

**STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)  
NOTICE OF COMPLETION  
FINAL SUPPLEMENTAL GENERIC ENVIRONMENTAL IMPACT STATEMENT (FSGEIS)**

**COMPREHENSIVE PLAN FOR THE DEVELOPMENT OF EPCAL (EPCAL REUSE &  
REVITALIZATION PLAN), INCLUDING AMENDMENT TO THE TOWN OF RIVERHEAD  
COMPREHENSIVE MASTER PLAN, SUBDIVISION OF THE EPCAL PROPERTY,  
CREATION AND ADOPTION OF A PLANNED DEVELOPMENT (PD) ZONING  
DISTRICT, AMENDMENT TO THE ZONING MAP OF THE TOWN OF RIVERHEAD TO  
REZONE THE EPCAL PROPERTY TO THE PD ZONING DISTRICT, AND AMENDMENT  
TO THE CALVERTON ENTERPRISE PARK URBAN RENEWAL PLAN**

**SOUTH OF NEW YORK STATE ROUTE 25 (MIDDLE COUNTRY ROAD)  
EAST OF WADING RIVER MANOR ROAD  
CALVERTON, TOWN OF RIVERHEAD, SUFFOLK COUNTY**

**Date:** March 15, 2016

**Lead Agency:** Town Board of the Town of Riverhead  
Town Hall  
200 Howell Avenue  
Riverhead, New York 11901

**Applicant:** Town Board of the Town of Riverhead

This notice is issued pursuant to Article 8 of the Environmental Conservation Law (State Environmental Quality Review Act) and the implementing regulations therefor at 6 NYCRR Part 617.

A Final Supplemental Generic Environmental Impact Statement (FSGEIS) has been filed for the proposed action described below, and a public consideration period has been established by the lead agency, during which comments regarding the FSGEIS will be accepted by the contact person, listed below, until 4:30 p.m. on April 15, 2016.

**Name of Action:** Proposed Redevelopment of EPCAL Property at Calverton

**SEQR**

**Classification:** Type I

**Description of Action:** The proposed action consists of the creation and adoption of a comprehensive development plan (Reuse & Revitalization Plan); amendment of the Comprehensive Master Plan; creation of a planned development zoning district (PD District); amendment of the Calverton Urban Renewal Plan; amendment of the zoning code and zoning map of the Town of Riverhead to rezone the 2,323.9-acre EPCAL Property to that PD District; and subdivision of the EPCAL Property for ultimate redevelopment with a mix of uses (e.g., business [commercial and retail], industrial, government, energy park, recreation, utilities, residential), including the two runways, which would be available for limited redevelopment and/or historical use (aviation), and infrastructure necessary to support those uses. As the 2,323.9-acre

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EPCAL Property is expected to be redeveloped over a multi-decade horizon, it is not possible to determine the precise uses or the precise square footage of each use that may be developed.

Thus, in order to ensure a comprehensive evaluation of the entire action (including the impacts of redevelopment in accordance with the proposed subdivision), as required pursuant to the State Environmental Quality Review Act (SEQRA) and its implementing regulations at 6 NYCRR Part 617, a conceptual development plan and subdivision plan have been prepared and evaluated in the DSGEIS and FSGEIS.

As the EPCAL Property includes regulated wetlands, land within the Peconic River Wild, Scenic and Recreational River System (WSRRS) corridor, and potential habitat for endangered species, the subdivision provides for maintenance of buffers of a minimum 1,000 feet around identified wetlands (to accommodate tiger salamander habitat). Approximately 512.4 acres of existing grassland are proposed to be maintained, and another 70.6± acres are to be restored and/or designated for grassland habitat preservation, which includes, but is not limited to, potential habitat for the short-eared owl, northern harrier and the upland sandpiper. Approximately 787.3 acres of existing pine barrens vegetation (which provides potential habitat for the northern long-eared bat) is proposed to be preserved. The overall subdivision provides for preservation/creation of 65 percent of the site as natural area/open space, including wetlands and water bodies.

The Town of Riverhead worked with the New York State Legislature on legislation to designate the EPCAL property as an urban renewal area, and set guidelines and time parameters for review of development actions and applications within EPCAL.

