

APPENDIX B

ADMINISTRATIVE AND ANALYTICAL DOCUMENTS

Appendix B-1
EAF Part 1

NP&V, LLC

December 8, 2016

Full Environmental Assessment Form
Part 1 - Project and Setting

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 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Riverview Lofts		
Project Location (describe, and attach a general location map): 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): see attached		
Name of Applicant/Sponsor: Georgica Green Ventures, LLC, Matthew Ardito		Telephone: (516) 390-9384
		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): (same)		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): (same)		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:



FIGURE 1-1a
REGIONAL LOCATION MAP

Riverview Lofts
Riverhead



Source: ESRI Web Mapping Service

Scale: 1 inch = 1,000 feet



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)
<i>Lower Level (58 Parking Spaces)</i>					
---	---	---	---	1,605 ⁽³⁾	1,605
<i>First Floor</i>					
1,429	14,479	---	---	7,898 ⁽⁴⁾	23,806
<i>Second Floor</i>					
---	---	6 studio 15 one-bedroom <u>7 two-bedroom</u> 28 units	2,916 10,335 <u>6,839</u> 20,090	5,590 ⁽⁵⁾	25,680
<i>Third Floor</i>					
---	---	8 studio 15 one-bedroom <u>7 two-bedroom</u> 30 units	3,888 10,335 <u>6,839</u> 21,062	4,618 ⁽⁵⁾	25,680
<i>Fourth Floor</i>					
---	---	8 studio 15 one-bedroom <u>7 two-bedroom</u> 30 units	3,888 10,335 <u>6,839</u> 21,062	4,618 ⁽⁵⁾	25,680
<i>Fifth Floor</i>					
---	---	8 studio 15 one-bedroom <u>7 two-bedroom</u> 30 units	3,888 10,335 <u>6,839</u> 21,062	4,618 ⁽⁵⁾	25,680
<i>Totals</i>					
1,429	14,479	30 studio 60 one-bedroom <u>28 two-bedroom</u> ⁽⁶⁾ 118 units	14,580 41,340 <u>27,356</u> 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 unit is 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, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Special Permits (2) Site Plan Approval	Pending Pending
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <small>(Riverhead Sewer District & Riverhead Water District)</small>	Sewer connection approval Water Supply connection approval	Pending Pending
e. County agencies (SCDHS) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Sewer System connection Water Supply System Connection	Pending
f. Regional agencies (SCPC) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Referral	Pending
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS HCR	Pending
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? YesNo

- 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? YesNo

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? YesNo

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?) YesNo

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? YesNo

If Yes, identify the plan(s):

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: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
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? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 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): _____

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

• 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: _____

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 (CO₂)
 - _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 - _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 - _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 - _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
 - _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>7AM-5PM</u> • Saturday: <u>N/A</u> • Sunday: <u>N/A</u> • Holidays: <u>N/A</u> 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>24/7</u> • Saturday: <u>24/7</u> • Sunday: <u>24/7</u> • Holidays: <u>24/7</u>
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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: _____

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 Covertypes	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

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): _____

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 _____

m. Identify the predominant wildlife species that occupy or use the project site: _____ <i>N/A</i> _____ _____	_____ _____ _____
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input checked="" type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: <i>Town Main Street Historic District; Main Street Natural Historic District</i>	
<i>iii.</i> Brief description of attributes on which listing is based: <u>Main Street structures</u>	
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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: _____	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
<i>iii.</i> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

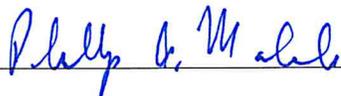
Attach any additional information which may be needed to clarify your project.

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  Title Senior Environmental Planner

PRINT FORM

RESET FORM

Appendix B-2
Acceptance of DEIS

Town Board Resolution #511

July 5, 2017



RECEIVED
JUL 10 2017
NELSON & POPE
PM

Office of the Town Clerk
Diane M. Wilhelm Town Clerk

Registrar of Vital Statistics

Records Management Officer

Marriage Officer

July 6, 2017

Mr. David Gallo
Georgica Green Ventures, LLC
50 Jericho Quadrangle, Suite 200
Jericho, NY 11753

Dear Mr. Gallo:

Enclosed please find a certified copy of resolution #511 which was duly declared adopted by the Riverhead Town Board at A Regular Town Board meeting on July 5, 2017. Please be advised that the resolution states as follows:

RESOLUTION #511
AUTHORIZES THE TOWN CLERK TO PUBLISH AND POST NOTICE FOR A PUBLIC HEARING FOR A SITE PLAN AND SPECIAL PERMIT APPLICATION KNOWN AS RIVERVIEW LOFTS SUBMITTED BY GEORGICA GREEN VENTURES, LLC ON A CERTAIN PARCEL LOCATED AT THE CORNER OF 221 EAST MAIN STREET AND 31 MCDERMOTT AVENUE. IDENTIFIED AS SCTM NO'S 600-129-1-21 AND 22 RIVERHEAD, NEW YORK

Sincerely,

Diane M. Wilhelm
Town Clerk

DMW:cd

cc:

Mr. David Gilmartin, Jr., Esq.
Mr. Charles Voorhis, Partner

TOWN OF RIVERHEAD

Resolution # 511

AUTHORIZES THE TOWN CLERK TO PUBLISH AND POST NOTICE FOR A PUBLIC HEARING FOR A SITE PLAN AND SPECIAL PERMIT APPLICATION KNOWN AS RIVERVIEW LOFTS SUBMITTED BY GEORGICA GREEN VENTURES, LLC ON A CERTAIN PARCEL LOCATED AT THE CORNER OF 221 EAST MAIN STREET AND 31 McDERMOTT AVENUE. IDENTIFIED AS SCTM NO'S 600-129-1-21 AND 22 RIVERHEAD, NEW YORK

Councilman Hubbard offered the following resolution,

which was seconded by Councilman Dunleavy

WHEREAS, the Riverhead Town Board is in receipt of a site plan and special permit application from Georgica Green Ventures, LLC; and

WHEREAS, the applicant seeks to construct a five story, mixed-use multi-family dwelling and commercial/retail building comprised of 1,429 SF of retail spaces, two restaurants totaling 14,479 SF and 531 seats (15,908 SF of commercial space) on the ground floor and 31-studios, 57-one bedroom, 28-two bedroom dwelling units (116 dwelling units) on floors 2-5 sized from 410 SF to 1,334 SF; and

WHEREAS, the site is located on the south side of Main Street, west of McDermott on 0.85 acres of land in the Downtown Center 1 (DC-1) zoning use district, within the parking district; and

