMAN ROAD, MELVILLE, NY 11747 - 2188
(631) 427-5665 FAX (631) 427-5620

January 26, 2017

Town of Riverhead Police Department (RPD)
Riverhead Town Justice
210 Howell Avenue
Riverhead, New York 11901
attn: David Hegermiller, Chief of Police

**Re: Riverview Lofts Mixed-Use Project**
**Governor's Office of Storm Recovery**
**Environmental Review**
**NPV #16068**

Dear Chief Hegermiller:

Nelson, Pope & Voorhis, LLC is assembling information on the above-referenced project for submission to the NYS Governor's Office of Storm Recovery (GOSR), to assist that agency in its review of the project. The project, now known as "Riverview Lofts", was formerly known as "221 East Main Street/31 McDermott Avenue", but remains unchanged from that described in a previous letter sent by this office to your attention (*attached*).

Riverview Lofts occupies a 0.85-acre project site in the downtown area of Riverhead. The project involves demolishing the one-story vacant brick commercial structure at 221 East Main Street and the one-story occupied frame commercial and residential structure at 31 McDermott Avenue, and replacing them with a single, five-story mixed retail and residential building. A total of about 16,000 square feet of commercial spaces are proposed for the building's ground floor, with 117 apartments distributed on the building's second through fifth floors.

The GOSR review requires written affirmation from each of the various community service providers that adequate capacity is available to serve the site and/or project. Therefore, please provide this office with a letter confirming that the Riverhead Police Department can and will provide protective services to the Riverview Lofts project.

If you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,
**NELSON, POPE AND VOORHIS, LLC**

Phil Malicki, CEP, AICP, LEED® AP
Senior Environmental Planner

NELSON, POPE & VOORHIS, LLC
ENVIRONMENTAL • PLANNING • CONSULTING
572 WALT WHITMAN ROAD, MELVILLE, NY 11747 - 2188
(631) 427-5665 FAX (631) 427-5620

November 4, 2016

Town of Riverhead Police Department (RPD)
Riverhead Town Justice
210 Howell Avenue
Riverhead, New York 11901
attn: David Hegermiller, Chief of Police

**Re: 221 East Main Street/31 McDermott Avenue**
**Mixed-Use Project**
**Supplemental EAF**
**NPV #16068**

Dear Chief Hegermiller:

Nelson, Pope & Voorhis, LLC is preparing a Supplemental Environmental Assessment Form (EAF) for the above-referenced proposal for the 0.85-acre project site (see attached **Figure 1-8**, Existing Site and Area Conditions). The project involves demolishing the one-story vacant brick commercial structure at 221 East Main Street and the one-story occupied frame commercial and residential structure at 31 McDermott Avenue, and replacing them with a single, five-story mixed retail and residential building. A total of about 16,000 square feet of commercial spaces are proposed for the building's ground floor, with 117 apartments distributed on the building's second through fifth floors.

I am writing to obtain information on RPD facilities, services, and capabilities that may be pertinent to the project, to be included in the Supplemental EAF. Specifically, I am requesting the following:

- Precinct in which the project site is located;
- Location of the stationhouse; and
- Patrol sector assigned to the site.

If you have any additional information or comments which would be pertinent, please include them. Finally, if you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,
**NELSON, POPE AND VOORHIS, LLC**

Phil Malicki, CEP, AICP, LEED® AP
Senior Environmental Planner

# RIVERHEAD POLICE DEPARTMENT

210 Howell Avenue, Riverhead, New York 11901

**David J. Hegermiller**
Chief of Police

Tel (631) 727-4500 Ext 335
Fax (631) 727-8630


March 21, 2017

Mr. Phillip Malicki, CEP, AICP, LEED AP
Senior Environmental Planner
Nelson, Pope & Voorhis, LLC
572 Walt Whitman Road
Melville, NY 11747-2188

Dear Mr. Malicki:

I am in receipt of your letter with regards to the E.A.F. for the Riverview Lofts project (formerly the 221 East Main Street/31 McDermott Avenue project), located in the downtown section of the Town of Riverhead, and offer the following responses to your questions:

1. The Riverhead Police Department does not consist of various precincts. The project site is located entirely within the Department's jurisdiction.

2. Riverhead Police Headquarters is located at 210 Howell Avenue, Riverhead, New York.

3. The proposed site lies within the 601 patrol sector.

At this point in time, we should be able to assume the additional police services needed for your proposed project. Obviously, as with all development in our Township, the increase in population and vehicles will have a negative impact on our agency.

If you have any questions or if I can be of further assistance, please feel free to contact me at (631) 727-4500, ext. 335.

Yours for service,

David J. Hegermiller
Chief of Police

DJH/mk

CC: file

NELSON, POPE & VOORHIS, LLC
ENVIRONMENTAL • PLANNING • CONSULTING
572 WALT WHITMAN ROAD, MELVILLE, NY 11747 - 2188
(631) 427-5665 FAX (631) 427-5620

January 26, 2017

Riverhead Volunteer Fire Department
540 Roanoke Avenue
Riverhead, New York 11901
attn: Kevin Brooks, Chief of Department

**Re: Riverview Lofts Mixed-Use Project**
**Governor's Office of Storm Recovery**
**Environmental Review**
**NPV #16068**

Dear Chief Brooks:

Nelson, Pope & Voorhis, LLC is assembling information on the above-referenced project for submission to the NYS Governor's Office of Storm Recovery (GOSR), to assist that agency in its review of the project. The project, now known as "Riverview Lofts", was formerly known as "221 East Main Street/31 McDermott Avenue", but remains unchanged from that described in a previous letter sent by this office to your attention (*attached*).

Riverview Lofts occupies a 0.85-acre project site in the downtown area of Riverhead. The project involves demolishing the one-story vacant brick commercial structure at 221 East Main Street and the one-story occupied frame commercial and residential structure at 31 McDermott Avenue, and replacing them with a single, five-story mixed retail and residential building. A total of about 16,000 square feet of commercial spaces are proposed for the building's ground floor, with 117 apartments distributed on the building's second through fifth floors.

The GOSR review requires written affirmation from each of the various community service providers that adequate capacity is available to serve the site and/or project. Therefore, please provide this office with a letter confirming that the Riverhead Volunteer Fire Department can and will provide emergency fire protective services to the Riverview Lofts project.

If you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,
**NELSON, POPE AND VOORHIS, LLC**

Phil Malicki, CEP, AICP, LEED® AP
Senior Environmental Planner

NELSON, POPE & VOORHIS, LLC
ENVIRONMENTAL • PLANNING • CONSULTING
572 WALT WHITMAN ROAD, MELVILLE, NY 11747 - 2188
(631) 427-5665 FAX (631) 427-5620

November 4, 2016

Riverhead Volunteer Fire Department
540 Roanoke Avenue
Riverhead, New York 11901
attn: Kevin Brooks, Chief of Department

**Re: 221 East Main Street/31 McDermott Avenue**
**Mixed-Use Project**
**Supplemental EAF**
**NPV #16068**

Dear Chief Brooks:

Nelson, Pope & Voorhis, LLC is preparing a Supplemental Environmental Assessment Form (EAF) for the above-referenced proposal for the 0.85-acre project site (see attached **Figure 1-8**, Existing Site and Area Conditions). The project involves demolishing the one-story vacant brick commercial structure at 221 East Main Street and the one-story occupied frame commercial and residential structure at 31 McDermott Avenue, and replacing them with a single, five-story mixed retail and residential building. A total of about 16,000 square feet of commercial spaces are proposed for the building's ground floor, with 117 apartments distributed on the building's second through fifth floors.

I am writing to obtain information on the facilities, services, and capabilities of the Riverhead Volunteer Fire Department that may be pertinent to the project, to be included in the Supplemental EAF. Specifically, I am requesting the following:

- The location of the substation(s) which would serve the site;
- A listing of the major pieces of firefighting equipment at each facility;
- The number of firefighters assigned to each facility;
- Indicate any specialized firefighting capabilities of the District; and
- Indicate whether the firefighters are volunteers or full-time.

If you have any additional information or comments which would be pertinent, please include them. Finally, if you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,
**NELSON, POPE AND VOORHIS, LLC**

Phil Malicki, CEP, AICP, LEED® AP
Senior Environmental Planner

RECEIVED
PM FEB 24 2017
NELSON & POPE

ALLEN M. SMITH
Attorney and Counselor at Law

737 Roanoke Avenue
Tel: (631) 727-3947 Riverhead, New York 11901 Fax (631) 727-3950

February 21, 2017

Phil Malicki, CEP, AICP, LEED AP
Nelson, Pope and Voorhis, LLC
572 Walt Whitman Road
Melville, New York 11747

Re: Your File NVP #16068

Dear Mr. Malicki:

Please be advised that I am General Counsel to the Riverhead Fire District. Please accept this letter in response to your letter addressed to Kevin Brooks, Chief of the Department dated January 26, 2017.

The properties referenced in your letter are within the Riverhead Fire District and are protected by the Riverhead Fire Department.

This letter may not be taken to express any opinion about this/these project(s) or the Fire Department's ability to respond to emergencies now or in the future.

It is the District's position that it is incumbent on the project(s) developer(s) to design and construct this/these project(s) in full compliance with all applicable laws, codes, regulations, standards, etc..

At such time as this/these project(s) have been fully designed and engineered the District expects that the Town of Riverhead Fire Marshall shall present the same to the District and Department. The District and Department reserve their right to comment on the same at an appropriate future date.

Very truly yours,

ALLEN M. SMITH

AMS/amw

cc: Board of Fire Commissioners
cc: Chiefs of the Department

NELSON, POPE & VOORHIS, LLC
ENVIRONMENTAL • PLANNING • CONSULTING
572 WALT WHITMAN ROAD, MELVILLE, NY 11747 - 2188
(631) 427-5665 FAX (631) 427-5620

January 26, 2017

Riverhead Volunteer Ambulance Corps, Inc.
1111 Osborn Avenue
PO Box 924
Riverhead, New York 11901
attn: William Wilkinson, Chief

**Re: Riverview Lofts Mixed-Use Project**
**Governor's Office of Storm Recovery**
**Environmental Review**
**NPV #16068**

Dear Chief Wilkinson:

Nelson, Pope & Voorhis, LLC is assembling information on the above-referenced project for submission to the NYS Governor's Office of Storm Recovery (GOSR), to assist that agency in its review of the project. The project, now known as "Riverview Lofts", was formerly known as "221 East Main Street/31 McDermott Avenue", but remains unchanged from that described in a previous letter sent by this office to your attention (*attached*).

Riverview Lofts occupies a 0.85-acre project site in the downtown area of Riverhead. The project involves demolishing the one-story vacant brick commercial structure at 221 East Main Street and the one-story occupied frame commercial and residential structure at 31 McDermott Avenue, and replacing them with a single, five-story mixed retail and residential building. A total of about 16,000 square feet of commercial spaces are proposed for the building's ground floor, with 117 apartments distributed on the building's second through fifth floors.

The GOSR review requires written affirmation from each of the various community service providers that adequate capacity is available to serve the site and/or project. Therefore, please provide this office with a letter confirming that the Riverhead Volunteer Ambulance Corps, Inc. can and will provide emergency medical services to the Riverview Lofts project.

If you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,
**NELSON, POPE AND VOORHIS, LLC**

Phil Malicki, CEP, AICP, LEED® AP
Senior Environmental Planner

NELSON, POPE & VOORHIS, LLC
ENVIRONMENTAL • PLANNING • CONSULTING
572 WALT WHITMAN ROAD, MELVILLE, NY 11747 - 2188
(631) 427-5665 FAX (631) 427-5620

November 4, 2016

Riverhead Volunteer Ambulance Corps, Inc.
1111 Osborn Avenue
PO Box 924
Riverhead, New York 11901
attn: William Wilkinson, Chief

**Re: 221 East Main Street/31 McDermott Avenue**
**Mixed-Use Project**
**Supplemental EAF**
**NPV #16068**

Dear Chief Wilkinson:

Nelson, Pope & Voorhis, LLC is preparing a Supplemental Environmental Assessment Form (EAF) for the above-referenced proposal for the 0.85-acre project site (see attached **Figure 1-8**, Existing Site and Area Conditions). The project involves demolishing the one-story vacant brick commercial structure at 221 East Main Street and the one-story occupied frame commercial and residential structure at 31 McDermott Avenue, and replacing them with a single, five-story mixed retail and residential building. A total of about 16,000 square feet of commercial spaces are proposed for the building's ground floor, with 117 apartments distributed on the building's second through fifth floors.

I am writing to obtain information on the public ambulance service facilities and capabilities that may be pertinent to the project, to be included in the Supplemental EAF. Specifically, I am requesting the following:

- The location of the ambulance substation(s) which would serve the site;
- The number of emergency medical technicians (EMTs) assigned to each facility;
- Indicate any specialized emergency medical capabilities; and
- Indicate whether the EMTs are volunteers or full-time.

If you have any additional information or comments which would be pertinent, please include them. Finally, if you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,
**NELSON, POPE AND VOORHIS, LLC**

Phil Malicki, CEP, AICP, LEED® AP
Senior Environmental Planner

**Riverhead**
**Volunteer Ambulance Corps, Inc.**
**P.O. Box 924**
**Riverhead, NY 11901**
**(631) 727-1686**

February 14 2017

Mr. Philip Malicki
Nelson, Pope & Voorhis, LLC
572 Walt Whitman Road
Melville, NY 11747-2188

Dear Mr. Malicki,

Riverhead Volunteer Ambulance Corps can and will provide emergency medical services to your Riverview Lofts project located on East Main Street Riverhead, NY.

If you have any additional questions feel free to contact me.

Regards,

Rod Richardson
Chief
Riverhead Volunteer Ambulance

NELSON, POPE & VOORHIS, LLC
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**FIGURE 1-8**
**EXISTING SITE AND AREA CONDITIONS**

Source: NYS Orthophotos, 2013
Scale: 1 inch = 100 feet

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**221 East Main St./ 31 McDermott Ave. Riverhead**

**Supplemental EAF**

# Appendix P

# SEQRA EAF

# IX

# ENVIRONMENTAL

1. **State Environmental Quality Review Requirements**
    a. Updated Full Environmental Assessment Form prepared by Nelson, Pope & Voorhis, LLC (Page 2)
    b. Supplemental Environmental Assessment Form prepared by Nelson, Pope & Voorhis, LLC (Page 19)

2. **State Historic Preservation Office Requirements**
    a. Letter from Division for the Historic Preservation of the Office of Parks, Recreation and Historic Preservation confirming that there will be No Adverse Impact upon Historic Resources (Page 88)

3. **Environmental Phase I & Phase II Reports**
    a. Phase I Environmental Site Assessment for 221 East Main Street, Riverhead, NY prepared by Nelson, Pope & Voorhis, LLC (Page 89)
    b. Phase I Environmental Site Assessment for McDermott Avenue, Riverhead, NY prepared by Nelson, Pope & Voorhis, LLC (Page 132)

**Notes**

Only the summaries of the reports referenced above are provided in this section. For the complete reports with backup documentation, please refer to the flash drive submitted with this package.

## Instructions for Completing Part 1

**Part 1 is to be completed by the applicant or project sponsor.** 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1is accurate and complete.

**A. Project and Sponsor Information.**

| | | |
|---|---|---|
| Name of Action or Project:<br>Riverview Lofts | | |
| Project Location (describe, and attach a general location map):<br>Southwest corner, East Main Street (#221) and McDermott Avenue (#31), Riverhead (SCTM#: 0600-129-01-21 & 22) | | |
| Brief Description of Proposed Action (include purpose or need):<br>see attached | | |
| Name of Applicant/Sponsor:<br>Georgica Green Ventures, LLC, Matthew Ardito | Telephone: (516) 390-9384<br>E-Mail: matthewardito@georgicagreen.com | |
| Address: 50 Jericho Quadrangle, Suite 200 | | |
| City/PO: Jericho | State: NY | Zip Code: 11753 |
| Project Contact (if not same as sponsor; give name and title/role):<br>(same) | Telephone:<br>E-Mail: | |
| Address: | | |
| City/PO: | State: | Zip Code: |
| Property Owner (if not same as sponsor):<br>(same) | Telephone:<br>E-Mail: | |
| Address: | | |
| City/PO: | State: | Zip Code: |



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Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

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# FIGURE 1-1a
# REGIONAL LOCATION MAP

Source: ESRI Web Mapping Service

Scale: 1 inch = 1,000 feet

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**Riverview Lofts**
**Riverhead**

**Supplemental EAF**

## PROJECT DESCRIPTION

The proposed project is known as **Riverview Lofts** (hereafter, the "proposed project"). The site of this proposal is in the downtown area of Riverhead hamlet, Town of Riverhead (hereafter, "the project site" or "the subject site"). Note that the site is occupied by two structures, whose street addresses are 221 East Main Street and 31 McDermott Avenue.

The site is composed of two contiguous developed tax lots, designated as follows:

## PROJECT SITE IDENTIFICATION

| Parameter | 221 East Main Street (1) (Section/Block/Lot) | 31 McDermott Avenue (1) (Section/Block/Lot) | Total |
|---|---|---|---|
| Tax Lot Designation (2) | 129/1/21 | 129/1/22 | --- |
| Square Feet (SF) | 26,596 | 10,570 | 37,166 |
| Current Use | Commercial (vacant) | Commercial (occupied) | --- |

(1) Both tax lots are in District 0600 (Town of Riverhead).
(2) Per Suffolk County Tax Map (SCTM) designation.

The approximately 0.85-acre project site is located at the southwestern corner of the intersection of East Main Street and McDermott Avenue; the site is roughly rectangular in shape, with its narrow northern side fronting on the south side of East Main Street, while its longer eastern side fronts on the west side of McDermott. The site is currently developed and occupied on the north by a vacant, one-story brick commercial structure that fronts on East Main Street (the "221 East Main Street building"), and on the south by an occupied two-story frame commercial/residential building (the "31 McDermott Avenue structure"). The central portion of the property features an at-grade parking lot for the 221 East Main Street structure. This parking area is accessed only from McDermott Avenue; there is no vehicle access from East Main Street.

The Applicant, Georgica Green Ventures, LLC, seeks Riverhead Town Board approval to demolish the two existing structures and construct a single five-story mixed-use structure featuring 15,908 SF of first-floor commercial spaces (at-grade with East Main Street) and four floors of apartments (118 units). Because the subject site slopes downward toward to south from East Main Street, the proposed lower level for parking beneath the structure will be accessed via McDermott Avenue.

Of the 118 apartments, 117 will be rented, and one (1) apartment will be set aside for occupancy by the building superintendent. As described below and as sought by the Town for the DC-1 district, the 117 rental apartments will be leased based upon the household income of the tenant. **Table 1** details the individual spaces and floor areas of the project.

On-site parking will consist of 58 spaces; however, the subject site is within the Riverhead Parking District. With respect to the number of parking spaces provided relative to the amount of development proposed, Town Zoning Code Section 301-231 I states that, for a site within a designated Parking District, the parking requirements of the Town Zoning Code do not apply. That is, the presence and availability of sufficient free, public parking spaces off-site but nearby would satisfy Town conditions that parking will be available to residents of the development; the project is not required to provide any on-site parking spaces. However, at the request of the Town, the Applicant will provide 58 on-site parking spaces, and the balance of parking needs will be met by off-site spaces within the Riverhead Parking District area. The two existing driveways onto McDermott Avenue will be closed, and the site will be accessed via a

single, new driveway onto McDermott Avenue that leads directly into the internal groundlevel parking area beneath the building. This access will be "stop"-controlled for departing vehicles.

**Table 1**
**USES, UNITS & YIELDS IN BUILDING**
Proposed Project

| **Retail Space** (SF) | **Other Commercial Spaces** (SF) [1] | **Residences** [2] (units) | **Residential Space** (SF) | **Other Spaces** (SF) | **Total Floor Spaces** (SF) |
|---|---|---|---|---|---|
| *Lower Level (58 Parking Spaces)* | | | | | |
| --- | --- | --- | --- | 1,605 [3] | 1,605 |
| *First Floor* | | | | | |
| 1,429 | 14,479 | --- | --- | 7,898 [4] | 23,806 |
| *Second Floor* | | | | | |
| --- | --- | 6 studio<br>15 one-bedroom<br>7 two-bedroom<br>28 units | 2,916<br>10,335<br>6,839<br>20,090 | 5,590 [5] | 25,680 |
| *Third Floor* | | | | | |
| --- | --- | 8 studio<br>15 one-bedroom<br>7 two-bedroom<br>30 units | 3,888<br>10,335<br>6,839<br>21,062 | 4,618 [5] | 25,680 |
| *Fourth Floor* | | | | | |
| --- | --- | 8 studio<br>15 one-bedroom<br>7 two-bedroom<br>30 units | 3,888<br>10,335<br>6,839<br>21,062 | 4,618 [5] | 25,680 |
| *Fifth Floor* | | | | | |
| --- | --- | 8 studio<br>15 one-bedroom<br>7 two-bedroom<br>30 units | 3,888<br>10,335<br>6,839<br>21,062 | 4,618 [5] | 25,680 |
| ***Totals*** | | | | | |
| 1,429 | 14,479 | 30 studio<br>60 one-bedroom<br>28 two-bedroom [6]<br>118 units | 14,580<br>41,340<br>27,356<br>83,276 | 28,947 [5] | 128,131 |

(1) The Plot Plan shows two restaurants: Restaurant 1 has 6,351 SF/235 seats, and Restaurant 2 has 8,128 SF/296 seats. However, these spaces may be occupied by other types of commercial uses.
(2) The studio units average 486 SF; the one-bedroom units average 689 SF; and the two-bedroom units average 977 SF.
(3) Includes Utilities and Lobby spaces.
(4) Includes Utilities, Lobby, Building Amenities, and Building Storage spaces.
(5) Includes Laundry, Storage, and Hallway spaces.
(6) Of which one unitis set aside for building superintendent use.

Sanitary wastewater from the project will be conveyed off-site via the existing network of the Riverhead Sewer District, and treated and discharged at the existing municipal facility. The project will conform to all applicable flow and design requirements of the Suffolk County Department of Health Services and the Riverhead Sewer District.

In addition to the Applicant, there are number of agencies providing public funding for the project. These include:

- New York State (NYS) Homes & Community Renewal
- NYS Housing Finance Agency
- Governor's Office of Storm Recovery
- Suffolk County Department of Economic Development and Planning

The project conforms to the 2003 Town Comprehensive Plan and to the goals and intent of the 2008 Update of the Town's East Main Street Urban Renewal Plan (EMSURP), and will conform to nearly all applicable Town Zoning Code bulk and setback requirements for development in the site's DC-1 zoning district. Specifically, the project will require two (2) special permits from the Town Board: for an exceedance of the maximum allowed site coverage, and for an exceedance of the allowed floor area range of the studio apartments. Analysis indicates that the project conforms to the standards on which the Town Board will review the special permit requests and determine whether those standards are met.