**Location:** 2,323.9 acres, located on the south side of NY Route 25 (Middle Country Road), north of Grumman Boulevard, east of Wading River Manor Road  
SCTM: District 600 - Section 135 - Block 1 - Lots 7.1, 7.2, 7.33 and 7.4  
Calverton, Town of Riverhead  
Suffolk County, New York

**Potential Environmental Impacts:** A positive declaration was issued by the Town Board of the Town of Riverhead on June 18, 2013, which identified potential environmental impacts, and these impacts were evaluated in the Supplemental Generic Environmental Impact Statement (SGEIS). The environmental issues addressed in the SGEIS include: land use and zoning; socioeconomics; community facilities and services; transportation; air quality; noise; infrastructure; cultural resources; geology, soils and topography; water quality and hydrology; terrestrial and aquatic environment; petroleum and hazardous materials; and visual resources.

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**Availability of Document:** A copy of the FSGEIS is available for public review at:

Office of the Riverhead Town Clerk  
Town of Riverhead Town Hall  
200 Howell Avenue  
Riverhead, New York 11901  
(631) 727-3200

Riverhead Free Library  
330 Court Street  
Riverhead, New York 11901

A copy of the FSGEIS is also available for review on the Town of Riverhead website at:  
[www.townofriverheadny.gov](http://www.townofriverheadny.gov)

**Contact Person:** Jill Lewis, Deputy Town Supervisor

**Address:** Town of Riverhead Town Hall  
200 Howell Avenue  
Riverhead, New York 11901

**Telephone:** (631) 727-3200

**A Copy of this Notice, along with the FSGEIS, has been sent to:**

The Honorable Sean Walter, Town Supervisor  
and Members of the Town of Riverhead Town Board  
200 Howell Avenue  
Riverhead, New York 11901

Stanley Carey, Chairman  
Town of Riverhead Planning Board  
200 Howell Avenue  
Riverhead, New York 11901

Michael Reichel, Sewer District Superintendent  
Riverhead Sewer District  
River Avenue (off Riverside Drive)  
Riverhead, New York 11901

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Mark Conklin, Water District Superintendent  
Riverhead Water District  
1035 Pulaski Street  
Riverhead, New York 11901

Chris Kempner, Director  
Riverhead Community Development Agency  
200 Howell Avenue  
Riverhead, New York 11901

George Woodson, Superintendent  
Town of Riverhead Highway Department  
1177 Osborne Avenue  
Riverhead, New York 11901

Board of Fire Commissioners  
Wading River Fire District  
1503 N. Country Road  
Wading River, New York 11792

Board of Fire Commissioners  
Manorville Fire District  
14 Silas Carter Road  
Manorville, New York 11949

The Honorable Ed Romaine, Supervisor  
And Members of the Town Board  
Town of Brookhaven  
Town of Brookhaven Town Hall  
One Independence Hill  
Farmingville, New York 11738

The Honorable Steven Bellone, County Executive  
Suffolk County  
H. Lee Dennison Building  
100 Veterans Memorial Highway  
Hauppauge, New York 11788

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Chairperson  
Suffolk County Planning Commission  
H. Lee Dennison Building  
100 Veterans Memorial Highway  
Hauppauge, New York 11788

James L. Tomarken, MD, MPH, MBA, MSW, Commissioner  
Suffolk County Department of Health Services  
3500 Sunrise Highway, Suite 124  
Great River, New York 11739

Gilbert Anderson, P.E., Commissioner  
Suffolk County Department of Public Works:  
335 Yaphank Avenue  
Yaphank, New York 11980

James F. Gaughran, Chairman  
Suffolk County Water Authority  
4060 Sunrise Highway, Suite 1000  
Oakdale, New York 11769

Commission Chair  
Central Pine Barrens Joint Planning and Policy Commission  
624 Old Riverhead Road  
Westhampton, New York 11978

Empire State Development Corporation/Long Island Regional Economic Development Council  
c/o Cara Longworth, Regional Director  
150 Motor Parkway  
Hauppauge, New York 11788

Ruth Pierpont, Deputy Commissioner/Deputy SHPO  
New York State Division for Historic Preservation  
New York State Office of Parks, Recreation & Historic Preservation  
Pebbles Island State Park  
P.O. Box 189  
Waterford, New York 12188-0189

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Joseph T. Brown, Regional Director  
New York State Department of Transportation  
State Office Building  
250 Veterans Memorial Highway  
Hauppauge, New York 11788

George Stafford, Director  
Division of Coastal Resources  
New York State Department of State  
99 Washington Avenue, Suite 1010  
Albany, NY 12231-0001

Carrie Meek Gallagher Regional Director  
New York State Department of Environmental Conservation  
SUNY @ Stony Brook  
50 Circle Road  
Stony Brook, New York 11790-3409

Basil Seggos, Acting Commissioner  
New York State Department of Environmental Conservation  
625 Broadway  
Albany, New York 12233-1750

**This Notice has also been forwarded for publication in the Environmental Notice Bulletin.**