WHEREAS, the applicant has proposed a parking area for 55 spaces, estimates 40,273 GPD of wastewater disposal via connection to the Riverhead Sewer District, estimates water demand of 40,272 GPD with proposed by connection to the Riverhead Water District; and,

WHEREAS, the Riverhead Town Board declared the site plan and special permit petitions of Riverview Loft to be a Type I action pursuant to 6NYCRR Part 617.4(b) (9) and directed the Planning Department to circulate a request for the Town Board to be the Lead Agency in the project's coordinated SEQRA review with involved agencies; and

WHEREAS, there were no objections to the Town Board's request for Lead Agency status accepting Lead Agency status for the purpose of conducting SEQRA review; and,

WHEREAS, the Planning Department has received and reviewed the June 2017 Voluntary Draft Environmental Impact Statement (DEIS) for Riverview Lofts, prepared by Nelson, Pope, & Voorhis, LLC; and

WHEREAS, by Resolution No. 493 the Town Board as Lead Agency deemed the Voluntary DEIS for the Riverview Lofts adequate pursuant to SEQRA. Now, therefore, be it

RESOLVED, that the Town Clerk is hereby authorized to publish the attached public notice of public hearing once in the July 13, 2017 issue of the News Review, the newspaper hereby designated as the official newspaper for this purpose, and also to cause a copy of the proposed site plan, to be posted on the sign board of the Town; and be it further

RESOLVED, that the Town Clerk is hereby authorized to forward a copy of this resolution to David Gallo, Georgica Green Ventures, LLC, 50 Jericho Quadrangle, Suite 200, Jericho, NY 11753; David Gilmartin, Jr, Esq, Farrell Fritz, 50 Station Road, Building 1. Water Mill, NY 11976, Charles Voorhis, Partner, Nelson, Pope & Voorhis, 572 Walt Whitman Road, Melville, NY 11747; and be it further

RESOLVED, that all Town Hall Departments may review and obtain a copy of this resolution from the electronic storage device and, if needed, a copy of same may be obtained from the Office of the Town Clerk.

THE VOTE

Hubbard Yes No Giglio - ABSTAIN
Wooten Yes No Dunleavy Yes No
Walter Yes No

The Resolution Was Thereupon Duly Declared Adopted

State of New York
County of Suffolk } ss.:
Town of Riverhead

This is to certify that I, the undersigned, Town Clerk of the Town of Riverhead, County of Suffolk, State of New York, have compared the foregoing copy of a Resolution with the original now on file in this office and which was duly adopted July 5, 2017 and that the same is a true and correct transcript of said Resolution and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and the official seal of the Town of Riverhead, on July 6, 2017



_____, Town Clerk

**TOWN OF RIVERHEAD
NOTICE OF PUBLIC HEARING**

PLEASE TAKE NOTICE that a public hearing will be held before the Town Board of the Town of Riverhead at 200 Howell Avenue, Riverhead, New York on the 1st day of August, 2017 at 2:10 o'clock p.m. on the motion of the Town Board to consider a Site Plan application submitted by Georgica Green Ventures, LLC known as the Riverview Lofts which is proposing to construct a five story, mixed-use multi-family dwelling and commercial/retail building comprised of 1,429 SF of retail spaces, two restaurants totaling 14,479 SF and 531 seats (15,908 SF of commercial space) on the ground floor and 31-studios, 57-one bedroom, 28-two bedroom dwelling units (116 dwelling units) on floors 2-5 sized from 410 SF to 1,334 SF located at the corner of 221 East Main Street and 31 McDermott Avenue, Riverhead, New York, identified as SCTM Nos. 0600-129-1-21 and 22 and is currently zoned as Downtown Center 1 (DC-1) Zoning Use District.

Dated: Riverhead, New York
July 5, 2017

BY THE ORDER OF THE TOWN BOARD
OF THE TOWN OF RIVERHEAD
DIANE M. WILHELM, Town Clerk

Appendix B-3
Photographs of Site and Vicinity

NP&V, LLC

Photographs taken in October 2016



Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors



PHOTO LOCATION KEY

Source: ESRI Web Mapping Service
 Scale: 1 inch = 100 feet



**Riverview Lofts
 Riverhead
 Voluntary DEIS**

1. View from northwest corner of East Main Street/McDermott Avenue toward south, showing front (north side) of the 221 East Main Street building.



2. View from west side of McDermott Avenue toward northwest, across center of project site; rear of 221 East Main Street building on right, vacant lot (former Sears store site) on left.



3. View from east side of McDermott Avenue toward southwest, of front and north side of 31 McDermott Avenue building.



4. View from east side of McDermott Avenue toward west, of parking lot of and front sides of 31 McDermott Avenue building; public parking lot on left.



5. View from southeast corner of McDermott Avenue/Heidi Behr Way toward northwest, of the 31 McDermott Avenue building.



6. View from center of McDermott Avenue/Heidi Behr Way toward north, along axis of McDermott Avenue; East Main Street in the center distance, project site on the left.



7. View from west side of McDermott Avenue opposite the project site toward the northeast, depicting residential character of east side of McDermott Avenue.



8. View from north side of Heidi Behr Way towards the northeast, of and across the parking area behind the site of the demolished Sears store; 221 East Main Street building in center.



9. View from north side of East Main Street toward southwest, of northern side of vacant lot (site of demolished Sears store; 221 East Main Street building on left).



10. View from south side of East Main Street toward south, of East End Arts Park; Heidi Behr Way and Peconic Riverfront Park in center distance.



11. View from north side of Heidi Behr Way toward north, of East End Arts Park.



12. View from north side of East Main Street toward west, of signage in front of Riverhead United Methodist Church.



13. View from southwest corner of East Main Street/McDermott Avenue toward north, of Doroszka House.



14. View from the north side of East Main Street opposite the northern end of McDermott Avenue toward the southeast, of commercial character along the south side of East Main Street corridor east of the project site.



15. View from the north side of East Main Street east of the project site toward the west, showing the commercial character of the East Main Street corridor; east side of the 221 East Main Street building (brown) on left.



16. View from the north side of East Main Street east of the project site toward the west, showing the commercial character of the East Main Street corridor; east side of the 221 East Main Street building (brown) in center.



17. View from Peconic Riverfront Park southeast of Heidi Behr Way/McDermott Avenue, toward east., showing promenade along north bank of river



18. View from Peconic Riverfront Park south of Heidi Behr Way/McDermott Avenue, toward west, showing promenade along north bank of river.