The applicant has designed the project to:

- Conform to the Town Comprehensive Plan in terms of providing workforce and downtown housing opportunities and ground floor retail spaces;
- Conform to the goals and intent of the EMSURP for the area;
- Increase pedestrian traffic in the hamlet downtown area, to support commercial activity and enhance the hamlet downtown area aesthetic;
- Strike a balance between the yield permitted by the DC-1 zoning while remaining within a density that would not adversely impact the downtown hamlet character of the area and still support an economically viable project;
- Minimize potential adverse impact to groundwater resources by connecting to the public sanitary sewer system;
- Provide an aesthetically attractive development;
- Obviate a potential impact to local stormwater runoff patterns, by retaining all site-generated stormwater runoff on-site, to be recharged in the project's drainage system;
- Provide safe pedestrian and vehicle access in conformance with Town and County highway access limitations;
- Conform to all other appropriate land use requirements; and
- Provide superior site design, including appropriate on-site recreational amenities; walkability and sense of place through attractive community architecture and landscaping.

**B. Government Approvals**

**B. Government Approvals Funding, or Sponsorship.** ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

| Government Entity | If Yes: Identify Agency and Approval(s) Required | Application Date (Actual or projected) |
|---|---|---|
| a. City Council, Town Board, or Village Board of Trustees ☑Yes ☐No | Special Permits (2)<br>Site Plan Approval | Pending<br>Pending |
| b. City, Town or Village Planning Board or Commission ☐Yes ☑No | | |
| c. City Council, Town or Village Zoning Board of Appeals ☐Yes ☑No | | |
| d. Other local agencies (Riverhead Sewer District & Riverhead Water District) ☑Yes ☐No | Sewer connection approval<br>Water Supply connection approval | Pending<br>Pending |
| e. County agencies (SCDHS) ☑Yes ☐No | Sewer System connection<br>Water Supply System Connection | Pending |
| f. Regional agencies (SCPC) ☑Yes ☐No | Referral | Pending |
| g. State agencies ☑Yes ☐No | NYS HCR | Pending |
| h. Federal agencies ☐Yes ☑No | | |

i. Coastal Resources.

*i.* Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☑Yes ☐No

If Yes,

*ii.* Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☑Yes ☐No

*iii.* Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

**C. Planning and Zoning**

**C.1. Planning and zoning actions.**

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

**C.2. Adopted land use plans.**

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑Yes ☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes ☑No

If Yes, identify the plan(s):

EMSURA, Parking District, Business Improvement District

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):



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**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
DC-1

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
*i.* What is the proposed new zoning for the site? _____

**C.4. Existing community services.**

a. In what school district is the project site located? Riverhead CSD

b. What police or other public protection forces serve the project site?
Riverhead PD

c. Which fire protection and emergency medical services serve the project site?
Riverhead FD and Ambulance Corps

d. What parks serve the project site?
East End Arts Park; Peconic Riverfront Park

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Mixed-Use (Residential and Commercial)

b. a. Total acreage of the site of the proposed action? 0.85 acres
b. Total acreage to be physically disturbed? 0.85 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.85 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
*i.* If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
*i.* Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
_____
*ii.* Is a cluster/conservation layout proposed? ☐ Yes ☐ No
*iii.* Number of lots proposed? _____
*iv.* Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? ☐ Yes ☑ No
*i.* If No, anticipated period of construction: 24± months
*ii.* If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____



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f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

| | One Family | Two Family | Three Family | Multiple Family (four or more) |
|---|---|---|---|---|
| Initial Phase | | | | 118 |
| At completion of all phases | | | | 118 |

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No

If Yes,

*i.* Total number of structures 1

*ii.* Dimensions (in feet) of largest proposed structure: 60 (max) height; 82± width; and 300± length

*iii.* Approximate extent of building space to be heated or cooled: 128,000± square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

*i.* Purpose of the impoundment: _____

*ii.* If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____

*iii.* If other than water, identify the type of impounded/contained liquids and their source. _____

*iv.* Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

*v.* Dimensions of the proposed dam or impounding structure: _____ height; _____ length

*vi.* Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

*i* .What is the purpose of the excavation or dredging? _____

*ii.* How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

*iii.* Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

*iv.* Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

*v.* What is the total area to be dredged or excavated? _____ acres

*vi.* What is the maximum area to be worked at any one time? _____ acres

*vii.* What would be the maximum depth of excavation or dredging? _____ feet

*viii.* Will the excavation require blasting? ☐ Yes ☐ No

*ix.* Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

*i.* Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____



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*ii.* Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

_____

*iii.* Will proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No

If Yes, describe: _____

*iv.* Will proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No

If Yes:

- acres of aquatic vegetation proposed to be removed _____
- expected acreage of aquatic vegetation proposed to be removed _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

*v.* Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☑ Yes ☐ No

If Yes:

*i.* Total anticipated water usage/demand per day: 40,273 gallons/day

*ii.* Will the proposed action obtain water from an existing public water supply? ☑ Yes ☐ No

If Yes:

- Name of district or service area: Riverhead Water District
- Does the existing public water supply have capacity to serve the proposal? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No
- Do existing lines serve the project site? ☑ Yes ☐ No

*iii.* Will line extension within an existing district be necessary to supply the project? ☐ Yes ☑ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: Riverhead Water District

*iv.* Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑ No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

*v.* If a public water supply will not be used, describe plans to provide water supply for the project: _____

*vi.* If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑ Yes ☐ No

If Yes:

*i.* Total anticipated liquid waste generation per day: 40,273 gallons/day

*ii.* Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): Sanitary wastewater

*iii.* Will the proposed action use any existing public wastewater treatment facilities? ☑ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: Town STP, River Road
- Name of district: Riverhead Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No



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- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

*iv.* Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

*v.* If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

_____

*vi.* Describe any plans or designs to capture, recycle or reuse liquid waste: _____

N/A

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐ Yes ☑ No

If Yes:

*i.* How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

*ii.* Describe types of new point sources. _____

*iii.* Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

_____

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☐ No

*iv.* Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☑ Yes ☐ No

If Yes, identify:

*i.* Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

N/A

*ii.* Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

Generators

*iii.* Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

Building heating/cooling systems

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

If Yes:

*i.* Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

*ii.* In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide ($CO_2$)
- _____Tons/year (short tons) of Nitrous Oxide ($N_2O$)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride ($SF_6$)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)



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h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

*i.* Estimate methane generation in tons/year (metric): _____

*ii.* Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☑Yes ☐No

If Yes:

*i.* When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☑Weekend

☐ Randomly between hours of _____ to _____.

*ii.* For commercial activities only, projected number of semi-trailer truck trips/day: unknown

*iii.* Parking spaces: Existing 55± Proposed 58 Net increase/decrease +3

*iv.* Does the proposed action include any shared use parking? ☐Yes ☑No

*v.* If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

N/A

*vi.* Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☑Yes ☐No

*vii* Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☑No

*viii.* Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☑No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

*i.* Estimate annual electricity demand during operation of the proposed action: _____

Unknown at present

*ii.* Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

PSE&G (electricity), National Grid (natural gas)

*iii.* Will the proposed action require a new, or an upgrade to, an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

*i.* During Construction:

- Monday - Friday: 7AM-5PM
- Saturday: N/A
- Sunday: N/A
- Holidays: N/A

*ii.* During Operations:

- Monday - Friday: 24/7
- Saturday: 24/7
- Sunday: 24/7
- Holidays: 24/7



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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☑ No

If yes:

*i.* Provide details including sources, time of day and duration:

_____

_____

*ii.* Will proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No

Describe: _____

_____

n.. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

*i.* Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

_____

_____

*ii.* Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: _____

_____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

_____

_____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products (185 gallons in above ground storage or an amount in underground storage)? ☐ Yes ☑ No

If Yes:

*i.* Product(s) to be stored _____

*ii.* Volume(s) _____ per unit time _____ (e.g., month, year)

*iii.* Generally describe proposed storage facilities: _____

_____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

*i.* Describe proposed treatment(s):

_____

_____

_____

_____

*ii.* Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☑ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☑ No

If Yes:

*i.* Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

*ii.* Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____

  _____
- Operation: _____

  _____

*iii.* Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____

  _____
- Operation: _____

  _____



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s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

*i.* Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

*ii.* Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

*iii.* If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

*i.* Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

*ii.* Generally describe processes or activities involving hazardous wastes or constituents: _____

*iii.* Specify amount to be handled or generated _____ tons/month

*iv.* Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

*v.* Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

**E. Site and Setting of Proposed Action**

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.

*i.* Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☑ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☑ Aquatic ☐ Other (specify): Residential; Institution; Open Space, Vacant

*ii.* If mix of uses, generally describe:

Commercial primarily along East Main Street corridor; residential north & south of corridor, with interspersed institutional and vacant sites; Open Space along north bank of Peconic River.

b. Land uses and covertypes on the project site.

| Land use or Covertype | Current Acreage | Acreage After Project Completion | Change (Acres +/-) |
|---|---|---|---|
| • Roads, buildings, and other paved or impervious surfaces | 0.85 | 0.85 | 0 |
| • Forested | 0 | 0 | 0 |
| • Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural) | 0 | 0 | 0 |
| • Agricultural (includes active orchards, field, greenhouse etc.) | 0 | 0 | 0 |
| • Surface water features (lakes, ponds, streams, rivers, etc.) | 0 | 0 | 0 |
| • Wetlands (freshwater or tidal) | 0 | 0 | 0 |
| • Non-vegetated (bare rock, earth or fill) | 0 | 0 | 0 |
| • Other Describe: _____ | 0 | 0 | 0 |



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c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

*i.* If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☑ No

If Yes,

*i.* Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

*i.* Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

*ii.* Dam's existing hazard classification: _____

*iii.* Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

*i.* Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

*ii.* Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

*iii.* Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

*i.* Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

*i.* Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

*ii.* If site has been subject of RCRA corrective activities, describe control measures: _____

_____

_____

*iii.* Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☐ No

If yes, provide DEC ID number(s): _____

*iv.* If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

_____



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*v.* Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? 1,200± feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site: (Urban Land) 100 %
_____ %
_____ %

d. What is the average depth to the water table on the project site? Average: 10± feet

e. Drainage status of project site soils:
☑ Well Drained: 100 % of site
☐ Moderately Well Drained: _____% of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 100 % of site
☐ 10-15%: _____% of site
☐ 15% or greater: _____% of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

*i.* Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☑ No

*ii.* Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☑ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

*iii.* Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☐ No

*iv.* For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

*v.* Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☐ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☑ Yes ☐ No

j. Is the project site in the 100 year Floodplain? ☑ Yes ☐ No

k. Is the project site in the 500 year Floodplain? ☑ Yes ☐ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☑ Yes ☐ No
If Yes:

*i.* Name of aquifer: ***Upper Glacial & Magothy***



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m. Identify the predominant wildlife species that occupy or use the project site: _____
*N/A* _____ _____ _____
_____ _____ _____

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
*i.* Describe the habitat/community (composition, function, and basis for designation): _____
_____
*ii.* Source(s) of description or evaluation: _____
*iii.* Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☑ No

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use: _____
_____

**E.3. Designated Public Resources On or Near Project Site**

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
*i.* If Yes: acreage(s) on project site? _____
*ii.* Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
*i.* Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
*ii.* Provide brief description of landmark, including values behind designation and approximate size/extent: _____
_____
_____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
If Yes:
*i.* CEA name: _____
*ii.* Basis for designation: _____
*iii.* Designating agency and date: _____



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e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? ☑ Yes ☐ No

If Yes:

*i.* Nature of historic/archaeological resource: ☐ Archaeological Site ☑ Historic Building or District

*ii.* Name: ***Town Main Street Historic District; Main Street Natural Historic District***

*iii.* Brief description of attributes on which listing is based:

***Main Street structures***

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

*i.* Describe possible resource(s): _____

*ii.* Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☑ No

If Yes:

*i.* Identify resource: _____

*ii.* Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

*iii.* Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

*i.* Identify the name of the river and its designation: _____

*ii.* Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

**F. Additional Information**

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name ***Phil Malicki,; AICP, CEP, LEED® AP (NP&V, LLC)*** Date 12/8/16

Signature Philip A. Malicki Title ***Senior Environmental Planner***

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# SUPPLEMENTAL ENVIRONMENTAL ASSESSMENT FORM (EAF)

# Riverview Lofts

## Site Plan Application

SCTM: 600-129-1-21 & 22
Hamlet of Riverhead, Town of Riverhead
Suffolk County, New York

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NP&V Project No. 16068

**December 2016**

# SUPPLEMENTAL ENVIRONMENTAL ASSESSMENT FORM

# RIVERVIEW LOFTS
## Site Plan Application

SCTM: 600-129-1-21 & 22
Hamlet of Riverhead, Town of Riverhead
Suffolk County, New York

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B-3 Phase I Environmental Site Assessment (ESA) for 221 East Main Street (text and Appendix I only), Cashin Associates, P.C., *November 7, 2014*
B-4 Phase I Environmental Site Assessment for 31 McDermott Avenue (text and figures only), NP&V, LLC, *October 6, 2016*
B-5 Town of Riverhead East Main Street Urban Renewal Plan Update 2008 (text only), Town of Riverhead Community Development Agency, *October 2008*
B-6 Geotechnical Evaluation, 221 E. Main Street and 31 McDermott Avenue, J.R. Holzmacher P.E., LLC, *May 12, 2016*
B-7 No Adverse Impact Letter, NYS OPRHP, *November 1, 2016*

**C Community Services-Related Correspondence**

**D Traffic Impact Study**, N&P, LLP, *December 2016*

# SECTION 1.0

# DESCRIPTION OF THE PROPOSED PROJECT

# 1.0 DESCRIPTION OF THE PROPOSED PROJECT

## 1.1 Introduction

This document is a Supplemental Environmental Assessment Form (EAF) for a project known as **Riverview Lofts** (hereafter, the "proposed project"). The site of this proposal is in the downtown area of Riverhead hamlet, Town of Riverhead (hereafter, "the project site" or "the subject site"). **Figures 1-1a and 1-1b** provide regional and local location maps of the project site, respectively *(all figures will be found in the section following the main text of this document)*. Note that the site is occupied by two structures, whose street addresses are 221 East Main Street and 31 McDermott Avenue.

The site is composed of two contiguous developed tax lots, designated as follows (see **Topographical Survey**, in **Appendix A**, and **Table 1-1**):

**Table 1-1**
**PROJECT SITE IDENTIFICATION**

| Parameter | 221 East Main Street (1) (Section/Block/Lot) | 31 McDermott Avenue (1) (Section/Block/Lot) | Total |
|---|---|---|---|
| Tax Lot Designation (2) | 129/1/21 | 129/1/22 | --- |
| Square Feet (SF) | 26,597 | 10,570 | 37,167 |
| Current Use | Commercial (vacant) | Commercial (occupied) | --- |

(1) Both tax lots are in District 0600 (Town of Riverhead).
(2) Per Suffolk County Tax Map (SCTM) designation; see **Figure 1-2**.

The approximately 0.85-acre project site is located at the southwestern corner of the intersection of East Main Street and McDermott Avenue; the site is roughly rectangular in shape, with its narrow northern side fronting on the south side of East Main Street, while its longer eastern side fronts on the west side of McDermott. The site is currently developed and occupied on the north by a vacant, one-story brick commercial structure that fronts on East Main Street (the "221 East Main Street building"), and on the south by an occupied two-story frame commercial/residential building (the "31 McDermott Avenue structure"). The central portion of the property features an at-grade parking lot for the 221 East Main Street structure. This parking area is accessed only from McDermott Avenue; there is no vehicle access from East Main Street. On-site parking will consist of 58 spaces; however, the subject site is within the Riverhead Parking District as will be discussed further below.

The applicant, Georgica Green Ventures, LLC, seeks Riverhead Town Board approval to demolish the two existing structures on the site, and construct a single five-story mixed-use structure featuring 15,908 SF of first-floor commercial spaces (at-grade with East Main Street) and four floors of apartments (118 units; see **Table 1-2**). Because the subject site slopes downward toward to south from East Main Street, the proposed lower level for parking beneath the structure will be accessed via McDermott Avenue (see **Figure 1-3**). Project plans are contained in **Appendix A**.

**Table 1-2**
**USES, UNITS & YIELDS IN BUILDING**
Proposed Project

| **Retail Space** (SF) | **Other Commercial Spaces** (SF) [1] | **Residences** [2] (units) | **Residential Space** (SF) | **Other Spaces** (SF) | **Total Floor Spaces** (SF) |
|---|---|---|---|---|---|
| *Lower Level (58 Parking Spaces)* | | | | | |
| --- | --- | --- | --- | 1,605 [3] | 1,605 |
| *First Floor* | | | | | |
| 1,429 | 14,479 | --- | --- | 7,898 [4] | 23,806 |
| *Second Floor* | | | | | |
| --- | --- | 6 studio<br>15 one-bedroom<br>7 two-bedroom<br>28 units | 2,916<br>10,335<br>6,839<br>20,090 | 5,590 [5] | 25,680 |
| *Third Floor* | | | | | |
| --- | --- | 8 studio<br>15 one-bedroom<br>7 two-bedroom<br>30 units | 3,888<br>10,335<br>6,839<br>21,062 | 4,618 [5] | 25,680 |
| *Fourth Floor* | | | | | |
| --- | --- | 8 studio<br>15 one-bedroom<br>7 two-bedroom<br>30 units | 3,888<br>10,335<br>6,839<br>21,062 | 4,618 [5] | 25,680 |
| *Fifth Floor* | | | | | |
| --- | --- | 8 studio<br>15 one-bedroom<br>7 two-bedroom<br>30 units | 3,888<br>10,335<br>6,839<br>21,062 | 4,618 [5] | 25,680 |
| ***Totals*** | | | | | |
| 1,429 | 14,479 | 30 studio<br>60 one-bedroom<br>28 two-bedroom [6]<br>118 units | 14,580<br>41,340<br>27,356<br>83,276 | 28,947 [5] | 128,131 |

(1) **Sheet A-011** shows two restaurants: Restaurant 1 has 6,351 SF/235 seats, and Restaurant 2 has 8,128 SF/296 seats. However, these spaces may be occupied by other types of commercial uses.
(2) Assuming studio units average 486 SF; one-bedroom units average 689 SF; and two-bedroom units average 977 SF.
(3) Includes Utilities and Lobby spaces; see **Sheet A-011**.
(4) Includes Utilities, Lobby, Building Amenities, and Building Storage spaces; see **Sheet A-011**.
(5) Includes Laundry, Storage, and Hallway spaces; see **Sheet A-011**.
(6) Of which one unit set aside for building superintendent use.

Of the 118 apartments, 117 will be rented, and one (1) apartment will be set aside for occupancy by the building superintendent. As described below and as sought by the Town for the DC-1 district, the 117 rental apartments will be leased based upon the household income of the tenant.

To determine the rent that would be applied to each tenant household, the current US Department of Housing and Urban Development (HUD) Median Family Income data was first referenced, to establish the average monthly income (AMI) for a family of four in the Nassau-Suffolk region. Then, 60%, 90% and 130% of this value were assumed to represent the three "Tiers" of household incomes that would qualify a household for occupancy of a studio, a one-bedroom, or a two-bedroom unit. Then, for each of the three types of unit within that "Tier", the household income needed to afford the anticipated gross rental rate was also calculated. Finally, as the applicant anticipates that the cost of electricity will be paid by the tenant, the gross rental rate was reduced by an appropriate amount to arrive at a net monthly rent. **Table 1-3** summarizes the pertinent anticipated household income, rent and unit counts for each Tier.

**Table 1-3**
**SUMMARY OF INFORMATION ON UNITS AND RENTS (1)**

| Parameter | Household Income Limit | Net Monthly Rent (2) | Units |
|---|---|---|---|
| 86 Units (Tier I: for Households Earning 60% of the AMI) | | | |
| Studio Units | $44,640 | $1,092 | 22 |
| One-Bedroom Units | $47,820 | $1,159 | 47 |
| Two-Bedroom Units | $57,360 | $1,389 | 17 |
| **Subtotal** | --- | --- | **86** |
| 16 Units Tier II: (for Households Earning 90% of the AMI) | | | |
| Studio Units | $57,420 | $1,227 | 5 |
| One-Bedroom Units | $71,730 | $1,414 | 6 |
| Two-Bedroom Units | $86,040 | $1,605 | 5 |
| **Subtotal** | --- | --- | **16** |
| 15 Units (Tier III: for Households Earning 130% of the AMI) | | | |
| Studio Units | $82,940 | $1,377 | 3 |
| One-Bedroom Units | $103,610 | $1,689 | 7 |
| Two-Bedroom Units | $124,280 | $1,855 | 5 |
| **Subtotal** | --- | --- | **15** |
| **TOTAL RENTAL UNITS** | --- | --- | **117** |

(1) One two-bedroom unit set aside for the building superintendent; it will not generate rental income.
(2) Reflects rent reduction, as tenants pay electricity cost.

In addition, there are number of agencies providing public funding for the project. These include:

- New York State (NYS) Homes & Community Renewal
- NYS Housing Finance Agency
- Governor's Office of Storm Recovery
- Suffolk County Department of Economic Development and Planning

The project conforms to the 2003 Town Comprehensive Plan and to the goals and intent of the 2008 Update of the Town's East Main Street Urban Renewal Plan (EMSURP), and will conform to nearly all the applicable Town Zoning Code bulk and setback requirements for development in the site's DC-1 zoning district. Specifically, the project will require two (2) special permits from

the Town Board: for an exceedance of the maximum allowed site coverage, and for an exceedance of the allowed floor area range of the studio apartments. **Section 2.1.2** discusses the project's conformance to the standards on which the Town Board will review the special permit requests and determine whether those standards are met.

With respect to the number of parking spaces provided relative to the amount of development proposed, Town Zoning Code Section 301-231 I states that, for a site within a designated Parking District, the requirements of the Town Zoning Code do not apply. That is, the presence and availability of sufficient free, public parking spaces off-site but nearby would satisfy Town conditions that parking will be available to residents of the development; the project is not required to provide any on-site parking spaces. However, at the request of the Town, the Applicant will provide 58 on-site parking spaces, and the balance of parking needs will be met by off-site spaces within the Riverhead Parking District area. The two existing driveways onto McDermott Avenue will be closed, and the site will be accessed via a single, new driveway onto McDermott Avenue that leads directly into the internal groundlevel parking area beneath the building. This access will be "stop"-controlled for departing vehicles.