19. View from promenade along north bank of river toward the east., showing typical public art amenity; Peconic Riverfront Park on the left.



20. View from north side of Heidi Behr Way at the southwestern corner of East End Arts Park toward southwest, of Peconic Riverfront Park and promenade.



Appendix B-4
Phase I Environmental Site Assessment (ESA) for 221 East Main
Street (text and Appendix I only)

Cashin Associates, P.C.

November 7, 2014

PHASE I ENVIRONMENTAL SITE ASSESSMENT

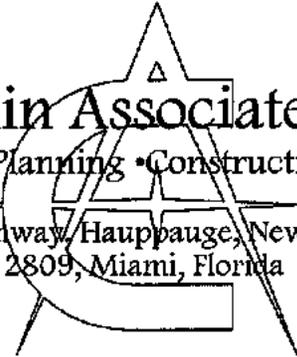
for the property located at:

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.

Engineering • Planning • Construction Management

1200 Veterans Memorial Highway, Hauppauge, New York 11788 - (631) 348-7600
80 SW 8th Street, Suite 2809, Miami, Florida 33130 - (305) 579-2006

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
HAUPPAUGE, NEW YORK 11788**

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, unrenovated 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 level 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.

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

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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).

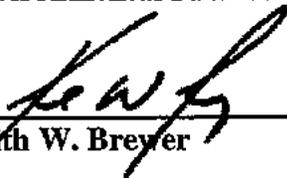
SECTION 8
SIGNATURE PAGE

**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. Breyer

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 sewerage 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**

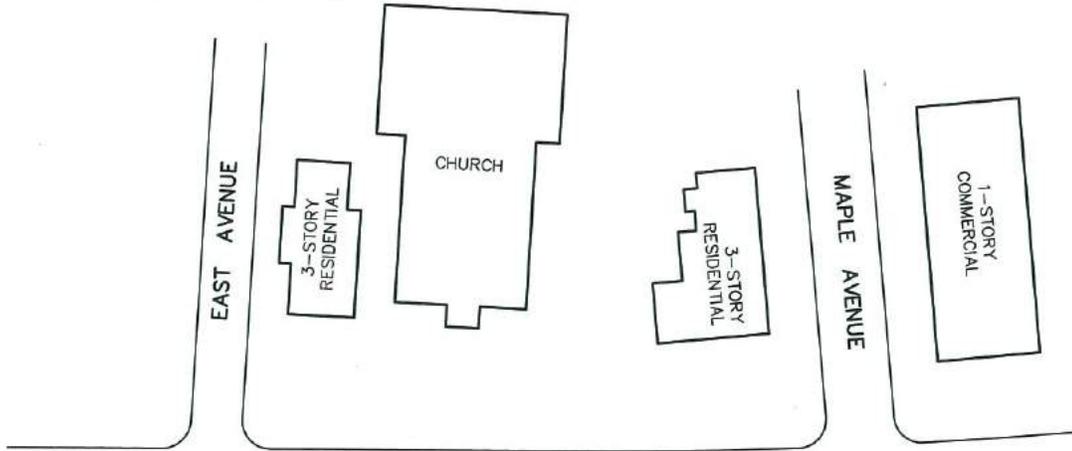


New York State Department of Transportation
 Riverhead Quadrangle, New York
 7.5 Minute Series, 1991, Digital Edition
 Scale 1:24000

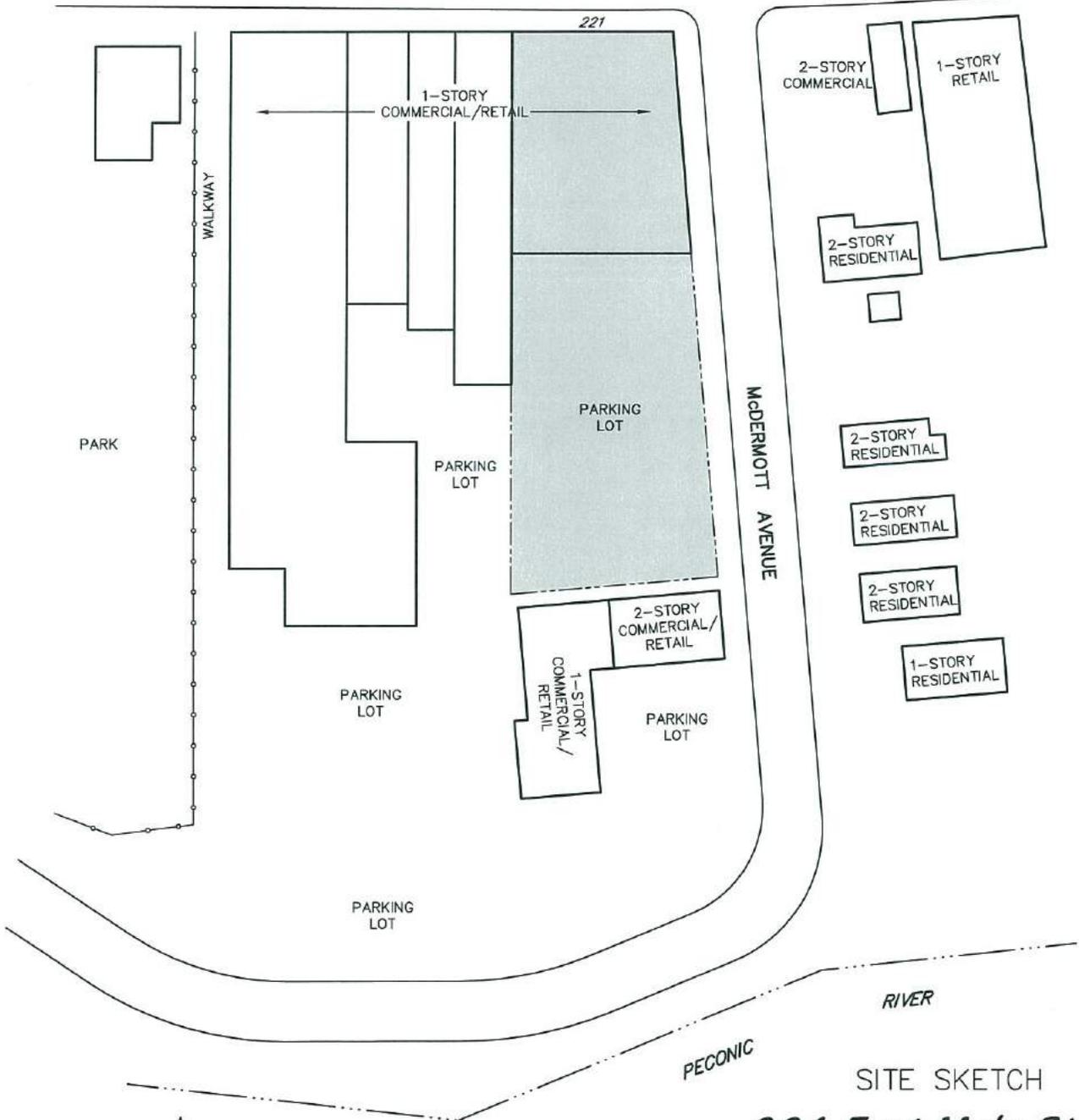
TOPOGRAPHIC LOCATION MAP
221 East Main Street
Riverhead, New York



NOT TO SCALE



WEST MAIN STREET



SITE SKETCH

*221 East Main Street
Riverhead, New York*

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

Appendix B-5
Phase I Environmental Site Assessment for 31 McDermott Avenue
(text and figures only)

NP&V, LLC

October 6, 2016

Phase I
Environmental Site Assessment

31 McDermott Avenue

Riverhead, New York

NP&V Job # 16124

October 6, 2016

CONFIDENTIAL AND PRIVILEGED

Phase I
Environmental Site Assessment

31 McDermott Avenue

Riverhead, New York

THIS DOCUMENT CONTAINS 28 PAGES OF TEXT

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Two (2) copies to client

One (1) copy retained in NP&V file

Prepared For: Mr. Matthew Ardito
Georgica Green Ventures, LLC
50 Jericho Quadrangle, Suite 200
Jericho, New York 11753

Prepared By: Charles J. Voorhis, CEP, AICP
Nelson, Pope & Voorhis, LLC
572 Walt Whitman Road
Melville, New York 11747
(631) 427-5665

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Phase I
Environmental Site Assessment
31 McDermott Avenue

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**Phase I
Environmental Site Assessment**

31 McDermott Avenue

1.0 SUMMARY

The subject property has been inspected and reviewed independently by Nelson, Pope & Voorhis, LLC in order to determine potential environmental or public health concerns. This report is intended to identify Recognized Environmental Conditions (as defined in Standard Practice for Environmental Site Assessment; ASTM E 1527-13 and United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries (AAI)) on the subject property based on four (4) components of a Phase I Environmental Site Assessment (ESA): records review, site reconnaissance, interviews and evaluation and reporting. **Appendix A** provides a statement of limiting conditions. **Appendix B** includes the resumes of key personnel.

The subject property lies in the Hamlet of Riverhead, Town of Riverhead, Suffolk County, New York. The subject property, which is 0.25 acres in size, is located on the west side of McDermott Avenue, approximately 285 feet south of East Main Street, and just north of the Peconic River and Town parking lots along the river. The property is more particularly described as Suffolk County Tax Map # 0600-129-01-22. The physical address of the property is 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 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 incidents are located within one-half (0.5) mile; and twenty-seven (27) Petroleum Bulk Storage listings, fourteen (14) RCRA 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:

Upgradient Sources

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.

1. The Sanborn Maps from 1929 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.

1. 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 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.

The observation noted above is not intended to eliminate any other possible sources which may or may not be present.

NP&V has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 and USEPA AAI for the 31 McDermott Avenue in Riverhead, New York. Any exceptions to, or deletions from, this practice are described in Section 11.0 of this report. In conclusion, this assessment has revealed evidence of one (1) recognized environmental condition and one (1) de minimus condition in connection with the subject property, subject to the methodology and limitations of this report.

2.0 INTRODUCTION

2.1 PURPOSE

This report is intended to meet the format and requirements of the ASTM Standard Practice for Environmental Site Assessments, as published in ASTM E 1527-13 and USEPA AAI standards. Banks, insurance companies and prospective property purchasers require an understanding of existing and past property conditions and uses in order to assess the potential liabilities associated with a site. This assessment has been completed by a qualified environmental professional as defined in ASTM Standards. The objectives of this Environmental Site Assessment are stated as follows:

- Establish a basis of understanding of past and present use in order to determine potential environmental and/or public health risk.
- Establish a basis of understanding of surrounding uses, and area environmental resources in order to determine if the property is affected by such uses or resources.
- Identify, to the extent feasible, *recognized environmental conditions* (i.e., potential risk caused by the presence of Hazardous Substances or Petroleum Products) in connection with the site and adjoining properties.
- Identify any known or potential items in noncompliance with applicable Local, State or Federal laws and regulations.
- Specify how any items in noncompliance with applicable Local, State or Federal laws and regulations can be brought into compliance.
- Confirm the absence of environmental problems or quantify potential environmental liabilities. In the event such findings cannot be made, recommend further environmental sampling.

The final purpose of the report is to utilize the information gained to report "Recognized Environmental Conditions", a very important term defined and utilized in the ASTM Standards. Recognized Environmental Conditions are defined as follows:

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. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimus conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions.

2.2 DETAILED SCOPE OF SERVICES

This ESA has been completed by Nelson, Pope & Voorhis, LLC, in accordance with ASTM standards. The following documentation is intended to provide the financing institution with the information related to the environmental and public health integrity of the subject property.

The report was completed utilizing a variety of techniques and sources of information. The following is a procedural account of the methodology for report preparation:

- 1) Field inspection of the site was conducted including indoor and outdoor facilities and interview of site personnel and property owners, to document facilities and operations, and to determine applicable Federal, State and Local laws and regulations.
- 2) Inspection of areas surrounding the site was conducted in order to document surrounding uses as related to the integrity of the subject site.
- 3) Federal government records were researched including the NPL site list, the CERCLIS site list, and RCRA Hazardous Waste TSD Facilities and Generator Lists, and ERNS lists to determine if the site or adjacent sites are included in listings.
- 4) State government records were researched including NYS Department of Environmental Conservation (NYSDEC) Inactive Hazardous Waste Disposal site lists, landfills and solid waste disposal facilities, registered underground storage tanks (USTs), wastewater disposal sites, air emission sources, and leaking USTs/materials spill lists, to determine if the site or adjacent sites are included in listings.
- 5) County government records were researched including tank and drum registration, violations/enforcement action files, and for sites in Suffolk County, the CLEARS remote sensing site inventory.
- 6) Local government records were researched including zoning, assessor's records, building permit and Certificate of Occupancy to determine site compliance and history.
- 7) Records involving Transfer of Property were reviewed as available to determine site ownership and history where possible.
- 8) Published literature concerning on-site soils, and groundwater resources were reviewed as related to environmental audits to establish environmental resource information.
- 9) Additional interviews of past owners and operators, surrounding property owners/users were conducted as necessary.
- 10) Conclusions regarding the site were formulated based upon the above tasks.
- 11) No sampling of suspected recognized environmental conditions was completed as part of this report.
- 12) Non-scope issues such as asbestos, radon, lead based paint, wetlands, lead in drinking water, cultural and historic resources, endangered species, indoor air quality, mold, etc. are addressed with certain limitations noted herein. If obvious signs of such issues were observed during the site reconnaissance, such observations are indicated in the report. However, this report should not be considered a full asbestos survey, lead based paint report, wetlands delineation survey, mold assessment, etc. The recommendations of this will indicate if a full survey or report should be undertaken to fully determine if such issues exist on the subject property.