Sanitary wastewater from the project will be conveyed off-site via the existing network of the Riverhead Sewer District, and treated and discharged at the existing municipal facility. The project will conform to all applicable flow and design requirements of the Suffolk County Department of Health Services (SCDHS) and the Riverhead Sewer District (RSD).

The applicant has designed the project to:

- Conform to the Town Comprehensive Plan in terms of providing workforce and downtown housing opportunities and ground floor retail spaces;
- Conform to the goals and intent of the EMSURP for the area;
- Increase pedestrian traffic in the hamlet downtown area, to support commercial activity and enhance the hamlet downtown area aesthetic;
- Strike a balance between the yield permitted by the DC-1 zoning while remaining within a density that would not adversely impact the downtown hamlet character of the area and still support an economically viable project;
- Minimize potential adverse impact to groundwater resources by connecting to the public sanitary sewer system;
- Provide an aesthetically attractive development;
- Obviate a potential impact to local stormwater runoff patterns, by retaining all site-generated stormwater runoff on-site, to be recharged in the project's drainage system;
- Provide safe pedestrian and vehicle access in conformance with Town and County highway access limitations;
- Conform to all other appropriate land use requirements; and
- Provide superior site design, including appropriate on-site recreational amenities; walkability and sense of place through attractive community architecture and landscaping.

This document describes the proposed project, identifies its anticipated impacts, and indicates its potential mitigation measures. Further, it is intended to assist the Riverhead Town Board, acting as lead agency under the NYS Environmental Quality Review Act, (SEQRA) in rendering an informed decision on the change of zone application.

## 1.2 Project Background

A site plan application was submitted to the Riverhead Town Board in December 2016, to allow for the development of the proposed project. As part of that application package, the applicant prepared a Part 1 EAF form, which generally describes the project and provides general information to the Town with respect to potential impacts of the project. The EAF Part 1 is contained herein, in **Appendix B-1**.

This document has been prepared by the applicant as a supplement to the EAF 1, to provide the Town Board and other reviewing agencies with the expanded descriptions/discussions of the proposed project and those potential impacts of the project that are anticipated to be of concern to the Town and community. This information will be considered by the Town Board and Town planning staff to render a determination of significance on the proposed project in conformance with SEQRA requirements.

## 1.3 Project Location and Existing Site Conditions

### 1.3.1 Project Location

The subject site is in the East Main Street Urban Renewal Area (EMSURA) in the Town of Riverhead, Suffolk County (see **Figure 1-4**), and is zoned DC-1 in a mixed-use area. The subject site is approximately 37,167 SF (0.85 acres) in size and located at the southwestern corner of the intersection of East Main Street and McDermott Avenue, in the downtown area of Riverhead hamlet. To the north of the site are commercial and residential properties lining the East Main Street commercial corridor, and the Riverhead United Methodist Church; across McDermott Avenue to the east are residential properties, beyond which is the Long Island Aquarium. To the south is Heidi Behr Way and a public park (the Town's Peconic Riverfront Park) along the north bank of the Peconic River and a Town parking lot, and to the west is a vacant lot (previously occupied by a Sears store, recently demolished), the East End Arts Park, and various commercial properties associated with the East Main Street commercial corridor.

The subject site is in the New York State Empire Zone, Business Improvement District (BID; see **Figure 1-5**), RSD, the Riverhead Water District (RWD), and the Riverhead Parking District (see **Figure 1-6**). The proposed project is considered a continuation of the urban renewal efforts of earlier projects in the vicinity, consistent with the intent of the 2008 Update of the EMSURA and the Town of Riverhead Peconic River/Route 25 Corridor Step II Brownfields Opportunity Area (BOA) Nomination Study (April 2016). Note that the property abutting the west side of the subject site, previously occupied by a Sears store (since demolished), is a designated "brownfield site" (see **Figure 1-7**).

The property is more specifically identified as SCTM District 0600, Section 129, Block 1, Lots 21 and 22. The street addresses of the two tax lots are 221 East Main Street (tax lot 21), and 31 McDermott Avenue (tax lot 22).

The site is within the following planning and/or service zones and districts:

- Downtown Center-1 (DC-1) Zoning District
- Town of Riverhead EMSURA
- Town Peconic River/Route 25 Corridor Step II Brownfields Opportunity Area (BOA)
- Riverhead Parking District
- Town of Riverhead BID
- Town Main Street Historic District
- Groundwater Management Zone IV (600 gallons per day per acre; gpd/acre)
- Federal Emergency Management Agency (FEMA) Flood Hazard Zone AE (southern half of site)
- FEMA Flood Hazard Zone X (northern half of site)
- Riverhead Central School District (CSD)
- Riverhead Volunteer Fire Department
- Riverhead Volunteer Ambulance Corps, Inc.
- Riverhead Police Department
- Riverhead Water District (RWD)
- Riverhead Sewer District (RSD)
- Riverhead Stormwater System
- Public Service Electric and Gas Company (PSE&G; electricity)
- National Grid (natural gas)

The project site is not in the Central Suffolk Special Groundwater Protection Area (SGPA) or the Central Pine Barrens Zone.

### 1.3.2 Existing Site Conditions

A series of photographs of the site and surroundings were taken in October 2016 for this document, and are reproduced in **Appendix B-2**. **Figure 1-8** presents an aerial photograph of the subject site, which depicts its existing conditions as of 2013. This figure also indicates the locations of the various site features delineated and discussed in the Environmental Site Assessments (ESAs) prepared for 221 East Main Street and for 31 McDermott Avenue. The ESA for 221 East Main Street was prepared by Cashin Associates, P.C., in November 2014 (see **Appendix B-3**), and the ESA for 31 McDermott Avenue was prepared by Nelson, Pope & Voorhis, LLC (NP&V) in October 2016 (see **Appendix B-4**). The following descriptions of the existing uses of the site, as well as the recognized environmental conditions (RECs) of each, have been taken from the Summaries of those documents.

<u>221 East Main Street</u>

This report outlines the findings of a Phase I ESA conducted by Cashin Associates, P.C. (CA) for the subject property located at 221 East Main Street, Riverhead, New York (District 600, Section 129, Block 1, Lot 21). The 0.5-acre subject property is currently developed with a 9,369 square foot building with an asphalt parking area in the rear of the building. The current building was built in 1947. The field inspection was conducted on October 27, 2014 by Mr. Keith Brewer; an Environmental Scientist from CA. CA accessed and inspected all areas of the subject property. Mr. Brewer was accompanied by Mr. Robert Knotoff (current owner for the past 35 years) and Ms. Connie Lassandro (Consultant).

Based on the Sanborn Maps, it was determined that the subject property was initially developed between 1885 and 1891 with a two-story residential building. The existing 9,369 square foot building was built sometime in 1947.

The subject property is not listed on any of the reviewed databases. While nearby properties in the surrounding area did appear in some of the reviewed databases (Section 3.0 [of **Appendix B-3**]), CA found no evidence in the reports that any of the listed properties in the surrounding area have directly or negatively affected conditions at the subject property.

No Recognized Environmental Conditions (RECs) or Business Environmental Risk issues were identified for the subject property.

**Recognized Environmental Conditions (RECs)**
None Identified

**Business Environmental Risk Issues**
*Suspected and Potential Asbestos-Containing Material (ACM):* The original age of the subject buildings (1947) indicates that ACM may be present in both exposed and unexposed building construction materials and components, particularly in older, un-renovated portions of the buildings. An ACM survey should be performed prior to building demolition or major renovation to identify ACM abatement needs.

*NYSDEC PBS Tank:* The subject property (221 East Main Street) is not listed as a registered NYSDEC Petroleum Bulk Storage (PBS) site. During the site visit and discussions with Mr. Robert Knotoff (property owner) it was brought to CA's attention that there is a 1,000-gallon #2 fuel oil tank located under East Main Street in front of the subject property. A 1,000-gallon tank is below the 1,100-gallon threshold required for registration under State and County requirements. (Although the type and age of the tank is unknown, it is likely a single-wall steel tank possibly over 30 years old). The tank vent is located on the outside wall in the northwest corner of the building. If the tank is to remain in use, it should be tightness tested to confirm that it is not leaking. If the building is to be demolished, then the tank should be properly abandoned or removed. Old single-wall steel tanks can be associated with subsurface contamination of soils and groundwater from leaks and spills.

*Potential Lead-Based Paint (LBP):* Based on the original age of the subject buildings (1947), the potential exists for the presence of lead paint in the underlayers of paint throughout older, unrenovated portions of the buildings. The presence of lead paint should be considered during major renovation or demolition.

## 31 McDermott Avenue

The subject property is developed with a two (2) story commercial/residential structure with a paved parking lot area. The building is divided into four (4) sections which contain an apparel store, an acupuncturist's office, an upholstery store and an apartment. The apparel store, which is located on the first floor of the east side of the building, also has two (2) rooms on the second floor. The upholstery store is located on the west side of the first floor, the acupuncturist is in the central portion of the building and the apartment is located on the second floor. The building consists of a wood framed structure situated on a concrete slab foundation, with wood and vinyl shingle siding, and an asphalt shingle roof. The interior of the stores consists of hardwood, bare concrete and carpeted floors, as well as, painted sheetrock and wood paneling walls. The building is connected to the Town of Riverhead sewage collection system and the Riverhead Water District for potable water.

A 275 gallon above ground fuel oil storage tank is located on the west side of the building which is utilized to supply the heating system of the upholstery store. No areas of staining, evidence of discharge, areas of stressed vegetation, residue of oils or other toxic substances, pools of discharge, petroleum or chemical odors, or other such indicators were noted during the site reconnaissance.

Sanborn map coverage from 1891, 1897, 1902, 1909, 1920, 1929, 1947 and 1969 was available for the subject property and maps were reviewed in order to determine the prior uses of the subject property and surrounding area. The subject property was not depicted on the 1891-1920 maps. The 1929 map revealed that an "L" shaped building identified as wallpaper and paints and storage of building materials was located along the north and west portions of the subject property. In 1947 and 1969, an addition had been had to the southwest portion of this building bring the building to its present configuration. A gasoline tank was depicted off the northeast corner of the building from 1929 to 1969. It is uncertain if this tank is presently located on the subject property. The surrounding area was densely developed with residences and commercial buildings as well as a church and bank.

Aerial photographs from 1938, 1940, 1947, 1957, 1962, 1966, 1970, 1976, 1980, 1985, 1994, 2006, 2008, 2009 and 2011 were available for the subject property. A review of the aerials revealed that the existing building was present on the subject property in all of the aerials. The surrounding area consisted of East Main Street to the north, residential land, and undeveloped wooded land to the southeast and Peconic Avenue to the west.

USGS [United States Geological Survey] Riverhead topographic maps from 1903, 1904, 1943, 1947, 1956 and 2013 were available for review for the subject property. The scale was too small to determine if the subject property contained any improvements in the 1904 topographic map. The 1943 and 1947 map revealed that the subject property was developed. The remaining maps indicated that the subject property was located in a developed area. Please refer to Section 4.3 for additional information regarding site history.

An extensive government records search found no potential sources of environmental degradation on the subject property. Several Federal, State and County documented regulated sites were noted in the vicinity of the subject property. Specifically, ten (10) active and eighty-three (83) closed spill incidents and one (1) active and eleven (11) closed LUST [leaking underground storage tank] incidents are located within one-half (0.5) mile; and twenty-seven (27) Petroleum Bulk Storage listings, fourteen (14) RCRA [Resource Conservation and Recovery Act] Generators and one (1) Wastewater Discharges (PCSTWD) are located within one-quarter (0.25) mile of the subject property.

A Tier 1 Vapor Encroachment Condition (VEC) Assessment was conducted as part of this Phase I ESA due to the proximity of several spill incidents. The assessment was conducted in accordance to the methods and procedures outlined within ASTM E2600-15, Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions.

For this assessment under conditions where the direction of groundwater flow can be ascertained critical search distances are used to determine if a VEC exists. Specifically, the following distances are applied to the Tier I Assessment:

<u>Upgradient Sources</u>
1,760 feet for Chemical of Concern (COC)
520 feet for petroleum hydrocarbons

Cross-gradient Sources
365 feet for COC
165 feet for petroleum hydrocarbon LNAPL sources & 95 feet dissolved petroleum hydrocarbon sources with plume considerations

Down-gradient Sources
100 feet for COC/petroleum hydrocarbon LNAPL sources
30 feet dissolved petroleum hydrocarbon sources

Review of the regulatory agency database report provided for the subject property did not identify any sites within the critical distances for potential contamination sources. Based on this finding and the lack of potential impacted sites in the vicinity of the subject property, a VEC can be ruled out because it does not exist or is not likely to exist.

This assessment has identified the following with respect to recognized environmental conditions, controlled recognized environmental conditions, de minimus conditions and historic recognized environmental conditions in connection with the subject property, subject to the methodology and limitations of this report.

One (1) recognized environmental condition was noted on the subject property based on the site reconnaissance, interviews and regulatory agency records review.

The Sanborn Maps from1929 to 1969 identified a gasoline storage tank off the northeast corner of the existing building. It is unknown if tank has been removed from the subject property.

No controlled recognized environmental conditions were noted on the subject property based on the site reconnaissance, interviews and regulatory agency records review.

One (1) de minimus condition was noted on the subject property based on the site reconnaissance, interviews and regulatory agency records review.

A 275 gallon above ground fuel oil storage tank is located on the west of the building.

No historic recognized environmental conditions were noted on the subject property based on the site reconnaissance, interviews and regulatory agency records review.

This report was completed in accordance with the standards set forth in the ASTM E 1527-13 and the USEPA AAI. ASTM [American Society for Testing and Materials] protocols identify asbestos containing material (ACM) and mold as non-scope issues. In the interest of serving the client, observations concerning ACM and mold are included herein. This visual assessment should not be considered an asbestos survey or a mold assessment, which would be required for building demolition and/or identification of all possible sources of ACM and mold, regardless of health danger.

## Opinions

It is the opinion of the environmental professional who completed this assessment that there is evidence of one (1) recognized environmental condition, one (1) de minimus condition, no controlled recognized environmental conditions, and no historic environmental conditions in connection with the subject property, based on the reconnaissance, interviews or regulatory agency records review conducted as part of this Phase I ESA, subject to the methodology and limitations of this report. As a result of the observations noted in this report, the following recommendations are provided.

1. The subject property should be subject to a Ground Penetrating Radar (GPR) survey to determine if the tank which appears on the Sanborn maps is still present, and sampling in the vicinity of the previously identified tank should be completed to determine the environmental quality of subsoils on the property in this area.
2. If the 275 gallon above ground fuel oil storage tank is no longer in use, the tank should be emptied and removed from the subject property and properly disposed of in order to prevent a future release from occurring.
3. If the structure is to undergo major renovation or demolition, an Asbestos Survey should be completed in accordance with the New York State Department of Labor Industrial Code 56.

The applicant is committed to addressing the above-noted issues related to each of the two existing buildings prior to or as a part of building demolition actions, to the satisfaction of all applicable reviewing agencies.

## 1.4 Project Design and Layout

### 1.4.1 Overall Site Layout

To construct the proposed project, the two existing commercial structures, paved surfaces, and associated utility service connections, as well as any and all underground storage tanks, will first be removed. This phase is discussed in more detail in **Section 1.5**.

The proposed project has been developed in response to the Town's implementation of the DC-1 zoning district for the vicinity, which was recommended in the Town's EMSURP Update. The proposed project consists of a single, five-story mixed commercial/residential structure on the site. It will be accessed by vehicles from only its McDermott Avenue frontage; pedestrians can access it via both its East Main Street and McDermott Avenue frontages. There will be first-floor commercial spaces, as 1,429 SF of retail space and two restaurants, totaling 14,479 SF (note that these restaurant spaces may be occupied instead by other types of commercial spaces, to be determined based on market conditions). Above this level will be four floors of apartments as: 30 studios, 60 one-bedroom and 28 two-bedroom units (one of which will be set aside for rent-free occupancy by the building superintendent). The other 117 apartments are intended for occupancy by households meeting specific economic/income standards. Occupancy will be subject to review and jurisdiction of the Town. Refer to **Table 1-4** for a list of the current and anticipated future conditions of the project site.

Potable water will be supplied by the RWD, wastewater will be conveyed off-site to the RSD sewage treatment plan (STP) to the east, and stormwater generated on-site will be retained and recharged on-site, in the project's drainage system. Electrical power will be provided by PSE&G, and natural gas will be available from National Grid.

Based on the types of occupants, it is expected that solid wastes generated at the site will not include any toxic or hazardous substances. All solid wastes will be handled on-site, to be stored temporarily in closed containers within the structure, and will be removed by a properly licensed carter on a regular basis, for disposal.

**Table 1-4**
**SITE AND PROJECT CHARACTERISTICS**
Existing Conditions and Proposed Project

| Parameter | | Existing Conditions | Proposed Project |
|---|---|---|---|
| Use & Yield | 221 East Main St. | 9,460 SF Commercial (vacant) | 1,429 SF Retail & 14,479 SF/531 seats in 2 Restaurants (1st floor); 118 Apartments (2nd thru 5th floors) |
| | 31 McDermott Ave. | 4,772 SF Commercial, 1 Unit | |
| Zoning | | DC-1 | |
| Wastewater Treatment System | | Riverhead Sewer District | |
| **Coverages** (SF)**:** | | --- | --- |
| Building | | 14,232 | 34,673 |
| Paved/Impervious | | 19,194 | 2,494 |
| Grassy/Bare Soil | | 3,741 | 0 |
| TOTAL | | 37,167 | 37,167 |
| **Water Resources:** | | --- | --- |
| Total/Domestic Water Use (gpd) (1) | | 444 | 40,273 |
| **Intersection LOS** (Peak Hour)**:** | | --- | --- |
| East/West Main St. at Peconic Ave. | Weekday AM | C | C |
| | Weekday PM | C | C |
| | Saturday Midday | D | E |
| East/West Main St. at Roanoke Ave. | Weekday AM | C | C |
| | Weekday PM | C | C |
| | Saturday Midday | C | C |
| East/West Main St. & Maple/McDermott Ave. | Weekday AM | A | B |
| | Weekday PM | A | B (2) |
| | Saturday Midday | A | B (2) |
| **Miscellaneous:** | | --- | --- |
| Total Residential Units | | 0 | 118 |
| Household s Earning 60% of AMI | | 0 | 86 |
| Households Earning 90% of AMI | | 0 | 16 |
| Households Earning 130% of AMI | | 0 | 15 |
| Super's Unit (rent-free) | | 0 | 1 |
| Total Residents (capita) | | 1 | 213 (3) |
| School-Age Children (capita) | | 0 | 14 (4) |
| Parking Provided (spaces) | | 55± | 58 |

Notes: vph-vehicles per hour; FTE-full time equivalents.
(1) Based on SCDHS rates; see **Table 1-5**.
(2) With signal timing adjustments; see TIS, **Appendix D**.
(3) Assuming 1.67 capita/studio or one-bedroom unit, and 2.31 capita/two-bedroom unit.
(4) Assuming 0.08 school-age children/studio or one-bedroom unit, & 0.23 school-age children/two-bedroom unit.

The proposed project will construct one (1) building on the site; it will have a total of 128,131 SF of floor area, distributed into commercial spaces (15,908 SF) and residential spaces (83,276 SF), with 28,947 SF of other, non-occupied spaces. This structure will be five stories in height, or a maximum of 60 feet above grade, with a lower level for parking beneath the structure. As the property slopes downward from its high point along its northern frontage, the first floor (the level

that contains the commercial spaces) will be at-grade with East Main Street. The parking area will be in the lower level, beneath the structure and accessed along the site's McDermott Avenue frontage, along which the site's slopes give direct access to the 58-space parking level.

Three types of apartment are planned: studio units (30 total, 450 to 522 SF each, an average of 486 SF); one-bedroom units (60 total, 580 to 798 SF each, an average of 689 SF); and two-bedroom units (28 total, 890 to 1,063 SF each, an average of 977 SF).

**Sheet A-011** shows that there will be two first-floor restaurants, totaling 531 seats: Restaurant 1 is to have 6,351 SF of floor space, for 235 seats, and Restaurant 2 will be 8,128 SF in size, with 296 seats. Restaurant 1 will be entirely interior to the northern portion of the building, and at-grade with East Main Street; Restaurant 2 will be located at the southern end of the building, overlooking the Peconic River. To take advantage of this view, Restaurant 2 will have an exterior wooden deck for the use and enjoyment of its patrons. It is cautioned that, at the time that the building is completed, market and/or business considerations may preclude the presence of either or both restaurants. In such a case, the 14,479 SF of floor space allocated initially to this use may be occupied by a differing commercial type of use.

The first floor will also feature 1,429 SF of retail space. Other first floor spaces include rooms for building maintenance and management, as well as rooms for the use and enjoyment of its residents, to include exercise room, lounge, tots room, and lobby.

To estimate the amount of water consumed by the project, it is assumed that the amount of wastewater generated would equal the amount of water consumed. Thus, the requirements of Suffolk County Sanitary Code (SCSC) Article 6 are used to determine the amount of wastewater generated. Under those requirements, an apartment of less than 600 SF would generate 150 gpd of wastewater, while apartments between 600 and 1,200 SF generate 225 gpd. The restaurants would consume an additional 15,930 gpd of water. As shown in **Table 1-4** (and detailed in **Section 1.4.4** below), the project would consume an estimated 40,273 gpd of water, and generate the same amount as wastewater.

### 1.4.2 Grading Program and Drainage System

<u>Grading</u>
It is expected that the entire property will be involved in the demolition and building phases of the project. Based on the site coverages in **Table 1-4**, it is noted that no landscaping or open land is present, so that no vegetation currently exists on the site that would be disturbed during this phase.

Soil disturbance will occur as part of the demolition process, as well as to establish suitable grades for the proposed building. Additionally, the grading program must consider requirements for low grades required for proper drainage system performance, conformance with requirements of the Americans with Disabilities Act (ADA), and the convenience of the site's visitors, patrons and residents.

As part of the grading program, soil excavated during the demolition process that displays acceptable characteristics as fill may be used elsewhere on-site to provide suitable development surfaces. Any excess potential fill material, as well as all the soil that is unacceptable for use as fill, will be removed by licensed hauler, and taken to an approved disposal facility.

See **Section 2.5.2** for a discussion of the potential impacts of the proposed grading program with respect to post-construction soil erosion.