2.3 LIMITATIONS AND EXCEPTIONS

This report is dated, and is only valid for activities which occurred prior to the date of facility inspection. Activities, liabilities and alterations to environmental conditions documented in this report that may have occurred subsequent to the date of inspection are not included in this analysis.

There are several limitations of this study which should be understood. The study is intended to assess the potential for public health or environmental liabilities based upon examination of the subject property in accordance with the ASTM Standards. The ASTM Standards provide specific guidance with regard to radon, asbestos, lead in drinking water and lead based paint.

Analysis of the CERCLA implications with regard to the innocent purchaser defense under Superfund, finds that naturally occurring radon is not subject to CERCLA liability and is appropriately considered as a non-scope issue. Accordingly, this survey will not address radon gas, and will not involve or recommend air monitoring for radon gas. As a point of information for users of this report, radon is a colorless, odorless, inert gas which has become a common air contaminant of concern in certain geographic areas. Radon is a natural isotope, which is present most commonly in association with crystalline bedrock and at times other geologic deposits. Natural isotope decay, can emit radiation which causes health concerns due to inhalation (**Sax and Lewis, 1987**). Radon levels generally increase in areas where bedrock is close to the land surface, and generally creates a health related problem only where underground basements are constructed which may allow radon gas to accumulate in a manner which would cause exposure. Geographically, radon may be of concern in some portions of western Long Island, New York City and nearby counties. Absent these conditions radon gas presents less of a concern. Similarly, the ASTM Standards do not recognize liability with regard to asbestos that is part of the building materials of a structure, in accordance with CERCLA innocent purchaser defense under Superfund. If asbestos containing material is disposed of on a site however, such practice would be subject to Superfund response actions and should be identified. In the interest of serving the client, and addressing the needs of lending institutions, this report will identify observed asbestos containing material (ACM) on the site which may cause a health danger or is considered friable, as a non-scope issue. This report is not a full asbestos survey as would be required for building demolition, or identification of all possible sources of ACM, regardless of health danger.

Lead in drinking water and lead based paint are also issues which are considered to be non-scope under CERCLA innocent purchaser defense under Superfund. Lead based paint has been in use for many years, and it is likely that most older buildings will contain this paint. As a general rule, painted surfaces should be maintained and ingestion of paint products should be avoided. If disposal of these materials is involved, disclosure of this practice would be subject to the scope of this environmental audit. Lead in drinking water occurs generally as a result of past use of high lead content solder. Water left stagnant in pipes overnight or longer, may leach lead from these joints and affect drinking water quality. As a general rule, water should be run for several minutes in the morning where such plumbing is present.

This report cannot identify all sources of PCB containing oils. Common sources of these materials include transformers and fluorescent lamp ballast. Electric service transformers may include ground level or pole mounted units. These transformers are owned and maintained by the Long Island Power Authority (LIPA), the entity responsible for their use and integrity. Transformers are inventoried and periodically inspected. LIPA environmental engineer Mike Lauro reported in conversation that LIPA transformers were not manufactured to contain PCB

contaminated oils. Aggressive and destructive testing which would be required for definitive identification of PCB's is beyond the scope of this study. The study will however identify observed potential sources, fluid leaks, hazardous materials and/or petroleum substance disposal and other environmental or health hazards appropriate the scope of the survey.

It must be noted that the accuracy of any Environmental Site Assessment is limited to the information available during the time of the site survey, and from the records, files and drawings provided by the owner and released by governmental agencies; and, the accuracy and completeness of the information provided during interviews. **Appendix A** of this report contains a Supplemental Statement of Conditions for Phase I Environmental Audits. This list was established by the Environmental Assessment Association (EAA) in order to standardize procedures and understanding with regard to the scope of environmental audits. Charles J. Voorhis is an active member of the EAA and is a Certified Environmental Inspector (CEI). Nelson, Pope & Voorhis, LLC (NP&V), may be contacted if there are any questions regarding this analysis or the methods involved. The resumes of key personnel involved in the preparation of this report are included in **Appendix B**.

2.4 SPECIAL TERMS AND CONDITIONS

It is the responsibility of the user of this report (for example, the purchaser, potential tenant, owner lender or property manager) to provide certain segments of information utilized in the report. This would include reporting of any *environmental liens* (i.e. consideration against property for response action, cleanup or remediation of hazardous substances or petroleum product) encumbering the property or specialized knowledge or experience that would assist in identifying *recognized environmental conditions*.

It must be recognized that the level of inquiry is variable for each Phase I Environmental Site Assessment, depending upon the availability of information and quality of information received. As per the ASTM Standards, it should also be noted that the "environmental professional is not required to verify independently the information provided but may rely on information provided unless he or she has actual knowledge that certain information is incorrect or unless it is obvious that certain information is incorrect based on other information obtained in the Phase I Environmental Site Assessment or otherwise actually known to the environmental professional". Personnel involved in report preparation will make judgments on the accuracy of information and conduct additional research as necessary in order to meet the requirement of identifying recognized environmental conditions on the site. ASTM Standards provide a number of standards sources of historic information, any one of which may be sufficient. Nelson, Pope & Voorhis, LLC will seek to research as many sources of historic information as may be available as a means cross confirmation. Based on ASTM Standards, the Phase I Environmental Site Assessment is not intended to include any sampling or testing of materials associated with the project site (i.e. soil, water, air or building materials). Accordingly, this report will conform with this intent and no testing will be conducted.

2.5 USER RELIANCE

Nelson, Pope & Voorhis, LLC (NP&V) understands that our client (and their successors or assigns) are relying upon the contents of this Phase I Environmental Site Assessment report for the above referenced property in making a loan secured by or affecting the property and/or acquiring the property as the case may be. The format of this Phase I Environmental Site Assessment was predicated upon general guideline requirements established by individual lending institutions, American Society for Testing and Materials Standards (1527-13) and United States Environmental Protection Agency (USEPA) All Appropriate Inquiries (AAI) standards, various professional organizations, and our professional judgment.

The date of inspection, key personnel in the preparation of the report, and a list of persons interviewed is provided below in order to provide further insight into methodology:

Project Commenced:	June 8, 2016
Inspection Date:	September 26, 2016
Report Date:	October 11, 2016
Inspector/Preparer:	Charles J. Voorhis, CEP Steven J. McGinn, CEI Jonathan McGinn
Persons Interviewed	Property Owner

3.0 SITE DESCRIPTION & RECONAISSANCE

3.1 OBJECTIVES

The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the subject property. The site reconnaissance typically involves observing all areas of the subject property in order to determine if any potential recognized environmental conditions are present.

3.2 METHODOLOGY

All areas of the existing building and the subject property were inspected during the site reconnaissance in order to identify any potential recognized environmental conditions associated with the property and the uses surrounding the subject property.

3.3 LIMITATIONS

There were no limitations encountered during the site reconnaissance of the subject property. All areas of the property were inspected without impediments.

3.4 LOCATION, SETTING AND LEGAL DESCRIPTION

The subject property lies in the Hamlet of Riverhead, Town of Riverhead, Suffolk County, New York. The subject property, which is 0.25 acres in size, is located on the west side of McDermott Avenue, approximately 285 feet south of East Main Street, and just north of the Peconic River and Town parking along the river. The property is more particularly described as Suffolk County Tax Map # 0600-129-01-22. The physical address of the property is 31 McDermott Avenue.

Figure 1 provides a location map depicting the subject property and the surrounding area. The subject property is rectangular in shape. *All figures are located in a separate section immediately following the text of this report.*

3.5 EXISTING AND PAST SITE USES

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. A copy of a recent aerial illustrating the development on the subject property is provided as **Figure 2**.

In terms of available records, historical use can be documented using a variety of standard records. The intent is to trace land use to a period prior to 1940. For the purpose of this Environmental Site Assessment, as many sources as are reasonably available have been consulted. The following are considered standard historical sources:

- Aerial Photographs
- Fire Insurance Maps (Sanborn Maps)
- Property Tax Files
- Recorded Land Title Records
- USGS 7.5 Minute Topographic Maps
- Local Street Directories (Cole Directories)
- Building Department Records
- Zoning/Land Use Records

3.5.1 Aerial Photography

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. Refer to **Appendix E** for a copy of the aerial photographs.

3.5.2 Sanborn Maps

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.

3.5.3 USGS Quadrangle Maps

USGS 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. Refer to **Appendix F** for a copy of the topographic maps.

3.5.4 Other Sources

The EDR City Directory Abstract was consulted for the years 1972, 1977, 1982, 1988, 1992, 1995, 1999, 2003, 2008, and 2013 to identify occupants of the subject property and surrounding properties. A review of these listings revealed that the subject property has contained several different listings throughout the years. The earliest listing for the subject property, 1972, indicated that Retarded Children Association and Freddie Clinton were occupants of the property. The listings for 1977 indicated that New Jersey Precision occupied the subject property. In 1982, Calree Co., Inc., New Jersey Precision and David Staib occupied the subject property. In 1988, Calree Co., Inc., N.L. Froehlich, Heirloom Collectibles and MC Powers occupied the property. In 1992, Calree Co. Inc. Screen Printing, N.L. Froehlich, Robert L. Gammon and Heirloom Country Collectibles occupied the property. In 1995, the occupants were listed as Calree Co. Inc., Screen Printing, Heirloom Country Collectibles and New Jersey Precision Instrument Co., Inc. The occupant were same in 1999 with the addition of Nu Threads Embroidery. In 2003, Heirloom Country Collectibles and John Rose occupied the property. In 2008, the listings indicated that Mike Cataldo, New Jersey Precision Instruments Co., Peconic River Antiques & Things and Pieceful Quilting occupied the property. The final listing in 2013 identified Calree Designs, L Simmons and Pieceful Quilting on the subject property. Refer to **Appendix H** for a copy of the City Directory Abstract.

3.5.5 Data Gaps

The aerial photographs reviewed exceeded the five (5) year interval in several consecutive photographs in the series as noted above. The data gap has been evaluated and it is noted that the subject property contained the existing building from prior to 1929 until the present.

3.6 SITE AND VICINITY CHARACTERISTICS

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 area immediately surrounding the subject property is comprised mainly of commercial, aquatic and residential uses. **Appendix D** contains site photographs which depict typical views of the subject property. An aerial photograph depicting the existing conditions of the subject property is provided as **Figure 2**.

3.7 DESCRIPTION OF SITE IMPROVEMENTS & FACILITIES

The subject property is currently improved with a two (2) story retail/apartment structure and a paved parking area. Following, is a specific description of construction materials and building characteristics:

Construction - The two (2) story building consists of a wood framed structure situated on a concrete slab foundation. The exterior of the building consists of wood and vinyl shingles and an asphalt shingle roof.

Interior - Interior surfaces in the apparel store consists of hardwood and carpet floors along with wood panel painted sheetrock walls. The upholstery store consists of painted sheetrock and wood panel walls and bare concrete floors. The acupuncture center consisted of painted sheetrock walls and carpeted floors. The apartment consisted of painted sheetrock walls and hardwood floors.

Heating/Air Conditioning Equipment - The majority of the structure is heated by natural gas heaters. The upholstery store contains an oil burner which is supplied by a 275 gallon above ground fuel oil storage tank located on the west side of the building.

Asbestos Containing Material (ACM) - No suspected ACM was observed during the reconnaissance of the subject property. According to 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. This report is not a substitute for a complete demolition asbestos survey.

Storage Tanks - A 275 gallon above ground fuel oil storage tank was observed on the west side of the building. No other underground or above ground storage tanks were observed during the reconnaissance of the subject property.

Drum Storage - No drums were observed during the reconnaissance of the subject property.

Sanitary Disposal - The subject property is serviced by the Town of Riverhead sewage collection system.

Water Supply - The subject property is served by the Riverhead Water District.

Utilities - Electrical service is available to the subject property is provided by PSEG-LI.

PCBs - No sources of PCBs were observed during the reconnaissance of the subject property.