Drainage System
In conformance with Town requirements, all stormwater runoff generated on the property will be retained on the site, to be recharged to groundwater via the project's drainage system. As shown in **Sheet A-010** and agreed to by the Town Engineering Department, one-half of the runoff generated on the rooftop will be detained there temporarily, while the remainder will be immediately conveyed to infiltration units located beneath Restaurant 2, on the southern portion of the property (where the land surface is lowest).

### 1.4.3 Vehicle Access and Parking

Vehicle Access
The proposed project will close the two existing accesses onto McDermott Avenue, and install a single, new driveway onto McDermott Avenue to provide vehicle access into the lower level parking area beneath the structure. This access will be controlled by a Stop sign for exiting vehicles. There will be no vehicular access directly onto East Main Street.

As part of the Town's site plan review process, the Town Fire Marshal and representatives of the Riverhead Fire Department will evaluate the project design for proper access for emergency and fire equipment access.

Parking
As noted in **Section 1.1**, the subject site is located within the Riverhead Parking District. The Town Zoning Code Section 301-231 I states *"...where a public parking district has been created, the owner of property within such district need not provide off-street parking areas required by this chapter."* That is, the presence and availability of enough free, public parking spaces off-site but nearby would satisfy Town concerns that such spaces be available to residents of the area.

The project will provide a total of 58 spaces in the parking level beneath the structure, for the use of patrons of the restaurants and retail space, as well as for the residents.

### 1.4.4 Water Supply and Sanitary Wastewater Disposal Systems

Water Supply System
Potable water will be provided to the proposed project from the RWD distribution system. It is anticipated that the project would be served via the main beneath East Main Street, off which

distribution lines run southerly beneath McDermott Avenue. However, the final determination of this connection will be made as part of the water supply connection application review process. All necessary associated meters, easements and installations will be provided to ensure adequate water supply.

Assuming the sanitary design flow rates used by the SCDHS for wastewater systems (which yields a conservative estimate of water used in-house), each studio unit will consume 150 gpd of potable water, and each one- or two-bedroom unit will consume 225 gpd. In addition, the 1,429 SF of retail space will consume 43 gpd (assuming a 0.03 gpd/SF consumption rate), and each of the 531 restaurant seats would demand 30 gpd. The building's non-habitable utility spaces and the parking area will not require water supply and, as no landscaping is proposed, there will be no demand for irrigation. Therefore, a total of 40,273 gpd of water will be consumed (see **Table 1-5**). Each apartment will be equipped with software that monitors for leaks or water wastage.

**Table 1-5**
**WATER USE AND WASTEWATER FLOWS**
Proposed Project

| Use | Quantity | Article 6 Wastewater Flow Rate | Wastewater Flow/Water Use (gpd) |
|---|---|---|---|
| Retail | 1,429 SF | 0.03 gpd/SF (1) | 43 |
| Restaurant 1 | 235 seats | 30 gpd/seat | 7,050 |
| Restaurant 2 | 296 seats | 30 gpd/seat | 8,880 |
| Other Spaces | 28,947 SF | n/a | 0 |
| Studio Apartment | 30 units | 150 gpd/unit | 4,500 |
| One-Bedroom Apartment | 60 units | 225 gpd/unit | 13,500 |
| Two-Bedroom Apartment | 28 units | 225 gpd/unit | 6,300 |
| **TOTAL FLOW** | **---** | **---** | **40,273** |

(1) Assuming "dry retail" space.

Sanitary Wastewater Disposal

Sanitary wastewater flow and discharge requirements are determined by the SCDHS, under the jurisdiction of SCSC Article 6. The project site is located within Groundwater Management Zone IV as defined by the SCDHS. Based on the requirements of SCSC Article 6, for a property that uses a conventional sanitary system, no more than 600 gallons may be discharged per acre daily within this zone. For the 0.85-acre subject site, the maximum allowed sanitary flow on-site is therefore 510 gpd. However, the project is proposed to be connected to the RSD.

**Table 1-5** indicates that, for the uses and yields proposed, the project would generate 40,273 gpd of wastewater, which clearly indicates that treatment is required. As the subject site is presently served by the RSD, it is expected that the project's wastewater will be also be conveyed to that facility. A telephone conversation with Mr. Michael Reichel, Superintendent of the RSD on November 22, 2016 confirms that sufficient capacity is available at the STP to accommodate the proposed project (see response letter in **Appendix C**). Approvals from the RSD and SCDHS will be required for this connection.

The details of the project's connections to the Town sewer system will be determined during the district's review of the sanitary sewer connection application. There is an existing sewer line beneath McDermott Avenue that is the district's preferred option. However, the district would also accept connection directly to the main that passes beneath the site and leads to the STP to the east. The district would accept up to three separate connections to its pipe network (whichever is chosen); one for each of the two restaurants, and a third for the rest of the building.

SCSC Article 12 regulates storage and handling of toxic and hazardous materials as a means to *"…maintain its [Suffolk County's] water resources as near to their natural condition of purity as reasonably possible for the safeguarding of the public health…"* The project would not utilize any toxic or hazardous materials (other than common household cleaners), and so would conform to this regulation.

### 1.4.5 Lighting

Lighting will be consistent with current Town standards and requirements, with all installed lighting dark-sky compliant with downcast fixtures. Lighting will be provided to establish a safe and secure environment with illumination only in those areas where it is necessary.

It is expected that the proposed project will illuminate the building walls and sidewalks along the site's northern and eastern facades, as well as the outdoor restaurant terrace. Lighting will be provided consistent with other adjacent and nearby properties typical of a quality mixed commercial/residential structure. Lighting for the project will conform to the applicable requirements of Town Zoning Code Article XLIX (Exterior Lighting). The applicant will ensure that only "dark sky" compliant luminaires will be used; this type of fixture is equipped with a full cut-off shroud that directs all illumination downward. By use of such fixtures, the potential for adverse impacts to the visibility of the nighttime sky for site patrons and residents, as well as impacts to the neighboring properties will be minimized.

## 1.5 Demolition and Construction Schedule & Operations

### 1.5.1 Demolition and Construction Schedule

It is expected that the demolition phase of the construction process would commence shortly after issuance of the necessary permits from the Town, and last an estimated 20 days. The limited recommended remediation actions given in the Phase I ESAs for the two existing buildings, will be completed as part of this phase, and are not anticipated to take a substantial amount of time to perform.

Based on a preliminary estimate, construction of the proposed project is anticipated to occur in one phase, with construction anticipated to begin upon completion off the demolition phase, which is estimated to be in the summer of 2017. It is expected that the construction phase will last 20 months, so that the project would be completed in the spring of 2019.

Demolition and construction activities will conform to Town Code Section 251-5 K regulations on hours, and would not occur between the hours of 8:00 PM and 7:00 AM (excepting Sundays, when no construction activities are anticipated), and will conform to additional applicable Town regulations regarding construction noise generation.

### 1.5.2 Demolition and Construction- Related Operations

The overall site development process will begin as soon as practicable following the completion of the site plan approval process, and building permit issuance.

General Remediation and Demolition Process Descriptions

A Demolition Plan will be prepared for Town review and approval, and a demolition permit will be obtained prior to the onset of demolition activities. In general, demolition for each of the existing structures would follow the same process, including cessation of activities and disconnection of utilities, followed by inspection for potentially hazardous or toxic building materials (e.g., asbestos, chemicals, etc.; see above). Any recyclable building materials would be removed at this time, to increase re-use of materials and reduce the volume of demolition wastes to be handled. No on-site crushing of concrete, brick, etc., is anticipated (to eliminate a potential source of dust raised on the site during the demolition process). However, in the unlikely event that such activity becomes necessary, the Applicant will ensure that proper and effective dust suppression measures are undertaken to minimize the potential for adverse impacts.

The remediation/demolition phase will begin with investigations of the two structures for the potential sources of impact described in their respective ESAs. For the 221 East Main Street structure, the presence and extent of ACM and lead-based paint will be determined, and for the 31 McDermott Avenue structure, the presence of ACM will be determined. Additionally, investigations at both structures will be completed to determine the presence of suspected USTs.

If found in the existing structures, any ACM and/or lead-based paint will be properly removed and disposed of, in conformance with appropriate regulations. Some measures may include, but not be limited to, restricted hours that removal operations may occur, installation of proper shielding, air baffles or the like, establishment of equipment and personnel staging areas, and provisions for waste material storage on-site until it is removed for disposal. As the removal operations would occur within the structures, it is expected that these measures would be located within the structures, to minimize potential disturbance to the neighborhood. The applicant will utilize contractors licensed in lead-based paint materials control as well as asbestos removal, to ensure compliance with applicable health/safety requirements.

With respect to USTs, each will be removed and an investigation of the surrounding soil will be made to determine the presence, nature and extent of any soil contamination resulting from leakage or spillage from each UST. Tank removal will be conducted subject to applicable Town, County and/or State standards, including but not limited to the NYS Department of Environmental Conservation (NYSDEC). The SCDHS will be notified of any storage tanks that require removal. The tanks will be removed under the oversight of SCDHS personnel and by a reputable, licensed contractor.

Demolition may be performed by use of an excavator and/or front-end loader to transfer the debris to dump trucks for disposal at an approved and permitted construction/demolition debris landfill. Trucks will access the site via the existing entrances on McDermott Avenue, and will be staged and loaded within the site. It is expected that trucks will approach and depart the site from East Main Street.

In support of the above-described narrative, the following general description of the demolition process has been prepared by the Applicant's construction manager:

Overview

The proposed site currently contains a vacant one-story commercial building fronting East Main Street, and a one- and two-story wood frame structure in the rear of the property facing the Peconic River. Both of these structures will be demolished and debris removed from the site prior to proceeding with the excavation and foundation operations. A construction fence will be erected encompassing the site and adjacent sidewalks. Appropriate barriers will be provided to create a safe sidewalk path where necessary or direct pedestrians to utilize the sidewalks on the opposite side of the street. Once all safety measures, warning signs and utilities are disconnected the actual demolish will commence as follows:

Site Examination

1. Contractor shall visit the site and carefully examine work to be undertaken to become familiar with the existing conditions, new construction, nature and scope of work, as well as, difficulties that attend its execution.
2. In addition, examine all work that is intended to remain as part of the completed project and report all unsatisfactory conditions prior to the commencement of the work.
3. Verify existing conditions both above and below the surface of the ground before commencing work to protect existing utilities and other items to remain that may be subject to damage during demolition and removal operations.

Demolition Procedures

1. Provide and erect all temporary fencing, sidewalk bridges, bracing, shoring, sheet piling, lights and warning signs required by jurisdictional authorities and/or site conditions to protect the workers engaged in operations, the public and adjacent on-site and off-site property, all as may be required and as supplementary to such items that have been left in place. Ascertain and comply with all legal and other requirements from agencies and utilities having jurisdiction.
2. Leave all protection in place and maintain until work has been completed and all danger of damage or injury has passed.
3. Protect existing work which is to remain in place or that is to be reused, by temporary covers, shoring, bracing, and supports, or by removal, storage and protection. Items which are to remain and/or which are to be salvaged and which are damaged during performance of the work shall be repaired to their original condition or replaced.
4. Protect building interior and all materials and equipment from the weather and adverse temperatures at all times. Temporary coverings shall be attended, as necessary, to insure effectiveness and to prevent displacement.
5. Protect adjacent and adjoining structures and property from damage, debris, dust and excessive noise. Take appropriate action to check the spread of dust in the buildings and to avoid the creation of a nuisance in the surrounding area. Do not use water if it results in hazardous or objectionable conditions, such as ice, flooding or pollution. Erect temporary, adequately sealed

partitions as required to prevent the spread of dust. During non-freezing weather, wet down work to minimize dust.

6. Protect all existing street lamps, electrical work, plumbing work, cable TV, hydrants, and public amenities.
7. All work including removal of debris shall be done in a careful manner so as not to damage any retained work, architectural features, ornamentation, etc. All retained work shall be kept clean and in as undamaged a condition as possible.
8. All necessary and required shoring, bracing and other supports shall be provided and installed to support existing construction to remain while removing items to be demolished. All shoring shall comply with local applicable codes.
9. Remove and transport debris and rubbish in a manner that will prevent spillage on streets or adjacent areas with appropriate trucking equipment.
10. Comply with Federal, State and local hauling and disposal regulations. Provide manifests if necessary.
11. Where conditions of structural instability are encountered during demolition, notify the Architect immediately and the non-structural materials surrounding the condition shall be removed to facilitate inspection.

Utility Lines

1. The Architect and MEP Engineer shall be notified if utility lines are uncovered between the face of the building and the curb line. Non-project utility lines including storm and sanitary sewers, water, gas, electric, telephone, television or any other lines shall not be removed without proper authorization. General Contractor shall also advise the Utility Company if any of these lines may impact on the project work required.
2. All utilities shall be disconnected as required and verified before any removal and/or demolition is commenced.

Equipment and Timeline

1. The nature of the construction to be undertaken will require the use of two hydraulic excavators equipped with hydraulic thumbs. Typical construction debris from inside the 221 East Main Street building and the one and one half story wood frame building will be crushed on site and removed by a payloader. A water truck will be on site to control dust, as necessary. Masonry components of the buildings will be removed and crushed offsite. It is anticipated that the demolition will take approximate twenty working days to accomplish weather permitting.

General Construction Process Description

Immediately upon completion of the demolition phase, construction of the proposed mixed-use structure can commence. It is anticipated that the southern end of the property will be used for construction material unloading/storage and staging areas, as well as for construction worker parking. Like the demolition phase, it is expected that trucks will use East Main Street to approach and depart the site area, as the only construction access will be on McDermott Avenue, Excavations for the building foundation and utility connections will indicate the first stage of construction, to be followed by installing forms for the foundation, then pouring of concrete. After the concrete has set, building construction can then begin. The structure is planned for wood frame construction for the four floors of residences above the first (commercial) floor, so that the ground floor and first floor would be framed using steel beams to provide a solid structural base. Concurrent activities may include installation of the utility connections, while the completed shell receives its interior electrical, plumbing and other mechanical systems (e.g.,

elevators, HVAC [heating, ventilation and air conditioning] equipment, etc.); installation of the site lighting system may be performed while the interior of the building is being completed (i.e., tilework, wall paneling, lighting and plumbing fixtures, painting, rugs, furnishings, etc.). Utility system commissioning will complete the construction process.

As a supplement to the above-described narrative, the following general description of the construction process has been prepared by the Applicant's construction manager:

> Upon completion of both demolition and site clearing, excavations to the depth of the building footings and pile caps will occur, followed by driving of piles. Approximately 550 piles, each having a capacity of 50 tons per pile, will be installed over an eight-week period. Support of excavation, if necessary, will then be put in place. Just prior to concrete operations, underground tanks and drainage structures will be installed and piped into place. Afterwards, cast-in-place concrete formwork will start, including pile caps, footings, foundation walls, piers, columns, grade beams, parking slab and the first-floor deck will be poured to establish the concrete podium the four floors above. Construction of the podium phase is expected to take three months. Following the podium phase, erection of the wood frame superstructure will begin. Pre-assembled wood panels and trusses will be delivered to the site and placed in sequence to erect exterior and interior floor layouts and subsequent placing of the floor truss system. Simultaneous with the wood panel system, masonry CMU shafts will be built for the elevators and stairwell enclosures. It is anticipated this phase will take three months to accomplish. Once the superstructure is erected, scaffolding will be placed and the building envelope will begin encompassing, sheathing, insulation, windows, exterior finishes, roof installation and details which is expected to take five months. Once the structure is deemed weathertight, interior buildout can commence. Interior construction beginning with electrical, plumbing and mechanical roughing, followed by sheetrock, taping, installation of kitchen cabinets, prime and finish painting, floor and wall finishes, doors, frames, hardware, electrical and plumbing fixtures and toilet accessories. In parallel sequence with the interior work will be installation of elevators and steel pan stairs. It is anticipated this ongoing work will take eight months. During the eight-month interior scope packages, scaffolding will be removed and first floor retail and entrance work along the McDermott Avenue and East Main Street building sides can move forward. After the facade work is completed, curbs, sidewalks and planting will be undertaken. Final phases of the project will provide for commissioning and system testing, building department sign offs, punch list items and final clean up over a two- month period.

### 1.5.3 Erosion Control During Construction

The following discussion presents erosion and sedimentation control guidelines to be observed during construction to minimize impacts. In general, because of the implementation of these measures, sediment will not be transported off-site by stormwater runoff, so that no significant level of impact on adjacent sites or local water quality of the Peconic River is expected. However, should any sediment escape from the site, it will be swept back onto the site by manual or mechanical means (depending upon the amount of fugitive sediments) under the direction of the construction manager.

During the construction process, inspections of the construction site will be regularly performed under the supervision of a qualified professional to ensure that erosion controls are properly maintained.

In general, the construction manager, in combination with the various specialized contractors, will be responsible for all construction activities, and installation and maintenance of the erosion and sediment controls. The construction manager will also be responsible for ensuring proper storage and stockpiling of construction materials and that building supplies will be stored in designated areas, and that measures are implemented to prevent/reduce wind-blown dust. The construction manager will be responsible for securing an approved carter to empty the construction waste dumpsters and haul waste from the site to an approved location for disposal.

It is expected that the erosion control plan will incorporate recommended measures of the NYSDEC Technical Guidance Manual, and use of measures such as:

- Silt fence, storm drain inlet protection, hay bales and good housekeeping procedures will be used;
- Construction equipment and vehicles will be parked and loaded/unloaded within the site;
- "Rumble strips" at the site entrance will prevent soil on truck tires from being tracked onto the public road system;
- The construction process will begin with establishment of flagged clearing limits, followed by installation of the erosion control measures; and
- The drainage system will provide permanent stormwater controls once construction is completed.

The property will be operated by the site's owner, which will be responsible for all on-site maintenance and repair, including all the interior spaces and exterior surfaces, the site's drainage system, the connection to the public sanitary sewer system, snow removal, garbage pick-up, etc.

## 1.6 Permits and Approvals Required

All site development submissions are subject to review under SEQRA. For the proposed project, this review commenced with the submission of the site plan application to the Town Board in December 2016. Based on the information presented in the documents comprising that application, the Town Planning Board (as lead agency under SEQRA) will evaluate the project to determine if a significant impact to the environment would or may occur.

This Supplemental EAF has been prepared to address those potential impact issues that are anticipated to be of concern to the Town and community. This document also provides an analysis of the potential impacts of development of this parcel consistent with its existing zoning, to establish a comparative assessment of impacts.

This Supplemental EAF is intended to provide the Riverhead Town Planning Board with information to assist it in reaching an informed decision on the change of zone application. This document complies with SEQRA requirements as administered by the Town.

**Table 1-6** is a list of the permits and approvals anticipated to be necessary for the proposed project.

**Table 1-6**
**PERMITS AND APPROVALS REQUIRED**

| Applicable Board/Agency | Permit/Approval Type |
|---|---|
| Town Board | Site Plan approval<br>Special Permits (2) |
| Town Building Department | Building Permit |
| | 239f review (to SCDPW*) |
| Town Fire Marshal | Site Plan review |
| RSD | Sanitary Sewer System Connection approval |
| RWD | Water Supply System Connection approval |
| SCDHS | Sanitary Sewer System review |
| | Water Supply System review |
| SCPC* | Referral |
| NYS GOSR/HCR* | Concurrence memo |

* SCDPW-Suffolk County Department of Public Works; SCPC-Suffolk County Planning Commission; GOSR/HCR-Governor's Office of Storm Recovery/Homes and Community Renewal.

# SECTION 2.0

# ENVIRONMENTAL RESOURCES

# 2.0 ENVIRONMENTAL RESOURCES

## 2.1 Land Use, Zoning, and Plans

### 2.1.1 Existing Conditions

Land Use

**Figure 2-1** depicts the land use categories of properties adjacent to the project site, as well as of sites in the immediate vicinity of the project site. As can be seen, the land use categories of the site are presently "Commercial" and "Residential" in nature, as both structures are predominantly commercial buildings (though the northerly structure, at 221 East Main Street is presently vacant), and the 31 McDermott Avenue building has a single apartment. The following table describes the land uses of the properties abutting the site and in the vicinity:

| Direction | Abutting Properties | In the Vicinity |
|---|---|---|
| to the north | Commercial, Institutional, Residential | Residential |
| to the east | Commercial, Residential, Public Parking | Commercial, Residential, Recreation |
| to the south | Public Open Space, Public Parking | Public Open Space, Vacant |
| to the west | Vacant (former Commercial), Public Parking | Public Open Space, Commercial |

The pattern of land uses near the site is dominated by the Commercial uses of properties fronting on both sides of East Main Street to both the east and west of the site, though the two sites opposite the subject property (on the north side of East Main Street) are Institutional (the Riverhead United Methodist Church) and Residential uses. In the area between East Main Street and the Peconic River, the intensity of the land use categories decreases in a southerly direction, to include first Residential uses, then Recreation (the Long Island Aquarium), and Public Open Spaces (e.g., Peconic Riverfront Park and the East End Arts Park).

Zoning

**Figure 2-2** depicts the zoning designations of properties adjacent to the project site, as well as of sites in the immediate vicinity of the project site. As can be seen, the site is zoned DC-1, which is the zoning category that the Town Board had determined appropriate for the site and vicinity as an outcome of the EMSURP *(see below)*. The following table identifies the zoning classifications of the properties abutting the site and in the vicinity:

| Direction | Abutting Properties | In the Vicinity |
|---|---|---|
| to the north | DC-1 | DC-4, DC-5 |
| to the east | DC-1 | DC-1, DC-2, DC-3, DC-4 |
| to the south | DC-2 | DC-2 |
| to the west | DC-1 | DC-1, DC-2, DC-3 |

Generally, the zoning pattern in the area reflects the recommendations of the EMSURP that was adopted by the Town, incorporating the several types of DC districts recommended in that plan *(see below)*. Zoning near the subject site is dominated by the DC-1 district, which is the district assigned to all properties along both sides of East Main Street, in support of the Commercial uses

that line this corridor. It is noteworthy that the DC-1 district (as intended by the Town) also allows for the Residential uses that continue to be found in this area as well. The DC-2 district occupies the northern bank of the Peconic River to both the east and west of the site, to provide for Peconic Riverfront Park.

Land Use Plans

*Town Comprehensive Plan (November 2003)* - The following description of the genesis, reasons for, and preparation of Town Comprehensive Plan has been taken from that document.

**1. INTRODUCTION**

Riverhead is a community rich in natural, historic, and scenic resources that is experiencing powerful forces of change. Riverhead continues to be the most important agricultural community in Suffolk County and one of the most important in the State. Riverhead's unique landscape also includes waterfront areas on the Great Peconic Bay, Flanders Bay, and Long Island Sound; portions of the Central Pine Barrens and the scenic Peconic River; and distinctive bluffs and woodlands along the Sound. The Town has an historic Main Street and hamlet centers, like Jamesport and Aquebogue.