Floor Drains - No floor drains were observed during the reconnaissance of the subject property.

Stormwater - No stormwater drainage features were observed during the reconnaissance of the subject property.

No areas of staining, or 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.

3.8 Adjacent Land Use

Current land use at the subject property and surrounding area is described based on aerial photographs and visual observations.

- South:* Peconic River, beyond which is Kander Academy of Long Island and Flanders Road.
- West:* Commercial uses, beyond which is Peconic Avenue.
- North:* Main Street, beyond which is Riverhead Methodist Church.
- East:* McDermott Avenue, beyond which are residential uses and the Long Island Aquarium.

3.9 NATURAL SETTING

3.9.1 Soils and Topography

The surficial geology of a site can often provide insight into the past activities on a given parcel of land. The Soil Survey of Suffolk County, conducted by the U.S. Department of Agriculture in 1975 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 subject property is comprised of soil type identified as Ur - Urban Land. The characteristics of this soil type are identified as follows (**Warner et al., 1975**):

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.

The nature of the surrounding area is that of undeveloped woodland, residential land, and local roads. The subject property has undulating topography with some areas of gentle slopes. 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.

The soil types overlying the subject property are illustrated in **Figure 5**. The topography of the subject property is provided in **Figure 6**.

3.9.2 Groundwater Resources

Groundwater on Long Island is entirely derived from precipitation. Precipitation entering the soils in the form of recharge, passes through the unsaturated zone to a level below which all strata are saturated, referred to as the water table. The groundwater table is equal to sea level on the north and south shores of Long Island, and rises in elevation

toward the center of the Island. The high point of the parabola is referred to as the groundwater divide. The changes in elevation of the water table create a hydraulic gradient which causes groundwater to flow, dependent upon potential.

The subject property is south of the groundwater divide, indicating that in the horizontal plane, flow is generally toward the south. Groundwater will ultimately be discharged from the subsurface system into the Peconic River. The major water bearing units beneath the subject property include: the Upper Glacial aquifer, the Magothy aquifer, and the Lloyd aquifer (Smolensky et al, 1989).

The elevation of groundwater beneath the subject property is less than 5 feet above msl, depending on meteorological conditions associated with the water year. The topographic elevation of the subject property is approximately 5 feet. Therefore, the depth to groundwater is less than 5 feet. The water table elevations and generalized direction of flow are illustrated in **Figure 7**.

The Suffolk County Comprehensive Water Resources Management Plan (SCCWRMP) provides information on water quality from 0 to 400 feet below the water table, based upon observation as well as public and private water supply and well monitoring. The general area in proximity to the subject property is depicted as having good water quality with respect to nitrate-nitrogen (0-6 mg/l) at between 0 and 100 feet. With regard to organic compounds, SCDHS water quality data presented in the Suffolk County Comprehensive Water Resources Management Plan indicates that Volatile Organic Compound levels at 0-100 feet below the water table are good (<60% of standard) and found not to exceed drinking water standards the majority of the time; however, there are several areas in proximity to the site that exceed drinking water standards for organic parameters. The Suffolk County Department of Health Services (SCDHS) conducted an eighteen (18) month long study of the impact pesticides have had on the groundwater. The study obtained water quality information from across the full geographic area of both counties in order to identify if any pesticides and metabolites had leached into the groundwater. The data from the wells in Nassau County and the five (5) western Towns of Suffolk show that only 1.5 and 2.0%, respectively, exceeded the pesticide related drinking water MCL and 15.4% of the wells in the five (5) eastern Suffolk Towns exceeded the MCL. Private wells in the five (5) eastern towns are at the highest risk of pesticides contamination. Based on the maps provided in the appendix of the SCDHS revealed the subject property is not located in the vicinity of any wells which are contaminated with pesticides. The subject property is in the Town of Riverhead water supply distribution area.

3.9.3 Wetlands

The subject property was inspected to identify the possible presence of any wetland vegetation and/or water surfaces that would sustain wetland vegetation. Review of NYSDEC Freshwater Wetland Maps indicated that there are no designated wetlands on the subject property; however, freshwater wetlands are depicted in the vicinity of the subject property, including the Peconic River. The National Wetland Inventory (NWI)

Maps indicated that there are no freshwater wetlands on the subject property but, wetlands were identified along the Peconic River in the vicinity of the subject property. The portion of the NYSDEC Freshwater Wetland Maps and National Wetlands Inventory Maps that cover the subject property and surrounding area are provided as **Figure 9** and **10**, respectively.

3.9.4 Coastal Barrier Improvements/Flood Plains

The subject property is located in the vicinity of a coastal area; however, no coastal barrier improvements exist or are required for the subject property. The subject property is located in Flood Zone AE. The portion of the Flood Insurance Rate Map that covers the subject property is provided in **Figure 11**.

3.9.5 Critical Habitat/Endangered Species

The NYSDEC Environmental Resource Mapper verified that there are rare and threatened plant species listed for the North Sea area where the subject property is located. The species listed include the swamp sunflower (threatened), the small-flowered pearlwort (endangered), and the velvety bush-clover (threatened). None of these species have been documented since 1946 and since the land has undergone clearing and disturbance since 1946, it is not expected that these species would be present on the subject property. No rare or endangered species were observed during the site reconnaissance. This report is not a substitute for a study of the site by a qualified biologist.

4.0 USER PROVIDED INFORMATION AND INTERVIEWS

The purpose of this section as defined in Section 6 of the ASTM E1527-13 is to describe tasks to be performed by the user (the individual or entity for which this document has been prepared) that will help identify the possibility of recognized environmental conditions in connection with the subject property. This information does not require the technical expertise of an environmental professional and is generally not performed by environmental professionals who prepare Phase I Environmental Site Assessments. The information provided in this section is the sole responsibility of the user and has been included in this report if provided by the user.

4.1 Title Records

A Title Report was not provided for review as part of this Phase I ESA.

4.2 Environmental Liens or Activity and Use Limitations

No environmental liens appear to have been imposed on the subject property. No other activity or use limitations have been imposed on the subject property to best of our knowledge.

4.3 Specialized Knowledge

No specialized knowledge or information was available regarding the subject property.

4.4 Commonly Known or Reasonably Ascertainable Information

No commonly known or reasonably ascertainable information was provided or available to be included as part of this Phase I ESA.

4.5 Property Valuation Reduction for Environmental Issues

Based on the inspection of the property and review of available documentation no reduction in the price of the land appears to be warranted due to the presence of past or existing hazardous or toxic materials provided the items described in Section 6.0 are satisfactorily addressed.