With change, there are both opportunities and risks. Enterprise Park at Calverton promises to attract new businesses and jobs. Increasing tourism is drawing more visitors into downtown, Jamesport hamlet, and the wine country, where they spend money on overnight accommodations, cultural events and attractions, meals, and specialty items like antiques and crafts. Retailers along Route 58 are drawing shoppers from the entire East End, as well as in the western part of Suffolk County.

At the same, local residents know the downsides of growth all too well: disappearing open space, increasing threats to natural resources, worsening traffic congestion, overburdened community facilities, proliferation of unattractive sprawl and strip development, and worst of all, a diminishment of the Town's unique countryside character that attracted so many residents in the first place.

Recognizing these opportunities and pressures, the Town Board, with the assistance of the Planning Board, embarked upon the preparation of this Comprehensive Plan in the late 1990s. Early on, the Town established a goal to develop a plan that fully takes into account the concerns of the community and strives for fair, balanced solutions to complex problems. Working with local consultants, the Town coupled extensive research and field work with a multifaceted community outreach process.

**1.2 Contents of the Comprehensive Plan**

The Comprehensive Plan is composed of eleven different elements, each dealing with a distinct topical area of the community. Each element contains goals and recommendations specific to that topic area. The Proposed Land Use Plan weaves together those goals and recommendations into a single, coherent plan for development and conservation, providing a snapshot of what the Town would be expected to look like in the future. The elements of the plan are organized as follows:

- Chapter 2: Land Use Element
- Chapter 3: Agriculture Element
- Chapter 4: Natural Resources Conservation Element
- Chapter 5: Scenic and Historic Resources Preservation Element
- Chapter 6: Business Districts Element
- Chapter 7: Economic Development Element
- Chapter 8: Housing Element
- Chapter 9: Transportation Element

- Chapter 10: Utility Service Element
- Chapter 11: Parks and Recreation Element
- Chapter 12: Community Facilities Element

Goals and recommendations to implement each of the eleven above-named plan elements were prepared for and included in the Town Comprehensive Plan. The nine elements pertinent to the project (the agricultural and community facilities elements are not relevant to the project) are presented in **Section 2.1.2** below, and are followed by brief discussions as to the project's conformance to each.

*East Main Street Urban Renewal Plan Update (2008)* - The following description of the genesis, reasons for, and preparation of the EMSURP Update has been taken from that document (see also **Appendix B-5**).

## A. INTRODUCTION

In 1993, the Town of Riverhead Community Development Agency (CDA) prepared the *East Main Street Urban Renewal Plan* (1993 Plan). The impetus for the CDA, acting as the Town's urban renewal agency, to prepare the 1993 Plan was to propose redevelopment of certain areas of the downtown that were blighted and deteriorated and where numerous structures had been vacant or underutilized for an extended period of time. Historically, the East Main Street Urban Renewal Area (EMSURA) served as a commercial downtown center for Riverhead residents. The decline of this area, as stated in the 1993 Plan, was a direct result of the development of larger commercial centers, such as shopping malls and large single-use retail stores that are situated along Suffolk County Route 58.

Since the adoption of the 1993 Plan, the Town has introduced various programs and improvements to the downtown area in conformance with the recommendations of the plan. Some of these improvements include the development of new and attractive structures, elimination of blighted buildings, and several land use and zoning changes, including the development of the waterfront park. Notwithstanding these improvements, the area continues to be plagued with blight and vacancy as a result of the decline of commercial retail uses, and therefore, further redevelopment should be encouraged. However, since 1993, there have been several land use and public policy changes within the EMSURA that impact the character and intent of the EMSURA. Such changes include the development of a key commercial anchor— Atlantis Marine World Aquarium; the adoption of several planning documents, including the *Town of Riverhead 2003 Comprehensive Plan* (2003 Comprehensive Plan); and a change in the zoning within the EMSURA from Business D District to the Downtown Center 1: Main Street (DC-1) and Downtown Center 2: Waterfront (DC-2) Districts. Further, changes in the Town's socioeconomic environment and commercial and retail development patterns also affected the land use pattern within the EMSURA. These changes, combined with the Town's intent to continue revitalization of the EMSURA, warrant an update to the 1993 Plan.

The intent of this East Main Street Urban Renewal Plan Update 2008 (2008 Update) is to assess the present day issues and conditions within the EMSURA and make recommendations that are consistent with the Town's current planning goals and objectives. Further, this 2008 Update will serve as the future roadmap to continued urban renewal and economic revitalization, lead and coordinated by the CDA.

This 2008 Update has been written in full compliance with the General Municipal Law Article 15: Urban Renewal Law.

**EAST MAIN STREET URBAN RENEWAL AREA**
The EMSURA is located in the south-central portion of the Town of Riverhead, Suffolk County, New York. The total land area, including roadways, within the EMSURA boundary is approximately 41 acres and includes 90 separate Suffolk County Tax Map parcels. More than 98 percent of the land within the EMSURA is developed or in active use, including parking, and the remaining 2 percent is undeveloped.

The EMSURA is bounded on the north by East Second Street, on the east by land adjacent to the eastern property boundary of the Treasure Cove Resort and Marina, on the south by the Peconic River, and on the west by Peconic and Roanoke Avenues.

**RECOMMENDATIONS AND STATEMENT OF PROPOSED LAND USES**
It is the intent of this 2008 Update to encourage land uses that are consistent with the policies set forth in the 2003 Comprehensive Plan Update, the Town's zoning ordinance, and the *Revitalization Strategy for Downtown Riverhead*. The recommendations made in this update are intended to promote a mix of uses that foster a balance between residential, commercial, cultural, and tourist accommodations; reduce vacancy and blight; provide connectivity within the EMSURA; and incorporate the natural amenities of the area, including the waterfront.

A total of 60 recommendations to implement the EMSURP elements were prepared, of which eleven are pertinent the proposed project. These are presented in **Section 2.1.2** below, with a brief discussion of the project's conformance to each.

### 2.1.2 Anticipated Impacts

Land Use
As the site is presently considered to be Commercial and Residential land use, and the proposed project is also commercial and residential in nature, there would be no significant change in the land use category of the site, or to the pattern of land uses in the area. The amount of residential development in the vicinity would be increased by the proposed project, and that the amount of commercial space in that same area would be increased as well. However, since these uses characterize the hamlet downtown area, and these uses conform to the area's zoning and the recommendations of the pertinent plans, neither of these increases would represent a significant adverse impact on land use.

Zoning
As the proposed project does not involve a change of zone of the site, there will be no impact on the pattern of zoning in the vicinity.

**Table 2-1** lists the various building bulk and setback requirements of the DC-1 zoning district, along with the pertinent quantity of the proposed project. As can be seen, the proposed project will conform to nearly all the applicable requirements of the DC-1 district, with two exceptions: the floor area of the studio apartment units, and the maximum allowed lot coverage for a site served by sewers. Special permits from the Town Board will be required for these two items.

**Table 2-1**
**CONFORMANCE TO BULK, HEIGHT & SETBACK REQUIREMENTS**
DC-1 Zoning District

| Parameter | Required | Provided |
|---|---|---|
| *Town Zoning Code Section 301-142* | | |
| Lot Area, Minimum (SF) | 5,000 | 37,167 |
| Lot Width at Front Street, Minimum (feet) | 50 | 382 |
| Building Lot Coverage, Maximum with Sewer (%) | 80 | 93.0* |
| Impervious Surfaces, Maximum (%) | 100 | 100 |
| Building Height, Maximum (feet) | 60 | 60 |
| Floor Area Ratio, Maximum with Sewer | 4.00 | 3.4 |
| Front Yard Depth, Minimum (feet) | 0 | 0 |
| Side Yard Width, Minimum, Corner Lot (feet) | 0 | 0 |
| Side Yard Depth, Minimum, Combined (feet) | 0 | 0 |
| Rear Yard Depth, Minimum (feet) | 0 | 0 |
| *Town Zoning Code Section 301-141* | | |
| Permitted Use: | --- | --- |
| Retail Store (Max., SF) | 10,000 | 1,429 |
| Restaurant | allowed | Complies |
| Studio Apartment (Min. to Max., SF) | 300-450 | 450-522* |
| *Town Zoning Code Section 301-231* | | |
| Off Street Parking | n/a | n/a |

* Special permit required from the Town Board.

The special permit for the size of the studio units is necessary to provide the type of unit that the applicant has determined would be appropriate to the meet the market demand for such units; smaller studio units meeting the Town Code standard would not be as marketable or attractive to potential occupants as the units of the sizes proposed.

The special permit needed for the exceedance of 80% of the site to be covered by the structure is the result of the Town's request that the project provide some amount of on-site parking. It is noteworthy that on-site parking is not required for development in the DC-1 zoning district; nevertheless, the Applicant has agreed to satisfy this request. Alternatively, the Applicant could provide on-site parking and meet the allowed maximum site coverage by: reducing the number of residences, by making the residences smaller in size, by reducing the ground floor commercial spaces, or by a combination of these measures (the proposed building could not be made taller, as it is already at the maximum height allowed). However, the Applicant indicates that such reductions would not be acceptable based on commercial and residential market considerations. The project, as proposed, reflects the Applicant's effort to balance the need to produce a structure having a substantial number of rental apartments (as sought by the Town for the DC-1 zoning district), each having a floor area of sufficient size to attract qualified tenants, as well as ground floor commercial spaces that are both appropriate for the downtown hamlet area and would support the Town's goals for the area. Because of this balancing and responding to the Town's request for on-site parking, it is necessary that the Town Code maximum allowed site coverage be exceeded.

Riverhead seeks residential occupancy for revitalization and a healthy downtown environment. Similarly, ground floor retail adds to the vibrancy to the downtown setting. The applicant has significant experience in designing successful projects with full occupancy. The economic feasibility of a project is critical to its success. Reducing unit sizes/numbers, and/or reducing commercial use would not be advisable if the project is to be successful and meet the goals of the applicant and the Town of Riverhead to achieve the revitalization envisioned in the various Town land use plans.

**Table 2-2** lists the Town Code standards under which the Town Board will review each of the two special permits requested, to determine whether these standards have been met and the special permits can justifiably be approved and issued.

Land Use Plans

*Town Comprehensive Plan (November 2003)* - The plan recommended that the subject site be developed with uses conforming to the DC zoning district (see **Figure 2-3a**). Following are brief discussions as to whether and how the project conforms to the goals and recommendations of each of the nine Town Comprehensive Plan elements pertinent to the proposed project.

**Land Use Element**

Riverhead is already one of the most dynamic and exciting places on Long Island, and in the future, it will become a preeminent center for tourism, agriculture, business, shopping, recreation, and living on the East End. As in recent years, the Town will continue to experience growth and change in coming years. Economic development and environmental conservation should be balanced; to not only sustain expansion of Riverhead's strong economic base, but also promote livable communities, preserve farmland and agricultural activity, and protect Riverhead's natural, historic, and scenic resources.

*The proposed project is intended to benefit from and contribute to the expansion and continued enhancement of downtown Riverhead. The project conforms to the mixed-use nature designated for the site by the Town Comprehensive Plan (as well as to the recommendations of the EMSURP; see below), in that it will provide for high-quality ground floor retail space and restaurant spaces (of which one would overlook the Peconic River corridor and Peconic Riverfront Park to the south). The proposed building will be designed to enhance the aesthetics of the area, by being built with an architectural styling that complements that of its surroundings. By incorporating a significant number of rental apartments designated for the targeted households, the project would enhance the vitality and activity of the neighborhood. Inclusion of a restaurant overlooking the river would tend to enhance public appreciation and use of the Peconic Riverfront Park that lines the north bank of this natural feature.*

**Natural Resources Conservation Element**

The natural resources present in Riverhead today - including stream corridors and wetlands, the Central Pine Barrens region, and the aquifer that provides high quality water to the Town - are integral to Riverhead's long-term health, safety, and well-being, as well as its identity and economic vitality. As such, the ecological integrity of Riverhead's natural resources must be maintained and protected.

*While the project site has no natural features or resources to protect, the proposed project will nonetheless help to preserve and enhance the natural features proximate to the site; specifically, of the Peconic River and its northern bank to the south. This will be accomplished by including a*

**Table 2-2**
**CONFORMANCE TO SPECIAL PERMIT STANDARDS**

| Standard | Building Lot Coverage Special Permit | Studio Unit Size Special Permit |
|---|---|---|
| §301-312 The Town Board and the Planning Board may consider, among other matters or factors which either Board may deem material, that: | | |
| A. The site is particularly suitable for the location of such use in the community. | The project site is well-suited for the proposed mixed-use (i.e., upper-floor residential and ground floor commercial spaces) project, as such uses dominate the Riverhead hamlet downtown area, and reflect the goals of established Town zoning and planning efforts specified for this area. | |
| B. The plot area is sufficient, appropriate and adequate for the use and the reasonably anticipated operation and expansion thereof. | The project site is adequately-sized to accommodate the proposed project. | |
| C. The characteristics of the proposed use are not such that its proposed location would be unsuitably near to a church, school, theater, recreational area or other place of public assembly. | The project site is located opposite both a church (to the north) and a public recreation area (to the south). However, the nature and magnitude of the project are such that neither of these public resources would be significantly or adversely impacted if the special permit were to be approved., and would in fact be enhanced by the types of development proposed. | |
| D. Access facilities are adequate for the estimated traffic from public streets and sidewalks, so as to assure the public in relation to the general character of the neighborhood and other existing or permitted uses within it, and to avoid traffic congestion; and further that vehicular entrances and exits shall be clearly visible from the street and not be within 75 feet of the intersection of street lines at a street intersection except under unusual circumstances. | The project has been designed and engineered to conform to all applicable Town standards for vehicle access. In this way, safe and proper roadway operations would be assured. The project site is located in the Riverhead hamlet downtown area, and so his provided with sidewalks along its northern and eastern boundaries. | |
| E. All proposed curb cuts and street intersections have been approved by the street or highway agency which has jurisdiction. | The project has been designed and engineered to conform to all applicable Town standards for vehicle access, which design will be subject to detailed review by Town engineering staff during the site plan application review process, ensuring safe and proper roadway operations. | |
| F. Adequate provisions have been made for emergency conditions. | The project has been designed and engineered to conform to all applicable Town standards for emergency vehicle access, as well as for operations related to emergency conditions. Further, the project's design will be reviewed and be subject to the approval of qualified Town planning and engineering staff, as well as by the Riverhead Fire Department and Riverhead Fire Marshall prior to the issuance of building permits. | |
| G. There are off-street parking and truck loading spaces at least in the number required by the provisions of this chapter, but in any case, an adequate number for the anticipated number of occupants, both employees and patrons or visitors; and further, that the layout of the spaces and driveways are convenient and conducive to safe operation. | It is noteworthy that the project site is within a Town-designated Parking District, wherein no on-site parking spaces would be required for a site in a DC-1 zoning district. However, at the request of the Town, the project includes a substantia number of parking spaces on-site. These will be located an at-grade parking level beneath the structure. It is expected that sufficient spaces will be available in Town parking lots nearby to satisfy any parking needs over and above that addressed by the project's on-site spaces. | |
| H. Adequate buffer yards, landscaping, walls, fences and screening are provided where necessary to protect adjacent properties and land uses. | The project has been designed and engineered to conform to all applicable Town standards for yard depths and building setbacks. No landscaping is proposed. | |
| I. Where necessary, special setback, yard, height and building area coverage requirements, or easements, rights-of-way or restrictive covenants, shall be established. | It is not expected that any special setback, yard, height, easements, rights-of-way or covenants will be necessary or applicable to the proposed project.<br><br>The project does require Town Board approval of a special permit for its lot coverage, but this exceedance (maximum 80% allowed, 91.5% requested) is due to the Town's request that the project include on-site parking. Alternatively, the Applicant could provide on-site parking and meet the allowed maximum site coverage by: reducing the number of residences, by making the residences smaller in size, by reducing the ground floor commercial spaces, or by a combination of these measures (the proposed building could not be made taller, as it is already at the maximum height allowed). However, the Applicant indicates that such reductions would not be acceptable based on commercial and residential market considerations. The project, as proposed, reflects the Applicant's effort to balance the need to produce a structure having a substantial number of rental apartments (as sought by the Town for the DC-1 zoning district), each having a floor area of sufficient size to attract qualified tenants, as well as ground floor commercial spaces that are both appropriate for the downtown hamlet area and would support the Town's goals for the area. As a consequence of this balancing and responding to the Town's request for on-site parking, it is necessary that the Town Code maximum allowed site coverage be exceeded.<br><br>The special permit for the floor areas exceedance of the studio units in the DC-1 district (450 SF maximum allowed; 450 to 522 SF proposed) reflects the Applicant's experience that studio units in the size range proposed better fit the studio unit market than the smaller sizes reflected in the Town Zoning Code. | |
| J. Where appropriate, a public or semipublic plaza or recreational or other public areas will be located on the property. | The project site is contiguous to an established, substantial Town open space amenity (the Peconic Riverfront Park) and is near another such amenity (the East End Arts Park). As a result, there is no substantial need for additional public space on the project site. | |
| K. Adequate provisions will be made for the collection and disposal of stormwater runoff from the site and of sanitary sewage, refuse or other waste, whether liquid, solid, gaseous or of other character. | The project will connect to the Riverhead Sewer District to treat and dispose of all wastewater generated on the site. All stormwater runoff will be retained on-site and recharged to the ground through the project's drainage system. All solid wastes will be removed and disposed of by a private carter operating under contract with the project ownership. The nature of the project is such that no hazardous, or other types of wastes, whether solid, liquid or gaseous, will be generated. | |

| | |
|---|---|
| L. Existing municipal services and facilities are adequate to provide for the needs of the proposed use. | It is anticipated that all Town facilities, services and systems that the project will utilize have capacities adequate to properly serve the site. The project represents only an incremental increase in the overall usage of these facilities, services and systems. |
| M. The use will tend to generate or accumulate dirt or refuse or tend to create any type of environmental pollution, including vibration, noise, light, electrical discharges, electromagnetism, odors, smoke or irritants, particularly where they are discernible on adjacent properties or boundary streets. | The nature of the project is such that no generation of dirt, refuse, or other type of environmental pollution are associated with its occupancy or operation. |
| N. The construction, installation or operation of the proposed use is such that there is a need for regulating the hours, days or similar aspects of its activity. | During the construction period, all such operations will conform to all applicable Town restrictions on hours of demolition and construction activities, truck-related operations and movements, debris removal, and noise and dust controls. The proposed project is residential and commercial in nature; as such, only the commercial component would be subject to Town restrictions on its hours of operation, to which it will conform. |
| O. The proposed use recognizes and provides for the further special conditions and safeguards required for particular uses as may be determined by the Town Board or the Planning Board. | The project has been designed to conform as closely as practicable to the Town Zoning Code, given the implications on its design necessitated by the Town's request for on-site parking. It does not include any uses that are expected to merit further special conditions or safeguards, but the Applicant is ready to discuss such matters with Town Board if it deems further restrictions may be warranted. |
| P. The design, layout and contours of all roads and rights-of-way encompassed within the site of the application are adequate and meet Town specifications. | The project, including its vehicle access point, has been designed and engineered to conform to all applicable Town standards. The project's design will be subject to detailed review by Town engineering staff during the site plan application review process, ensuring safe and proper roadway operations. |
| Q. Adequate provisions have been made for the collection and disposal or solid wastes, including but not limited to the screening of all containers. | The propjet will provide for the collection and storage of its solid wastes in dedicated spaces interior to the structure, until such time that these containers are emptied by a licensed private carter. |
| R. That the intensity of the proposed specially permitted use is justified in light of similar uses within the zoning district. | The land use types and associated intensities of the project match those of the Riverhead hamlet downtown area. |
| §301-314 The Town Board shall determine that: | |
| A. The use will not prevent or substantially impair either the reasonable and orderly use or the reasonable and orderly development of other properties in the neighborhood. | One of the requested special permits is necessary as a consequence of the Town's request that on-site parking, which is not required by the Town Code in the DC-1 district, be provided. Approval of the other special permit requested, to exceed the maximum allowed floor area of the studio units, would not prevent the use of any adjacent or nearby properties, or impair the value of such properties. The physical impacts of each of the two requested special permits will be limited only to the project site, and would not extend to any off-site areas. |
| B. The hazards or disadvantages to the neighborhood from the location of such use at the property are outweighed by the advantage to be gained either by the neighborhood or the Town. | Approval of either of the two special permits requested would not present any hazard or disadvantage to the neighborhood. Further, the special permit regarding site coverage exceedance is due to the Town's request that on-site parking be provided, even though it is not required for a site zoned DC-1 and in a Town Parking District. As for the other special permit (to exceed the maximum allowed flor area in a studio unit), it is the Applicant's experience that such units need to be somewhat large than those specified in the Town Zoning Code to be attractive in the current housing market. |
| C. The health, safety, welfare, comfort, convenience and order of the Town will not be adversely affected by the authorized use. | One special permit is necessary because of the Town's request that on-site parking (a feature not required by the Town Code for a site in a DC-1 zone) be provided. Approval of the other special permit requested (to exceed the maximum allowed floor area of the studio units), would not prevent the use of any adjacent or nearby properties, or impair the value of such properties. Any effects of these special permits would be limited to only the project site, so that the nature and magnitude of these special permits would not impact the safety, health, welfare, comfort, convenience or order of the Town. |
| D. Such use will be in harmony with and promote the general purposes and intent of this chapter. | The two special permits requested are necessary due the Town's request for on-site parking, and to develop studio units having a size that would be more attractive (and hence, more marketable) for potential tenants, than units having a somewhat smaller floor area. As such, these special permits, if approved by the Town Board, would provide a project that would be more harmonious and beneficial to the Riverhead hamlet downtown area than a similar project that does not have these features. |

*quality restaurant overlooking the river, which would tend to increase public and patron appreciation of the scenic and natural qualities of the river corridor, as well as of public use of the Peconic Riverfront Park and boardwalk.*

**Scenic and Historic Preservation Element**
Riverhead has a distinctive scenic and historic character, comprised of farmland, open space, historic hamlet centers (including downtown Riverhead), historic structures and sites, and unique natural resource areas such as the Pine Barrens. Because these resources play a key role in maintaining Riverhead as a desirable tourist destination and as an attractive place to live and work, these resources should be protected and carried forward into the Town's future, as development continues to occur.
*The proposed mixed-use building will be designed with an architectural styling that complements and enhances the built and aesthetic environment of the downtown commercial corridor, and thereby enhances the character of this community.*

**Business Districts Element**
Commercial retail development should be well planned on a site basis instead of sprawled along Riverhead's roads. Downtown and hamlet centers should be promoted as centers for specialty shopping and civic life, building on their historic and pedestrian character. Route 58 should absorb most of the demand for regional and destination retail uses and thus should continue to be a mainstay for generating jobs and tax revenue.
*The proposed project is well-located as both a commercial and residential development; the increased residents will add to the customer base of local businesses, and its commercial component will help draw customers to the site and to other local businesses.*

**Economic Development Element**
With the increasing popularity of the North Fork as a tourist destination, Riverhead should develop attractions that can capture a significant portion of the emerging tourist industry in general and agro-tourism in particular. At the same time, Riverhead should continue to pursue a diverse economic base by promoting office and industrial development, agriculture, retail development, and entrepreneurial and small-business activity in appropriate locations. Economic development pursuits must be balanced with the conservation policies expressed in the other sections of this plan, particularly with regard to historic, scenic, and natural resources.
*The proposed project will add to the economic base of downtown Riverhead by increasing employment and business spaces, with associated increased property tax generation and employee income.*

**Housing Element**
As development pressures continue to increase, the Town should promote the preservation and development of work force housing for senior citizens, young adults, first-time homebuyers, seasonal workers, low-income individuals and households, and special needs populations. Work force housing should be distributed throughout the Town, should be in locations accessible via transit, and should have a design and be of a quality and character that are indistinguishable from that of market-rate housing.
*The project will result in an increase in the number of quality housing units targeted for the housing market that is specifically intended by the Town Comprehensive Plan as in need of support. These units are in close and convenient proximity to public transit resources, for the use of its residents.*

**Transportation Element**
Route 25 and Route 58 should remain Riverhead's primary east-west traffic corridors, while other east-west roads are discouraged from being used as bypass routes. Road improvements throughout

Riverhead should be undertaken in a manner that is sensitive to the Town's residential neighborhoods and its historic, scenic, and natural resources. Downtown and the hamlet centers should be oriented to transit, pedestrians, and bicycles, and commercial sites through Riverhead should be accessible via bus, by bike, and on foot.
*Traffic engineering analysis indicates that the vehicle trips generated by the proposed project would not require any off-site roadway improvements. The project may help to minimize the potential increase in local roadway use because of its location in the downtown area adjacent to public transit resources. This would tend to increase potential bus and Long Island Rail Road (LIRR) ridership.*

**Utility Service Element**
Utility infrastructure is critical to the health, safety, and welfare of the community. Water, sewer, electric, natural gas, and telecommunications facilities are relied upon by residents and businesses for day-to-date activity and contribute to the Town's economic wellbeing. Utilities should continue to be expanded to meet Riverhead's growing needs. At the same time, the Town should strive to limit any potential negative impacts from new infrastructure on the natural environment or Riverhead's historic or scenic resources.
*The proposed project will not create any new utility resources, but will utilize available existing public utilities, particularly water (RWD) and wastewater treatment (RSD) services. In this way, the impacts on groundwater and surface water resources would be minimized.*

**Parks and Recreation Element**
Parks and recreational facilities provide Riverhead residents and outdoor enthusiasts regionwide with opportunities to exercise, engage in team sports, and to access and experience the natural environment. Parks also provide balance to the built-up areas of the Town, adding to the visual character and quality of life in the community and enhancing property values. The Town should expand and improve parks in all parts of Riverhead and should establish a greenway system that links these parks together.
*The proposed project will indirectly help to increase public use and enjoyment of the Peconic River and Peconic Riverfront Park along its northern bank south of the site, by incorporating a restaurant that overlooks this area. This would tend to increase public awareness of this natural and scenic resource.*

*East Main Street Urban Renewal Plan Update (2008)* - The EMSURP recommended that the subject site be developed with ground floor shops and a central surface shared parking lot (see **Figure 2-3b**). Following are brief discussions as to whether and how the proposed project conforms to each of the eleven EMSURP recommendations pertinent to the proposed project.

1. Fill and redevelop existing vacancies with uses permitted under current zoning regulations. As applications for site plans, building permits, or certificates of occupancy for structure or uses are submitted, the CDA, consistent with Section 503(H) of the General Municipal Law, should ensure that the reuses are appropriate (e.g., uses near the waterfront should incorporate the scenic value and public space of the Peconic River and associated waterfront park as part of their overall design and use). Additionally, interaction between uses should encourage pedestrian walkability and promote shared public spaces. Buildings identified as vacant in this report should be given priority for all redevelopment projects.
   *The proposed project will eliminate an underutilized property by demolishing existing buildings (and an adjacent, occupied property), and redeveloping both sites in a cohesive way with a single new structure, under the existing DC-1 zoning code, as envisioned by the EMSURP.*

2. Deteriorated and vacant structures that pose a risk to public safety and welfare, and impede economic viability should be considered for public and/or private acquisition and redevelopment. Redevelopment of these properties should be in conformance with zoning regulations and be considered for the highest and best use. Buildings identified as deteriorated in this report should be given priority for redevelopment projects.
   *The existing vacant commercial structure at 221 East Main Street will be demolished by the proposed project, and will be replaced by a new structure architecturally designed to complement its surroundings.*

4. Preserve and maintain buildings, sites, and structures of historical, cultural, or architectural interest. New development and uses should be cognizant of historic structures and other significant cultural buildings.
   *The new structure will be designed with an architectural styling that complements the character of the structures in the adjacent portion of the East Main Street commercial corridor.*

6. Strengthen the tax base while promoting the integration of commercial and residential uses through development of multi-family residential units with ground floor commercial uses; providing a mix of uses that tie the residential and cultural components of the EMSURA, and encouraging meeting and gathering places to accommodate tourists and residents.
   *The proposed project, in conformance with the EMSURP and Town Comprehensive Plan, as well as with its DC-1 zoning, incorporates both commercial (i.e., retail and restaurant) spaces as well as a significant number of rental apartments.*

7. Provide multi-family residential developments that accommodate a mix of incomes. This could be accomplished through an incentive zoning program for affordable housing within multi-family developments.
   *The proposed project includes a substantial number of rental apartment units for occupancy by qualified households with average incomes between 60% and 130% of the AMI.*

11. Maintenance and enlargement of public space along the river corridor, south of East Main Street by reducing land dedicated to parking, should be considered a high priority; and the Town should seek public/private partnerships to make improvements and maintain view sheds. Further, development other than public open space should be discouraged within this area to eliminate a conflict of use.
    *While the project would not directly affect any open spaces, the restaurant uses proposed would tend to benefit the open spaces along the Peconic River, by providing scenic overlooks of the river corridor for the restaurant patrons and site's residents, which would reinforce public appreciation of this valuable public open space resource.*

13. Although current zoning permits a building height of no more than 60 feet or five stories, future development should consider the character of existing structures in conformance with existing heights on a block by block basis. Specifically, the buildings located on the east side of McDermott Avenue do no exceed two stories while buildings west of McDermott Avenue reach three stories in height. Future development should consider these existing building heights. Waterfront vistas or views from buildings on the north side of East Main Street should also be maintained and, where possible, enhanced by ensuring that building heights on the south side are restricted and do not block access or prohibit these views.
    *The proposed new mixed-use structure will be 5 stories in height, or up to about 60 feet in height. This does not completely comport with the considerations noted above; however, the proposed building does conform to zoning in terms of height/stories. Considering the rather restricted size*

*of the property, a building of this height is necessary to provide the number of apartments in four levels above the required ground floor commercial spaces. It is noteworthy that the north-south orientation of the property (and therefore, of the building) is such that views for observers to the north would be restricted to the lowest degree practicable; these observers will view the new structure narrow edge-on, which would present the lowest degree of obscuration possible.*

16. Encourage maritime uses, including retail, restaurants, boat and canoe rentals, and commercial use of the Peconic River, in the portion of the EMSURA that is west of Atlantis Marine World Aquarium. This block could also include workforce housing for employees of maritime trade and a museum dedicated to the history of the waterfront.
    *In conformance with this element, the proposed project includes a restaurant that overlooks the Peconic River and the Peconic Riverfront Park as an amenity for diners, as well as a substantial number of rental apartments targeted for such households.*

40. Revise the Code of the Town of Riverhead and/or to the Parking District guidelines to require that any development with a residential component of more than four units provide parking for those units on-site at a rate of at least one parking space per unit. Commercial components of mixed-use developments could be accommodated in the Town-owned parking provided by the Parking District.
    *The proposed project includes 58 parking spaces in a ground floor parking level beneath the building, and has several public parking lots nearby. The project conforms to the Town Code parking requirement for the DC-1 zoning district.*

50. Encourage private developers to provide incentives for patrons and employees to use public transportation to travel to and from the EMSURA. Movie and hotel discounts, free or discounted merchandise, shuttle service between the EMSURA and the LIRR station should be considered.
    *While the proposed project does not include any such incentives or shuttle services, the applicant is willing to consider entering any such program for the overall EMSURA.*

54. Garbage and other waste materials should be completely contained within the container. No accumulation of garbage or waste materials should be permitted outside the confines of the container, and garbage should not accumulate so that the container cover cannot be firmly closed as to prevent animals from gaining access to the container.
    *The applicant expects to provide a space interior to the building where all solid waste is gathered and stored to await removal and disposal by a licensed carter operation under contract.*

### 2.1.3 Proposed Mitigation

- As no adverse impacts with respect to land use are anticipated, no additional mitigation measures with respect land uses are necessary or proposed.
- While the project will not conform to all the bulk requirements of the DC-1 zoning district (thereby necessitating two special permits), analysis indicates that neither of these special permits, if approved, would adversely impact the area, or set an unacceptable precedent for future development on other sites. These special permits are needed to enable the project to move forward with as little potential for adverse effect regarding zoning as practicable. Thus, no additional mitigation with respect to zoning is necessary or proposed.

- The proposed project has been designed to conform to all applicable recommendations of both the Town Comprehensive Plan and the EMSURP as practicable. Thus, no additional mitigation in this regard is necessary or proposed.

## 2.2 Community Services

**Figure 2-4** shows the locations of the public schools in the neighborhood, **Figure 2-5** is a map depicting the location of public safety and security-related services, **Figure 2-6** depicts water supply services in the area, **Figure 2-7** shows the locations of the public wastewater treatment and stormwater systems in the vicinity, **Figure 2-8** shows the locations of nearby park and recreational sites, and **Figure 2-9** shows the presence and local route of the public transportation services in the area.

For this application, letters were sent to the community service providers, soliciting information on services available and currently provided, as well as provider input regarding concerns that the proposed project may adversely affect each service provider's ability to provide services, whether extensions of services would be necessary to provide services, and whether the ability to maintain existing service levels would be impaired. **Appendix C** contains these letters, with the service provider response letters, if received.

### 2.2.1 Existing Conditions

The property taxes currently generated by the project site are distributed among the various community service providers discussed herein. It is expected that these service allocations help to offset at least a portion of any costs experienced by each service provider made necessary by the existing development on the project site.

<u>Public Schools</u>
The project site is within the Riverhead CSD. According to the district's website (www.riverhead.net), there are four schools serving Kindergarten through 4th Grade (the Roanoke Avenue, Riley Avenue, Phillips Avenue and Aquebogue Elementary schools), one school for 5th and 6th Grades (Pulaski Street), one school for 7th and 8th Grades (Riverhead Middle School), and one high school (Riverhead High School). For the 2016-2017 school year, the district has a total of about 5,400 students, as follows:

Roanoke Avenue Elementary School – 400
Riley Avenue Elementary School – 600 (est.)
Phillips Avenue Elementary School – 550 (est.)
Aquebogue Elementary School – 450
Pulaski Street School – 800
Riverhead Middle School – 800
Riverhead High School – 1,800

As the site is currently occupied by a vacant store, several occupied stores, and one small apartment, it is not expected that the site currently has any school-age residents, and so generates no impacts on either school district enrollments or expenditures.

Police Protection

The subject site is served by the Riverhead Police Department, whose headquarters is located at 210 Howell Avenue. The current Chief of the department is David J. Hegermiller, and the Department's webpage is: www.townofriverheadny.gov/.

Considering the site's current nature and occupancy, it is not expected that it represents any significant impacts on the patrol responsibilities of the Riverhead Police Department in terms of site security/oversight.

Fire Protection and Ambulance Services

*Fire Protection* - The subject site is served by the Riverhead Volunteer Fire Department, whose website is www.riverheadfire.org. The Department has its Headquarters at 540 Roanoke Avenue, in Riverhead, and has three additional facilities, on Hamilton Avenue (Station 1), Hubbard Avenue (Station 2), and Twomey Avenue (Station 3, in Calverton). The Department is served by a total of about 175 personnel, distributed as follows:

- Red Bird Hook & Ladder Company 1 (25 personnel assigned)
- Fire Police Patrol Company 1 (27 personnel assigned)
- Reliable Hose & Engine Company 1 (30 personnel assigned)
- Washington Engine Company 2 (32 personnel assigned)
- Ever-Ready Engine Company 3 (27 personnel assigned)
- Eagle Hose Company 4 (33 personnel assigned)

*Ambulance Services* – The subject site is served with emergency medical services by the Riverhead Volunteer Ambulance Corps, Inc., located at 1111 Osborn Avenue, in Riverhead. As indicated on its website (www.riverheadvac.com), the Corps has four ambulances and three Responder vehicles.

Public Water Supply

The project site is within the RWD and so is served with potable water by that entity. As shown in the **Topographical Survey**, the RWD has a main beneath East Main Street, off which distribution lines run southerly beneath McDermott Avenue. Based on information provided in the District's *"Water News"* for Spring 2016, the RWD pumped a total of about 252.25 million gallons of water in 2015, for an average of 691,100 gpd.

Based on the uses and yields of the structure at 31 McDermott Avenue, it is estimated that that building currently consumes 444 gpd of potable water; as the 221 East Main Street building is presently vacant, it consumes no potable water is supplied to or consumed in it. Thus, the project site presently accounts for 0.06% of the RWD's average daily water pumpage.

Sanitary Wastewater Treatment and Disposal
The site and area are within the RSD, and so are connected to the sanitary sewer system that conveys all wastewater generated in the district to the STP on River Road, to the east. The **Topographical Survey** shows that there is a sanitary sewer main beneath McDermott Avenue, as well as an east-west main that passes beneath the project site to the sewage pump station just east of the site.

According to information provided by the RSD superintendent (Mr. Mike Reichel, PE) during a telephone conversation on November 22, 2016, the STP has a permitted capacity of 1.5 million gpd, and currently treats an average of 1.0 million gpd of wastewater.

It is assumed that the 444 gpd of water consumed at the subject site is presently conveyed as wastewater to the RSD's STP via the Town sanitary sewer system. Thus, the project site presently accounts for 0.044% of the STP's daily influent.

Energy Suppliers
*Electricity* - PSE&G provides electricity in the area and to each of the two buildings that occupy the site, though only the 31 McDermott Avenue building presently consumes electricity (the 221 East Main Street structure is vacant).

*Natural Gas* - National Grid provides natural gas in the area, via individual connections from its subsurface distribution system. The **Topographical Survey** indicates that there is a gas line beneath East Main Street, which connects to distribution lines beneath McDermott Avenue to serve the subject property.

Recreational Facilities
There are several public parks and other recreational sites in proximity to the publicly-owned open space (the Peconic Riverfront Park, along the south side of Heidi Behr Way) near the project site.

### 2.2.2 Anticipated Impacts

With respect to the community services discussed herein, it is expected that the project, when it is completed, occupied and fully operational, will participate in a PILOT (payment in lieu of taxes) program, which would increase public revenues generated by the site. This increase will be distributed among the various community services, which would help to offset at least a portion of any increased costs to provide services to the project site.

Public Schools
It is projected that 14 school-aged children will reside at the proposed project. This will have the effect of incrementally increasing not only the enrollment of the Riverhead CSD, but of incrementally increasing its expenditures as well.

Police Protection
It is expected that the project will result in an increased potential for need of Riverhead Police Department emergency services, due to the increased development and human presence on the property.

Fire Protection and Ambulance Services
It is expected that the project will result in an increased potential for need of the emergency services of both the Riverhead Volunteer Fire Department and the Riverhead Volunteer Ambulance Corps, Inc.

Public Water Supply
As shown in **Table 1-5**, it is expected that the proposed project will consume a total of 40,273 gpd of potable water, to be supplied by the RWD. This increase in demand would represent 5.83 % of the average daily pumpage of the RWD. The proposed project is not anticipated to impact the ability of the RWD to serve the subject site and existing customers. Each apartment will be equipped with software that monitors for leaks or water wastage

The project's design will be subject to detailed engineering review by the RWD as part of the Town's site plan review process, at which time final arrangements for infrastructure improvements will be made.

Sanitary Wastewater Treatment and Disposal
It is assumed that all 40,273 gpd of water supplied to the project site will leave the site daily as wastewater, to be conveyed via the Town's sewer district network to the STP on River Road. As this facility currently treats an average of about 1.0 million gpd, the proposed project would represent a 4.03% increase in loading at this facility. This STP has a permitted capacity of 1.5 million gpd, so that it has about 500,000 gpd of unfilled capacity; the proposed project represents an 8.05% reduction in the amount of available treatment capacity of this facility.

Energy Suppliers
It is expected that PSE&G and National Grid can and will serve the proposed project with electrical and natural gas services, respectively. Generally, PSE&G and National Grid provide services per their filed tariff and schedules in effect at the time service is required. As the project will remove both buildings presently on the site, the existing service connections will also be removed, to be replaced with new service connections; it is expected that the existing distribution system immediately upstream of these new connections will not need to be replaced or supplemented to service the project.

Recreational Facilities
The proposed project will not encroach into or otherwise adversely impact any of the existing park or recreational facilities in the vicinity. The proposed project would increase the number of potential patrons of local and regional park and recreation sites, but this impact would be incremental in nature and is not expected to significantly impact the use of any of these sites, in consideration of the following:

- there are a substantial number of such facilities to choose from. This would tend to distribute these visits broadly and conversely reduce the number of these visits (and their associated impacts) at any one park/recreational site.
- the number of site residents is small in comparison to the number of local and regional residents, so that any increase in park/recreational site patronization attributed to the proposed project would be small as well.

### 2.2.3 Proposed Mitigation

- It is expected that the proposed project will increase the need for and usage of those community facilities and services pertinent to commercial and residential spaces, and, hence the costs that such services will expend. However, the expected increase in taxes generated by the site will help to offset at least portions of the increased needs for and costs of community services.
- The Riverhead CSD will benefit from an increase in annual school tax revenue as compared to the amount of school taxes generated by the site in its current condition. This increased revenue will assist in offsetting some of the increased district expenditures necessitated by the expected 14 new students generated by the project.
- The proposed project will increase the potential need for emergency security services of the Riverhead Police Department. However, to mitigate this potential increase in calls, the proposed building and parking level will be equipped with security lighting and emergency alarms.
- The proposed project will increase the potential need for emergency security services of the Riverhead Volunteer Fire Department and the Riverhead Volunteer Ambulance Corps, Inc. However, to mitigate these potential increases in calls, the proposed building and parking level will be equipped with fire and smoke alarms, emergency lighting systems, and sprinklers, as required by NYS Fire and Building Codes. These features will increase the level of safety from fires and minimize the potential for use of ambulance services.
- Pertinent input from the Riverhead Volunteer Fire Department will be solicited throughout the site plan application process to ensure that the site layout and the building are designed to provide adequate provisions for emergency vehicle access and adequate hydrant and standpipe locations.
- The project will increase the consumption of water on-site. In compensation for this increase in demand, water-conserving plumbing fixtures and mechanical systems will be utilized in construction, which will further minimize the volume of water required from the public water supply.
- Each apartment will be equipped with software that monitors for leaks or water wastage.
- While the project will increase the consumption of energy resources, it is anticipated that sustainable energy-conserving measures, including energy-saving wall insulations, triple-glazed windows and energy efficient mechanical systems will be utilized, thereby mitigating the anticipated increase in energy consumption.

## 2.3 Transportation

### 2.3.1 Existing Conditions

A Traffic Impact Study (TIS) was prepared for the proposed project by N&P, LLP in December 2106 (see **Appendix D**). The following description of the existing traffic-related resources of the subject site and the current operating characteristics of the local intersections has been taken from that study.

Purpose of Report

This report summarizes the results of a detailed investigation of the traffic impacts of the proposed project by reviewing the area's existing roadway characteristics and traffic conditions, estimating the vehicular volume and pattern that the development will generate during peak hours, and analyzing the effect of the additional volume on the surrounding roadway network. **Figure 2-10** shows the study area and the intersections evaluated.

Study Methodology

The study assesses the traffic and parking impacts associated with the proposed project and identifies mitigation measures if necessary. In executing the scope of work, the following steps were undertaken:

- A detailed field inspection was conducted to obtain an inventory of existing roadway geometry, location/geometry of existing driveways and intersections along with signing and pavement markings.
- At the request of the Town of Riverhead Planning Department, turning movement counts were conducted at the intersections of East Main Street at Peconic Avenue, East Main Street and Roanoke Avenue and East Main Street at McDermott Avenue/Maple Avenue during the weekday AM (7-9AM), PM (4-6PM) and Saturday midday (10AM-2PM) peak periods on the following days:
  - Friday August 19th from 7-9AM and 4-6PM to cover a typical summer weekday
  - Saturday August 20th from 10 AM-2PM to cover the Polish Town Fair event (Special events in Riverhead).
  - Saturday August 29th from 10AM-2PM to cover a typical Summer Saturday.
- The turning movement counts were tabulated and peak hour factors computed.
- An annual growth factor, obtained from the Long Island Transportation Plan (LITP) 2000 study, was applied to the existing volumes to estimate the increase in background traffic that would occur in 2019 Build Year (Ambient Traffic Volumes).
- The Town of Riverhead Planning Department was contacted to obtain information on other planned developments that may impact traffic flow in the study area.
- Traffic volumes from the other planned projects in the study area were added to the Ambient Traffic Volumes to generate the 2019 No Build Volumes.
- Estimates of traffic that would be generated by the proposed project were prepared utilizing trip generation data published by the Institute of Transportation Engineers (ITE) publication, *Trip Generation, Ninth Edition*. The site-generated traffic volumes were assigned to the adjacent street system based upon the anticipated directional trip distribution forecasted by N&P, LLP.
- The 2019 Build Condition volumes for the proposed development were developed by adding the site generated traffic volumes to the 2019 No Build Condition volumes.
- Capacity analyses were performed at the study intersections identified above for the Existing Condition, No Build Condition and Build Condition for weekday AM, weekday PM, and Saturday midday peak hours.
- The results of the analyses for the 2019 No Build Condition and 2019 Build Condition were compared to identify any significant traffic impact associated with the proposed project.

Roadway and Traffic Conditions

Main Street (NYS 25) is an east/west NYSDOT roadway within the study area and runs through the downtown area of the Town of Riverhead. Within the study area, Main Street provides one lane per travel direction. The posted speed limit on Main Street is 30 mph within the Riverhead downtown area. Sidewalks equipped with planters and decorative street lighting are provided on both sides of

Main Street in the downtown area. Pedestrian crossings are painted across Main Street and supplemented with pedestrian crossing signs. Midblock crossings are located in front of the Suffolk Theater south of East Avenue and in front of Town Hall north of Howell Avenue.

**Table 2-3** summarizes the lane configurations and traffic controls at the study intersections.

**Table 2-3**
**INTERSECTION GEOMETRY**

| Intersection | Approach | Lane Designation* | Traffic Control |
|---|---|---|---|
| West Main Street at Peconic Avenue | EB | T-R | Traffic Signal |
| | WB | L-R | |
| | NB | L-R | |
| West Main Street at Roanoke Avenue | EB | L-T | Traffic Signal |
| | WB | L-TR | |
| | SB | R | |
| East Main Street at McDermott Avenue/Maple Avenue | EB | LTR | Traffic Signal |
| | WB | LTR | |
| | NB | LTR | |
| | SB | LTR | |
| Peconic Avenue at Parking Lot Access | WB | LR | Stop Control WB |
| | NB | TR | |
| | SB | L-T | |

* L = Left turn lane; T = through lane; R = Right turn lane

The peak hour traffic volumes depicted in Figures 3 [see **Appendix D**] were used to determine the existing capacity and level of service (LOS; see **Appendix D** for a definition of this term) of the study intersections. **Tables 2-4a and 2-4b** contain the LOS summaries for the Existing Condition for the Signalized and Unsignalized intersections evaluated, respectively.

*Main Street at Peconic Avenue/Roanoke Avenue* - The intersections of West Main Street at Peconic Avenue and East Main Street at Roanoke Avenue are approximately 55 feet apart as measured between stop lines. The distance between the two intersections provides one westbound through lane, one westbound left turn lane and a 22-foot wide eastbound lane that currently operates as a separate eastbound left turn lane and an eastbound through lane. These two left turn lanes provide storage for two cars each. These two intersections are controlled by two traffic signals operating under the same controller.

Under the Existing Condition, the eastbound West Main Street through movement at Peconic Avenue operate at LOS D, D and E during the weekday AM, PM and Saturday midday peak hour respectively. The northbound Peconic Avenue left turn movement operate at LOS F during the weekday AM, PM and Saturday midday peak hours. The rest of the traffic movements at the intersection operates at LOS C or better during the weekday AM, PM and Saturday midday peak hours. All the traffic movements at the intersection of East Main Street and Roanoke Avenue operate at LOS D or better. Overall, the intersection of West Main Street at Peconic Avenue operates at LOS C, C and D during the weekday AM, PM and Saturday midday peak hours respectively and the intersection of East Main Street at Roanoke Avenue operates at overall LOS C during the weekday AM, PM and Saturday midday peak hours.

**Table 2-4a**
**LOS SUMMARY, Existing Conditions**
Signalized Intersections

| Intersection | Approach | Movement | Weekday AM Peak Hour | | Weekday PM Peak Hour | | Saturday Midday Peak Hour | |
|---|---|---|---|---|---|---|---|---|
| | | | Delay | LOS | Delay | LOS | Delay | LOS |
| East/West Main St. at Peconic Ave. | EB | T | 40.0 | D | 42.2 | D | 70.1 | E |
| | | R | 20.3 | C | 20.7 | C | 21.2 | C |
| | WB | L | 6.8 | A | 9.1 | A | 19.1 | B |
| | | T | 2.8 | A | 2.4 | A | 2.7 | A |
| | NB | L | 98.5 | F | 95.4 | F | 94.9 | F |
| | | R | 34.0 | C | 32.6 | C | 27.7 | C |
| | | Intersection | 30.3 | C | 28.9 | C | 37.7 | D |
| East/West Main St. at Roanoke Ave. | EB | L | 20.5 | C | 31.8 | C | 37.5 | D |
| | | T | 3.3 | A | 2.7 | A | 2.7 | A |
| | WB | TR | 38.7 | D | 37.7 | D | 40.4 | D |
| | SB | R | 38.3 | D | 46.0 | D | 46.5 | D |
| | | Intersection | 21.6 | C | 26.0 | C | 25.4 | C |
| East/West Main St. at Maple/McDermott Ave. | EB | LTR | 2.5 | A | 4.3 | A | 3.9 | A |
| | WB | LTR | 2.6 | A | 5.0 | A | 3.8 | A |
| | NB | LTR | 23.3 | C | 19.6 | B | 22.0 | C |
| | SB | LTR | 18.2 | B | 43.7 | D | 33.7 | C |
| | | Intersection | 3.9 | A | 9.1 | A | 7.2 | A |

**Table 2-4b**
**LOS SUMMARY, Existing Conditions**
Unsignalized Intersection

| Intersection | Approach | Movement | Weekday AM Peak Hour | | Weekday PM Peak Hour | | Saturday Midday Peak Hour | |
|---|---|---|---|---|---|---|---|---|
| | | | Delay | LOS | Delay | LOS | Delay | LOS |
| Peconic Ave. at Parking Lot Access | WB | L | 14.3 | C | 15.8 | C | 16.6 | C |
| | | R | 12.7 | B | 13.1 | B | 14.0 | B |
| | SB | LT | 8.9 | A | 9.0 | A | 9.5 | A |

*East Main Street at McDermott Avenue/Maple Avenue* - The northbound McDermott Avenue leg and southbound Maple Avenue leg at this intersection are slightly offset from each other (approximately 20 feet) with each approach providing one lane for all traffic movements. The intersection is controlled by a two-phase traffic signal.

Under the Existing Condition, all the approach movements to this intersection operate at LOS D or better during both the weekday AM, PM and Saturday midday peak hours. Overall, the intersection of East Main Street at McDermott Ave/Maple Avenue operates at LOS A during the weekday AM, PM and Saturday midday peak hours.

*Peconic Avenue at Parking Lot Access* - The parking lot access intersects Peconic Avenue to form the Stop Controlled leg of a T-intersection. Peconic Avenue provides one lane per travel direction with a two-way left turn lane. The westbound parking lot access provides one left turn lane and one right turn lane.

Under the Existing Condition, the southbound Peconic Avenue approach operates at LOS A. The westbound Parking lot access left turn movement operates at LOS C during the weekday AM, PM and Saturday midday peak hours. The westbound right turn movement operates at LOS B during the weekday AM, PM and Saturday midday peak hours.

Parking

There is unstriped paved surface area sufficient for an estimated 55 parking spaces on the subject site, distributed as 42 unused spaces south of the vacant 221 East Main Street structure, and 13 spaces adjoining the occupied 31 McDermott Avenue building. There are also several Town parking lots in the vicinity (see **Figure 1-6),** off Heidi Behr Way to the east and west.

### 2.3.2 Anticipated Impacts

The findings of the N&P TIS dated December 2017 are summarized herein.

Trip Generation

In order to identify the impacts the proposed project will have on the adjacent street system, it is necessary to estimate the magnitude of traffic volume generated during the peak hours and to estimate the directional distribution of the site traffic when entering and exiting the subject property. The trip generation estimates for the proposed project were prepared utilizing data found under Land Use Code 220 – Apartments, Land Use Code 820-Shopping Center and Land Use Code 931 –Quality Restaurant within the Institute of Transportation Engineers' publication, *Trip Generation, Ninth Edition*. This publication sets forth trip generation data obtained by traffic counts conducted at sites throughout the country.

It should also be noted that, according to studies conducted by the Institute of Transportation Engineers (ITE), traffic associated with a retail and restaurant developments is not 100% newly generated, a significant portion of these trips will be "pass-by" traffic. It is expected that at least 40% of the peak hour trips generated by the retail and restaurant development on the site would originate from traffic already using the roadway traveling to or from another destination. No passby credit was applied to the retail portion of the project since it is only a small portion of the project. Passby credits were applied for the restaurant component of the proposed project in accordance with ITE guidelines.

The following **Table 2-5** summarizes the trip generation estimates for the proposed project.

As can be seen from **Table 2-5**, the proposed project is projected to generate 90 trips (31 entering and 59 exiting) during the weekday AM peak hour, 195 trips (121 entering and 74 exiting) during the weekday PM peak hour and 298 trips (164 entering and 134 exiting) during the Saturday midday peak hour.

**Table 2-5**
**TRIP GENERATION**
Proposed Project

| Time Period | Distribution | **Apartments** (118 units; ITE LUC 220) | **Retail** (1,430 SF; ITE LUC 820) | **Restaurant** (531 seats; ITE LUC 931) | **Totals** |
|---|---|---|---|---|---|
| Weekday AM Peak Hour | Enter | 12 | 7 | 12 | 31 |
| | Exit | 50 | 5 | 4 | 59 |
| | **Total** | **62** | **12** | **16** | **90** |
| Weekday PM Peak Hour | Enter | 54 | 17 | 50 | 121 |
| | Exit | 29 | 18 | 27 | 74 |
| | **Total** | **83** | **35** | **77** | **195** |
| Saturday Midday Peak Hour | Enter | 34 | 29 | 101 | 164 |
| | Exit | 34 | 26 | 74 | 134 |
| | **Total** | **68** | **55** | **175** | **298** |

Source: Trip Generation,9th Edition, published by ITE

Anticipated Level of Service (LOS) and Roadway Conditions
As stated previously, the intersection capacity and level-of-service (LOS) analyses were based on the procedures and guidelines presented in the *Highway Capacity Manual (2010)*, published by the *Transportation Research Board*. The Synchro Version 9 software was used to analyze the study intersections and provide a LOS measurement of the intersection operations. The six classes of LOS, ranging from LOS A (excellent) to F (worst), are defined in Appendix D [of **Appendix D**].

**Tables 2-6a and 2-6b, 2-7a and 2-7b, and 2-8a and 2-8b** illustrate the LOS summaries for the study intersections for the Weekday AM and PM Peak Hours, as well as the Saturday Midday Peak Hour, respectively.

*Main Street at Peconic Avenue/Roanoke Avenue* - In the No Build Condition, the eastbound West Main Street through movement at Peconic Avenue operates at LOS D, D and F during the weekday AM, PM and Saturday midday peak hour respectively. The northbound Peconic Avenue left turn movement operates at LOS F during the weekday AM, PM and Saturday midday peak hours. The westbound left turn movement operates at LOS F during the Saturday midday peak hour. The rest of the traffic movements at the intersection operates at LOS C or better during the weekday AM, PM and Saturday midday peak hours. All the traffic movements at the intersection of East Main Street and Roanoke Avenue operate at LOS D or better. Overall, the intersection of West Main Street at Peconic Avenue operates at LOS C, C and E during the weekday AM, PM and Saturday midday peak hours respectively and the intersection of East Main Street at Roanoke Avenue operates at overall LOS C during the weekday AM, PM and Saturday midday peak hours. After the completion of the project all the approach movements will continue to operate at No Build LOS.

**Table 2-6a**
**LOS SUMMARY, Proposed Project**
Weekday AM Peak Hour, Signalized Intersections

| Intersection | Approach | Movement | No Build Condition | | Build Condition | |
|---|---|---|---|---|---|---|
| | | | Delay | LOS | Delay | LOS |
| East/West Main St. at Peconic Ave. | EB | T | 47.1 | D | 49.0 | D |
| | | R | 24.0 | C | 25.0 | C |
| | WB | L | 17.3 | B | 20.8 | C |
| | | T | 3.1 | A | 3.1 | A |
| | NB | L | 97.3 | F | 97.3 | F |
| | | R | 29.9 | C | 28.7 | C |
| | | Intersection | 31.5 | C | 31.8 | C |
| East/West Main St. at Roanoke Ave. | EB | L | 1.4 | A | 1.4 | A |
| | | T | 3.5 | A | 3.5 | A |
| | WB | TR | 46.8 | D | 48.8 | D |
| | SB | R | 34.0 | C | 32.8 | C |
| | | Intersection | 20.8 | C | 21.7 | C |
| East/West Main St. at Maple/McDermott Ave. | EB | LTR | 5.1 | A | 6.4 | A |
| | WB | LTR | 5.3 | A | 6.7 | A |
| | NB | LTR | 35.2 | D | 43.1 | D |
| | SB | LTR | 29.8 | C | 28.8 | C |
| | | Intersection | 9.0 | A | 12.3 | B |

Notes: LOS = Level of Service, Delay = seconds/vehicle

**Table 2-6b**
**LOS SUMMARY, Proposed Project**
Weekday AM Peak Hour, Unsignalized Intersection

| Intersection | Approach | Movement | No Build Condition | | Build Condition | |
|---|---|---|---|---|---|---|
| | | | Delay | LOS | Delay | LOS |
| Peconic Ave. at Parking Lot Access | WB | L | 16.3 | C | 17.2 | C |
| | | R | 13.5 | B | 13.6 | B |
| | SB | LT | 9.2 | A | 9.2 | A |

Notes: LOS = Level of Service, Delay = seconds/vehicle

**Table 2-7a**
**LOS SUMMARY, Proposed Project**
Weekday PM Peak Hour, Signalized Intersections

| Intersection | Approach | Movement | No Build Condition | | Build Condition | | Build Condition, w/Modifications | |
|---|---|---|---|---|---|---|---|---|
| | | | Delay | LOS | Delay | LOS | Delay | LOS |
| East/West Main St. at Peconic Ave. | EB | T | 48.9 | D | 52.6 | D | | |
| | | R | 23.7 | C | 24.7 | C | | |
| | WB | L | 25.1 | C | 36.0 | D | | |
| | | T | 2.6 | A | 2.6 | A | | |
| | NB | L | 93.6 | F | 93.6 | F | | |
| | | R | 29.4 | C | 28.4 | C | | |
| | | Intersection | 32.3 | C | 34.9 | C | | |
| East/West Main St. at Roanoke Ave. | EB | L | 1.6 | A | 1.7 | A | | |
| | | T | 3.0 | A | 3.1 | A | | |
| | WB | TR | 44.8 | D | 46.9 | D | | |
| | SB | R | 42.4 | D | 41.0 | D | | |
| | | Intersection | 22.1 | C | 22.5 | C | | |
| East/West Main St. at Maple/McDermott Ave. | EB | LTR | 5.9 | A | 7.6 | A | 8.6 | A |
| | WB | LTR | 7.3 | A | 10.1 | B | 12.0 | B |
| | NB | LTR | 35.8 | D | 55.1 | E | 28.3 | C |
| | SB | LTR | 48.8 | D | 42.5 | D | 25.3 | C |
| | | Intersection | 13.3 | B | 18.8 | B | 14.3 | B |

Notes: LOS = Level of Service, Delay = seconds/vehicle

**Table 2-7b**
**LOS SUMMARY, Proposed Project**
Weekday PM Peak Hour, Unsignalized Intersection

| Intersection | Approach | Movement | No Build Condition | | Build Condition | |
|---|---|---|---|---|---|---|
| | | | Delay | LOS | Delay | LOS |
| Peconic Ave. at Parking Lot Access | WB | L | 18.1 | C | 19.8 | C |
| | | R | 14.2 | B | 14.5 | B |
| | SB | LT | 9.4 | A | 096 | A |

Notes: LOS = Level of Service, Delay = seconds/vehicle

**Table 2-8a**
**LOS SUMMARY, Proposed Project**
Saturday Midday Peak Hour, Signalized Intersections

| Intersection | Approach | Movement | No Build Condition | | Build Condition | | Build Condition, w/Modifications | |
|---|---|---|---|---|---|---|---|---|
| | | | Delay | LOS | Delay | LOS | Delay | LOS |
| East/West Main St. at Peconic Ave. | EB | T | 117.4 | F | 123.2 | F | | |
| | | R | 24.8 | C | 25.3 | C | | |
| | WB | L | 101.8 | F | 116.6 | F | | |
| | | T | 2.9 | A | 3.1 | A | | |
| | NB | L | 94.9 | F | 94.9 | F | | |
| | | R | 24.2 | C | 23.9 | C | | |
| | | Intersection | 63.5 | E | 67.7 | E | | |
| East/West Main St. at Roanoke Ave. | EB | L | 35.8 | D | 37.3 | D | | |
| | | T | 3.6 | A | 4.4 | A | | |
| | WB | TR | 49.3 | D | 52.8 | D | | |
| | SB | R | 42.0 | D | 41.3 | D | | |
| | | Intersection | 27.2 | C | 28.5 | C | | |
| East/West Main St. at Maple/McDermott Ave. | EB | LTR | 7.0 | A | 11.1 | B | 13.8 | B |
| | WB | LTR | 7.2 | A | 10.8 | B | 12.8 | B |
| | NB | LTR | 40.0 | D | 76.9 | E | 38.3 | D |
| | SB | LTR | 36.9 | D | 37.6 | D | 22.6 | C |
| | | Intersection | 12.8 | B | 23.5 | C | 18.0 | B |

Notes: LOS = Level of Service, Delay = seconds/vehicle

**Table 2-8b**
**LOS SUMMARY, Proposed Project**
Saturday Midday Peak Hour, Unsignalized Intersection

| Intersection | Approach | Movement | No Build Condition | | Build Condition | |
|---|---|---|---|---|---|---|
| | | | Delay | LOS | Delay | LOS |
| Peconic Ave. at Parking Lot Access | WB | L | 20.5 | C | 25.0 | D |
| | | R | 15.4 | B | 15.9 | B |
| | SB | LT | 10.0 | B | 10.3 | B |

Notes: LOS = Level of Service, Delay = seconds/vehicle

*East Main Street at McDermott Avenue/Maple Avenue* - Under the No Build Condition, all the approach movements to this intersection operate at LOS D or better during both the weekday AM, PM and Saturday midday peak hours. Overall, the intersection of East Main Street at McDermott Ave/Maple Avenue operates at LOS A during the weekday AM peak hour and at LOS B during the PM and Saturday midday peak hours. After the completion of the project all the approach movements will continue to operate at LOS D or better except for the McDermott Avenue northbound approach that operate at LOS E during the weekday PM and Saturday midday peak hours. Minor signal timing adjustments will improve the northbound LOS E to LOS C during the PM peak hour and LOS E to LOS D during the Saturday peak hour. Overall, the intersection will operate at LOS B during all peak

hours after the timing adjustments during the PM and Saturday peak hours [see **Table 2-8a**].

*Peconic Avenue at Parking Lot Access* - Under the No Build Condition, the southbound Peconic Avenue left turn movement operates at LOS A during the AM and PM peak hours and at LOS B during the Saturday peak hour. The westbound Parking lot access left turn movement operates at LOS C during the weekday AM, PM and Saturday midday peak hours. The westbound right turn movement operates at LOS B during the weekday AM, PM and Saturday midday peak hours. After the completion of the project, the approach movements to the intersection will continue to operate at No Build LOS during all peak hours.

**Conclusion**
Nelson & Pope has investigated the potential traffic and parking impacts associated with the proposed development to be located at the southwest corner of East Main Street and McDermott Avenue in Riverhead, New York. The following is a summary of this investigation and the findings thereof:

> *Based on the results of the TIS, it is the professional opinion of N&P, LLP that the proposed project will not result in significant traffic impacts in the study area.*

### 2.3.3 Proposed Mitigation

- As recommended by the TIS, after completion of the project, minor signal timing adjustments at the intersection of East Main Street at McDermott Avenue/Maple Avenue will be made for the northbound McDermott Avenue approach, improve the northbound LOS E to LOS C during the PM peak hour and LOS E to LOS D during the Saturday peak hour. Overall, the intersection will operate at LOS B during all peak hours after the timing adjustments during the PM and Saturday peak hours.

## 2.4 Water Resources

### 2.4.1 Existing Conditions

Groundwater Conditions
The **Topographical Survey** shows that the subject varies in elevation from a high of 14 feet above mean sea level (asl), found along the site's northern border, along East Main Street, to a low of 4 feet asl, in the parking area south of the structure at 31 McDermott Avenue, in the site's southern portion.

Site-specific information on the elevation of the water table is contained in the Geotechnical Evaluation (**Appendix B-6**), which analyzes the results of a series of four soil borings installed in the central and southern portions of the site. Among the physical and engineering-related data related to these borings (discussed below in **Section 2.5**), observations of the depth to the water table encountered in these borings is also provided. The data show that the northernmost boring, designated Boring #1, installed in the parking area between the two structures, encountered the water table at a depth of 4 feet below ground surface (bgs). As the elevation of the ground surface at this point is about 6 feet asl, the elevation of the water table beneath this portion of the project site is about 2 feet asl. The southernmost boring, Boring #4, is in the parking area south

of the 31 McDermott Avenue structure. Groundwater was encountered here at a depth of 3.5 feet bgs here. Since the **Topographical Survey** shows that the elevation in the area of Boring #4 is just over 4 feet asl, it may be inferred that the water table is at an elevation of about 0.5 feet asl here. This represents the shortest depth to the water table beneath the site.

The forgoing analysis indicates that the water table slopes downward toward the south beneath the site. Based on this conclusion, and supported by the orientation of the contours of the water table as shown in **Figure 2-11**, it is expected that groundwater in the water table and, therefore, in the shallow (i.e., Upper Glacial) aquifer, flows in a southerly direction, toward the Peconic River.

To estimate the depth to the water table for the site's highest area (i.e., along its East Main Street frontage, see above), it is necessary to estimate the elevation of the water table beneath that area as well. Assuming that the water table is flat but sloping upward toward the north, simple geometry would indicate that the water table is at an elevation about 4 feet asl beneath this portion of the subject site, so that the depth to the water table here is about 10 feet.

In summary, the depth to the water table beneath the site varies from 10 feet in the north to 0.5 feet at the southern boundary of the site.

<u>Surface Water Conditions</u>
There are no surface water bodies on the subject site. The nearest surface water is the Peconic River, which flows west-to-east south of the site, beyond the Town Peconic Riverfront Park. **Figures 2-12 and 2-13** depict the locations of the freshwater and tidal (i.e., marine/saltwater) wetlands in the vicinity, as designated by the NYSDEC and National Wetland Inventory (NWI), respectively. As can be seen, there are no freshwater wetlands proximate to the site, but there are substantial tidal wetlands designated by both the NYSDEC and NWI along both banks of the Peconic River.

**Figure 2-14** depicts the FEMA compilation of Flood Hazard Zones for the area of the subject site. As can be seen, the site is split into two zones: the northern portion of the property (including the building at 221 East Main Street) is within an area designated "Zone X", while the southern part (encompassing the building at 31 McDermott Avenue) is designated "Zone AE". Zone X indicates an area outside the statistical 500-year flood plain. Zone AE means an area that is subject to the 1% annual flood ("100-year flood"), also known as the Base Flood. This is the flood that has a 1% chance of being equaled or exceeded in any given year. Specifically, the Base Flood Elevation of this part of the AE zone is established at 7 feet asl. The first floor of the building will be elevated such that the bottom of any structural member will be above 7 feet asl to comply with FEMA design as implemented by the Town.

### 2.4.2 Anticipated Impacts

<u>Groundwater Conditions</u>
The volume of water recharged on the site is not expected to significantly change by the project as compared to the site in its existing condition. This is because the site is presently covered

entirely by impervious surfaces, and will continue to be entirely impervious-surfaced after the project is constructed. This means that the volume of stormwater runoff generated on the site will not change. All stormwater runoff generated on the site will continue to be retained and recharged to groundwater by means of an on-site drainage system, so that there will be no change to the volume of water recharged on the project site. Likewise, all wastewater generated on the site will continue to be sent off-site via the Town sewer system for treatment and disposal elsewhere. In this way, the existing elevation of the water table beneath the site would not significantly change, so that the direction of groundwater flow would not change from its current southerly direction.

Connection to the Town sewer system and the lack of landscaped surfaces would ensure that the potential for adverse impacts on groundwater quality are minimized for the proposed project. On-site recharge of sanitary wastewater (whether using a simple septic system or more advanced tertiary system like an STP) would typically cause a substantial increase in the amount of nitrogen recharged on that site, to the detriment of groundwater resources (and therefore of the public water supply). However, the proposed project will connect to the Town sanitary system, so that its wastewater would be conveyed off-site and treated to a tertiary level, thereby minimizing the amount of nitrogen from the site that ultimately is recharged to the water table, and at a location distant from the project site.

Landscape vegetation, including grasses and/or shrubs, is not included in the proposed project, so that no use of landscape chemicals (e.g., fertilizers, pesticides, herbicides, fungicides, etc.) will occur on the site. This means that another source of potential adverse impact to groundwater quality will not be present on the subject site.

<u>Surface Water Conditions</u>
The project will not adversely impact any surface water resources. Generally, the primary source of such an impact would be from the escape of stormwater runoff from a site to a surface water resource (e.g., a pond/wetland, a creek or river, etc.). But, as noted above, the site will continue to connect to the Town stormwater system so that all the runoff generated on the site will be conveyed to an off-site location for disposal. This means that no runoff from the site (along with any contamination that may be carried in that water) will reach the nearest surface water resource that is in a downslope location, the Peconic River.

The project is designed in conformance with FEMA flood plain elevation requirements, so that no adverse impacts in this regard are expected. As shown in **Figure 2-14**, the southern portion of the subject site is in FEMA Flood Hazard Zone AE, which designates an area that is subject to the 1% annual flood ("100-year flood"), also known as the Base Flood. This is the flood that has a 1% chance of being equaled or exceeded in any given year. Specifically, the Base Flood Elevation of this part of the AE zone is established at 7 feet asl. The first floor of the building will be elevated such that the bottom of any structural member will be above 7 feet asl to comply with FEMA design as implemented by the Town.

### 2.4.3 Proposed Mitigation

- As no adverse impacts to groundwater quality or quantity are anticipated to occur because of the project, no additional mitigation is necessary or proposed.
- As no adverse impacts on the elevation of the water table or direction of groundwater flow beneath the subject site are expected, from the project, no additional mitigation is necessary or proposed.
- No impacts on the quality or quantity of water in the Peconic River or any other surface water resource in the vicinity is anticipated to occur from the project, no additional mitigation s necessary or proposed.
- The proposed project will conform to the applicable building elevation requirements associated with its presence within the AE Zone (as delineated by the FEMA Flood Hazard Zone Map). Therefore, no adverse impacts in this regard are expected, and no additional mitigation is necessary or proposed.

## 2.5 Soils

### 2.5.1 Existing Conditions

The Soil Survey of Suffolk County, prepared by the US Department of Agriculture in 1975[1], is a useful source of soils information, which identifies soil types resulting from natural deposition and modification, as well as man-induced alterations associated with land use. The Soil Survey indicates that the soil types underlying the subject property is classified as "Urban" (see **Figure 2-15**). According to the Soil Survey, this soil type

> …consists of areas that are more than 80 percent covered by buildings and pavements. Examples are parking lots, business districts of larger villages, and densely-developed industrial parks. Examination and identification of the soils in these areas are impractical."

Because the Soil Survey could not determine the characteristics of the Urban soil type, the on-site test boring report (see **Appendix B-6**) was reviewed for information on the characteristics of the site's soils. The following has been taken from the test hole report.

> This report was developed from conventional and standard soil testing procedures and engineering analysis. Asphalt, brown sand/loam, medium to fine sand and gravel (fill) was recovered from grade to 4-feet below grade at boring location B-1 and from grade to 2-feet below grade at boring location B-2 [refer to the Boring Location Map in **Appendix B-6**]. Asphalt, brown sand, fine to medium sand, red brick and gravel (fill) was recovered from grade to 4-feet below grade at boring location B-3. Asphalt, brown sand, medium to fine sand, coarse to medium sand and trace gravel (fill) was recovered from grade to 2-feet below grade at boring location B-4. Dark brown peat, light brown sand, coarse to fine sand and gravel was recovered from 4-feet to 8-feet below grade at boring location; from 4-feet to 6-feet below grade at boring locations B-2 and B-3; and from 6-feet to 10-feet below grade at boring location B-4. Gray clay, sandy clay, silty clay and silty sand were recovered from 35-feet to 57-feet below grade at boring location B-1; from 25-feet to 37-feet below grade at boring location B-2; and from 35-feet to 47-feet below grade at boring location B-4. Trace silt was

[1] Updated/digitized maps used for figures from Soil Survey Geographic Database for Suffolk County, New York (SSURGO); USDA Natural Resources Conservation Service; 2010; updated September 24, 2015; the Suffolk County Soil Survey (**Warner, 1975)** provides soil descriptions/constraints.

recovered from 30-feet to 37-feet below grade at boring location B-3. Fine to medium sand, coarse to medium sand and gravel was recovered at the remaining depths of all boring locations.

### 2.5.2 Anticipated Impacts

The test hole report indicates that the soils on the site are expected to be capable of properly supporting the proposed structure, with the use of appropriate piles. Thus, no adverse soil-related impacts in this this regard are anticipated.

Considering the small size of the site, its flat surface, and the fact that it is already fully developed, it is not expected that the necessary clearing and grading operations would be limited by any soil-related condition.

The Phase I ESAs prepared for the 221 East Main Street and 31 McDermott Avenue buildings (see **Section 1.3.2**) noted that a 1,000-gallon #2 fuel oil tank is present on the former site, and that a gasoline storage tank may exist on the latter site. Prior to initiating the demolition process, both tanks will be investigated and both tanks (if present) will be removed in accordance with proper county and state requirements, and any soil contamination that may have occurred will be properly remediated as part of that removal and certification process. Such potential contamination, if discovered, would not represent an adverse impact on the project, as any such contamination will be properly remediated.

Erosion control measures to be implemented during the construction phase are discussed in detail in **Section 1.5.3**, and are expected to include measures recommended in the NYSDEC Technical Guidance Manual, such as:

- Silt fence, storm drain inlet protection, hay bales and good housekeeping procedures will be used;
- Construction equipment and vehicles will be parked and loaded/unloaded within the site;
- "Rumble strips" at the site entrance will prevent soil on truck tires from being tracked onto the public road system;
- The construction process will begin with establishment of flagged clearing limits, followed by installation of the erosion control measures; and
- The drainage system will provide permanent stormwater controls once construction is completed.

### 2.5.3 Proposed Mitigation

- A detailed grading and drainage plan will be prepared for the site plan application, and will provide details of overall site grading and will require Town Division of Planning review and Planning Board approval prior to implementation.
- Any soil contamination that may have occurred because of oil storage tank leakage will be properly evaluated and remediated prior to initiation of the demolition phase. The remediation process will be subject to the review and approval of proper county and state entities, which will certify that such remediation was properly conducted, and that the process is complete.

- Erosion at the site and sedimentation at downslope locations may occur during the construction phase of the project. These potential impacts will be overcome by implementing erosion control measures and installing proper drainage facilities as part of the construction activities.

## 2.6 Cultural Resources

### 2.6.1 Existing Conditions

The term *"cultural resources"* refers to both pre-historic era and historic era resources (the latter also includes architectural and engineered structures) that merit preservation and protection for the benefit of future generations.

As shown in **Figure 2-16a**, the subject site is within the Town Main Street Historic District, which also encompasses the Main Street National Historic District; note that the subject site is not within the Main Street National Historic District, but abuts it to the south, across East Main Street.

**Figure 2-16b** is portion of a State Historic Preservation Office (SHPO) map depicting the locations of various cultural resources proximate to the subject site. As can be seen, there are no such resources on the subject site; the nearest are in the Main Street National Historic District, concentrated along both sides of East Main Street in downtown Riverhead to the north and the west.

The relatively small size and low (one-story) building at 221 East Main Street does not presently impact the context of these resources; it does not contrast with the architecture of these resources, nor does it significantly obstruct views to or from these resources.

### 2.6.2 Anticipated Impacts

As the subject site is entirely developed, it is expected that no pre-historic era resources remain on the site, as any such resources that may have been present would have been destroyed when the site was developed about 70 years ago. As there are no historic era cultural resources on the subject site, the proposed project would not directly impact such resources, nor would the removal of the two existing buildings result in an impact on cultural resources.

The proposed project may indirectly impact the National Register-listed properties in the Main Street National Historic District by placing a large structure in proximity to these resources to the north and west along East Main Street. However, it is not expected that the architectural character of the new mixed-use building would result in a significant adverse impact, as the applicant has determined to have it designed with an architectural style that complements that of the neighborhood. Additionally, the new building will be placed on its site with an orientation that presents its narrow side facing the cultural resources, thereby minimizing its potential to obstruct views to and of the cultural resource to the maximum extent practicable.

Correspondence received from the NYS Office of Parks, Recreation and Historic Preservation (OPRHP), Division for Historic Preservation confirms that the proposed project will not result in any adverse impacts to cultural resources (see **Appendix B-7**). The letter states as follows:

> We note the site for this proposed project is directly across the street from the Riverhead Main Street Historic District, listed in the State and National Registers of Historic Places. More specifically, the buildings at 221 East Main Street and 31 McDermott Avenue have been determined "not eligible" for inclusion in the historic registers; we therefore have no concerns with their removal.
>
> Based upon our review of the materials submitted and conversations with your office, it is the OPRHP's opinion that the proposed project, as designed and presented, will have No Adverse Impact upon historic resources.

### 2.6.3 Proposed Mitigation

- As no adverse impacts to cultural resources on the subject property can occur (there are no such resources on the subject site), no additional mitigation is necessary or proposed.
- Potential adverse impacts on the established off-site cultural resources, along East Main Street to the north and west of the subject site, may occur because of the size and proximity of the proposed five-story structure. These impacts have been mitigated to the maximum extent practicable by use of an architectural styling that complements the other structures in the neighborhood (so that it would not contrast with the context of the resources), and by orienting the building so that its narrow side faces the cultural resources (to minimize impacts on views to and from the resources).

# SECTION 3.0

# SUMMARY & CONCLUSIONS

# 3.0 SUMMARY & CONCLUSIONS

This section provides a statement addressing the balance between impacts and benefits of this site plan application, to enable an informed decision by each of the various involved agencies.

The investigations contained in this document are useful in determining the importance of the proposed project's impacts, based on the criteria included in the format for a Supplemental EAF. The criteria are as follows:

- Probability of the impact occurring,
- The duration of the impact,
- Its irreversibility, including permanently lost resources of value,
- Whether the impact can or will be controlled,
- The regional consequence of the impact,
- The potential divergence from local needs and goals,
- Whether known objections to the project relate to this impact.

The following summarizes the anticipated impacts of the proposed project, as described and discussed in **Section 2.0** of this document.

## 3.1 Summary

### 3.1.1 Land Use, Zoning and Plans

Land Use
Analysis indicates that there would be no significant change in the land use category of the site, or to the pattern of land uses in the area. It is acknowledged that the amount of residential development in the vicinity would be increased by the proposed project, and that the amount of commercial space in that same area would be increased as well. However, neither of these increases would represent a significant, or an adverse, impact, as both upper-story residential units and commercial spaces dominate the vicinity, and indeed, both of these uses are sought for the area by both zoning and applicable land use plans.

Zoning
As the proposed project does not involve a change of zone of the site, there will be no impact on the pattern of zoning in the vicinity.

The project will conform to nearly all the applicable requirements of the DC-1 district, with two exceptions: the floor area of the studio apartment units, and the maximum allowed lot coverage for a site served by sewers, so two special permits from the Town Board will be required. However, analysis indicates that each special permit would meet applicable criteria to justify approval. Revision of the project to eliminate the need for either or both special permits would be unacceptable to the applicant; reducing the retail or restaurant components would make the overall project less conforming to the mixed-use goal of the DC-1 zone, and implementing either

of the two residence-related options would cause the residential component of the project to become unattractive from business economics and marketing perspectives. Further, the exceedance of the site coverage requirement is the result of the Town's request that the Applicant provide on-site parking even though the Town Zoning Code would not require any parking on the suite, since the site is within the Town Parking District. Thus, the Applicant can only place the requested parking in an at-grade parking level, beneath the structure.

Plans

*Town Comprehensive Plan (November 2003)* - This plan recommended that the subject site be developed with uses conforming to the DC zoning district. Detailed analysis indicates that the project conforms to the goals and recommendations of each of the nine Town Comprehensive Plan elements pertinent to the proposed project.

*East Main Street Urban Renewal Plan Update (2008)* - The EMSURP recommended that the subject site be developed with ground floor shops and a central surface shared parking lot. Following are brief discussions as to whether and how the proposed project conforms to each of the eleven EMSURP recommendations pertinent to the proposed project.

### 3.1.2 Community Services

Public Schools

It is projected that 14 school-aged children will reside at the proposed project. This number would represent only an incremental increase in enrollments and, considering the increase in school tax allocations expected from the project, would have only a minor adverse impact on the budget of the Riverhead CSD.

Police Protection

It is expected that the project will result in an increase in the potential need of services of the Riverhead Police Department, due to the increased intensity of use on development and human presence on the property. However, this increased potential for need of services would be at least partially offset by the anticipated increase in annual tax revenues allocated to the Department as compared to its existing allocation.

Fire Protection and Ambulance Services

It is expected that the project will result in increased potentials for need of the emergency services of the Riverhead Volunteer Fire Department and the Riverhead Volunteer Ambulance Corps, Inc. However, these increased potential needs for services would be at least partially offset by the anticipated increases in annual tax revenue allocations as compared to the existing levels of allocations.

Public Water Supply

The project will utilize public water, to be supplied by the RWD via a connection to the existing water mains in the vicinity. The total water requirement of the project of approximately 40,273 gpd is greater than the current water consumption but is not anticipated to impact the ability of the District to serve the subject site and existing customers.

Sanitary Wastewater Treatment and Disposal
The proposed project will generate a total of 40,273 gpd of sanitary wastewater. The proposed project will connect to the RSD, which has sufficient available capacity to accommodate the wastewater generated by the proposed project. Approval from the RSD will be required, ensuring that no significant adverse impact to the RSD or its system would occur.

Energy Suppliers
The project will increase the usage of electricity and natural gas consumed on the site, to be supplied by PSE&G and National Grid, respectively. However, these increases will be incremental in magnitude, and would not significantly impact the ability of either to adequately serve the site or other customers in the area; it is anticipated that both energy supply companies maintain adequate resources to supply the proposed project without impact to its ability to serve its other customers in the area.

Recreational Facilities
The proposed project will not encroach into or otherwise adversely impact any of the existing park or recreational facilities in the vicinity. The proposed project would increase the number of potential patrons of local and regional park and recreation sites, but this impact would be incremental in nature and is not expected to significantly impact the use of any of these sites.

### 3.1.3 Transportation

The TIS prepared for the project recommended that minor timing adjustments be made to the traffic signal at the intersection of East Main Street at McDermott Avenue/Maple Avenue for the weekday PM and Saturday midday peak hours, for the northbound McDermott Avenue approach. This mitigation measure would improve the northbound LOS from E to C during the weekday PM peak hour, and from E to D during the Saturday midday peak hour. Overall, after the timing adjustments are made, the intersection will operate at LOS B during all peak hours.

Overall, the TIS concluded that the proposed project will not result in significant traffic impacts in the area studied by the TIS.

### 3.1.4 Water Resources

Groundwater Conditions
Connection to the Town sewer system and the lack of landscaped surfaces would ensure that the potential for adverse impacts on groundwater quality are minimized for the proposed project. The project will connect to the Town sanitary system, so that its wastewater would be conveyed off-site for treatment, thereby minimizing the amount of nitrogen that is recharged on the site. Additionally, the wastewater will be treated to a higher level in the RSD facility than would have occurred if it were treated in a simple septic system on the subject site, which would further help to maintain water quality conditions.

As no landscaping vegetation is proposed, no use of landscape chemicals will occur, which would obviate a source of potential adverse impact to groundwater quality on the subject site.

The volume of water recharged on the site is not expected to significantly change by the project as compared to the site in its existing condition. This is because the site is presently covered entirely by impervious surfaces, and will continue to be entirely impervious-surfaced after the project is constructed. Therefore, the existing elevation of the water table beneath the site would not significantly change, so that the direction of groundwater flow would not change from its current southerly direction.

Surface Water Conditions

The project will not adversely impact any surface water resources. There are no surface water bodies on the site, and only the Peconic River is in the downslope (southerly) direction. As the site will continue to connect to the Town stormwater system, all the runoff generated will be conveyed to an off-site location for disposal. This means that no runoff from the site (along with any contamination that may be carried in it) will reach any surface water resource.

The project is designed in conformance with FEMA flood plain elevation requirements, so that no adverse impacts in this regard are expected.

Groundwater quality impacts that may occur during construction activities could potentially result from leaching of contaminants entrained in rain falling on building materials and equipment stored outdoors on-site. However, such materials are anticipated to be inert and therefore are not expected to have an adverse impact on the site. In addition, these materials would be present in such a condition for only a limited time before being used in construction, and would be stored under cover. Equipment stored on-site which will be utilized during clearing and construction activities will be properly maintained to eliminate leakage of fluids and reputable contractors will be used for all site work.

### 3.1.5 Soils

The professionally-conducted engineering report indicates that the soils on the site would properly support the proposed structure, with the use of round hollow shaft helical piles. Thus, no adverse soil-related impacts in this this regard are anticipated.

Considering the small size of the site, its flat surface, and the fact that it is already fully developed, it is not expected that the necessary clearing and grading operations would be limited by any soil-related condition.

The Phase I ESAs prepared for the buildings on the site noted the presence of a fuel oil tank, and the possible presence of a gasoline storage tank. Prior to initiating the demolition process, both tanks will be investigated and both will be removed in accordance with proper county and state requirements, and any soil contamination that may have occurred will be properly remediated as part of that removal and certification process. Such potential contamination, if discovered,

would not represent an adverse impact on the project, as any such contamination will be properly remediated.

Erosion control measures to be implemented during the construction phase are expected to include measures recommended in the NYSDEC Technical Guidance Manual, so that no significant level of potential adverse impact from erosion would be expected during this construction period.

### 3.1.6 Cultural Resources

As there are no cultural resources on the subject site, the proposed project would not impact such resources. The project may adversely impact views to and from such resources in the Main Street National Historic District. However, it is not expected that the architectural character of the new building would be a significant adverse impact, as it has been designed with an architectural style that complements that of the neighborhood. Additionally, the new building will be oriented to present its narrow side facing these cultural resources, thereby minimizing its potential to obstruct views to and of those cultural resources to the maximum extent practicable.

SHPO has confirmed that the proposed project would have *"...No Adverse Impact upon historic resources."*

## 3.2 Conclusions

The environmental review process is a balancing process, wherein the potential adverse impacts of the proposed project are matched against its potential beneficial impacts, to give reviewing entities sufficient information and analysis to render an informed decision to approve or deny the application.

The analyses in this document support a conclusion that the potential adverse impacts of the proposed project will not be significant and will be geographically localized, and that the potential beneficial impacts will be significant.

- The proposed project is in conformance with and complements the local land use pattern; it generally conforms to the requirements of the DC-1 zoning district; it conforms to the Town Comprehensive Plan Update; and it conforms to the EMSURP.
- The project also helps fulfill a need in the Town for workforce housing, by providing a substantial number of such units.
- The project would not strain the ability of any of the community services to adequately serve the site or project.
- The project will substantially increase the amount of property taxes generated by the site, which would offset at least a portion of the increased costs to provide such services, particularly educational expenses of the Riverhead CSD.
- With minor timing adjustments to the traffic signal at the intersection of East Main Street and McDermott Avenue/Maple Avenue for the northbound approach on McDermott Avenue, the

project's TIS indicates that there would be no significant traffic impacts associated with the project.

- The project will not adversely impact resources because of its connections to the public sanitary and stormwater sewer systems.
- The site's soils do not present any engineering-related limitations on the project.
- The two ESAs prepared for the existing buildings on the site indicate the presence of a UST, and the potential presence of a second UST. These will be investigated prior to the onset of construction and properly removed; any impacted soils will be properly remediated at that time, to the satisfaction of the appropriate County and NYS agencies.
- There are no cultural resources on the site, so that no direct impact to such resources could or would occur. The new building has been designed to have an architectural appearance conforming to that of its surroundings, and is oriented to present its narrow side facing East Main Street, to minimize its potential to visually dominate the character along that corridor.

This report has been structured to provide additional information on the issues anticipated to be of concern to the Town planning and environmental staff on behalf of the Town Board. This additional information will be used to determine the environmental significance of the proposed project. Therefore, based on this Supplemental EAF, it is respectfully submitted that no significant impacts are expected to occur, and thus, a Negative Declaration is appropriate for the proposed project.