4.6 Owner, Property Manager and Occupant Information

The subject property is currently owned by Robert H. Gammon.

4.7 Reason for Performing Phase I ESA

This Phase I ESA has been completed as part of the due diligence of purchasing the subject property.

5.0 ENVIRONMENTAL RECORDS AND AGENCY DATA REVIEW

With the understanding of the facilities at the subject property, it is important to establish the environmental and regulatory conditions of the subject property and surrounding area, as related to public health and environmental issues. This section of the report includes a review of agency records, soils and groundwater resources and historical data review. The site inspection and the environmental and regulatory conditions form the basis for conclusions regarding the risks and liabilities associated with this site.

5.1 STANDARD ENVIRONMENTAL RECORD SOURCES

A search of Federal, State and Local databases was performed in order to provide a profile of the site and surrounding area with regard to published government agency records. The procedures employed adhere as closely as possible to ASTM standards.

Contact was made with the United States Environmental Protection Agency (USEPA), the New York State Department of Environmental Conservation (NYSDEC), the Suffolk County Department of Health Services (SCDHS), and local government regarding environmental and/or public health concerns associated with the subject property.

5.1.1 United States Environmental Protection Agency

The United States Environmental Protection Agency was contacted in order to obtain information regarding the National Priorities List (NPL), and sites documented on the Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS). The NPL defines all known hazardous material waste sites, which are described by the Federal Government as needing immediate cleanup action. All hazardous material waste sites considered for addition to the NPL are listed in the CERCLIS list.

Review of the NPL Site List (search distance 1.0 mile), and the CERCLIS) lists (search distance 0.5 miles) finds the following with respect to the subject property and surrounding area:

1. Subject property did not appear on the NPL, Delisted NPL or CERCLIS lists.
2. There were no sites appearing on the NPL list located within one (1.0) mile of the subject property.
3. There were no sites appearing on the Delisted NPL list located within one half (0.5) mile of the subject property.
4. There were no sites appearing on the CERCLIS Non-NFRAP list located within one-half (0.5) mile of the subject property.
5. There were no sites appearing on the CERCLIS NFRAP list located within one-half (0.5) mile of the subject property.

The USEPA was also contacted in order to obtain information concerning RCRA TSD facilities (treatment, storage, and disposal of hazardous wastes, as defined and regulated by the Resource Conservation and Recovery Act, RCRA), and RCRA Generators (of hazardous wastes as defined and regulated by RCRA). RCRA TSD facilities are sites that treat, store or dispose of wastes that can be toxic, flammable, corrosive, explosive or otherwise hazardous; and, RCRA Generators are sites that generate or transport wastes of the above noted characteristics. The search also included review of the Emergency Response Notifications System (ERNS) list, which is a list of reported releases or spills in quantities greater than reportable quantities, Federal Permit Compliance System Toxic Wastewater Discharges (PCSTWD) which permits toxic wastewater discharges and Federal Civil Enforcement Docket (CED) which lists judiciary cases filed on behalf of the EPA by the Department of Justice.

Review of the RCRA TSD Facilities List (search distance 1.0 mile), the PCSTWD and CED facilities (search distance 0.25 mile), the RCRA Generator List (search distance, subject property and adjoining properties), and the ERNS List (search distance, subject property only) finds the following with respect to the subject property and surrounding area:

1. The subject property did not appear on the RCRA TSD Facilities List, or the ERNS List.
2. The subject property did not appear on the RCRA Generator list.
3. The subject property was not listed as a Civil Enforcement Docket Facility.
4. The subject property was not listed for Permit Compliance System Toxic Wastewater Discharges.
5. The subject property was not identified on the ERNS list.
6. There were no sites listed as RCRA TSD facilities identified within one (1.0) mile of the subject property.
7. There were five (5) RCRA Generators within 1,000 feet of the subject property. Information regarding the nine (9) other generators located within one quarter (0.25) mile of the subject is included in **Appendix C**.
 - a. Print Options Incorporated (Facility ID# NYD987000627), located 306 feet to the north at 301 East Main Street is historically listed as a small quantity generator of 90 gallons of silver in 1995.
 - b. Pergament Home CTR Stores (Facility ID# NYR000099150), located 502 feet to the northwest at 138 East Main Street is historically listed small quantity generator of 2,500 pounds of 2,4-Dichlorophenoxyacetic acid in 2001.
 - c. Mobil Oil Corporation (Facility ID# NYD981877103), located 640 feet to the northeast at 415 East Main Street generated 49 gallons of solid waste that exhibits the characteristic of ignitability in 1987.
 - d. Town of Riverhead Main Street Aquarium Site (Facility ID# NYR000073452), located 647 feet to the east northeast at 431 East Main Street is historically listed as a large quantity generator of arsenic (40 cubic yards in 1999) and silver (15 gallons of 2008).
 - e. Town of Riverhead Engineering Dept. (Facility ID# NYR000073452), located 935 feet to the northeast at 467 East Main Street is historically listed as a large quantity generator of arsenic (40 cubic yards in 1999) and silver (15 gallons of 2008).
8. There were no CED facilities within one-quarter (0.25) mile of the subject property.

9. There were no PCSTWD facilities located within one-quarter (0.25) mile of the subject property.

The RCRA Generator program is intended to track the origin and destination of hazardous waste, and there is no indication that listing on this inventory constitutes an environmental threat. The generator noted above is located cross gradient and at a sufficient distance from the subject property and, therefore, is not expected to adversely impact the subject property. In addition, the Federal Facilities Index that includes resources conservation and Recovery Corrective Action Sites (CORRACTS) was reviewed.

1. There were no RCRA CORRACTS facilities located within one (1) mile of the subject property.

5.1.2 New York State Department of Environmental Conservation (NYSDEC)

The NYSDEC is charged with the responsibility of registering inactive hazardous waste disposal sites, and administering the investigation and cleanup of such sites. The NYSDEC inventory is contained in the publication, Inactive Hazardous Waste Disposal Sites in New York State. The inventory provides the location, extent of contamination and remediation status of each listed site in New York State. Accordingly, the registry of the NYSDEC was consulted for information on Inactive Hazardous Waste Disposal Sites (IHWDS). The NYSDEC provides information regarding Hazardous Substance Waste Disposal Sites (HSWDS) that are sites contaminated with toxic substances but are not eligible for state cleanup funding programs. The NYSDEC provides information regarding Brownfield cleanup site - these are sites that are abandoned, idled or under-used industrial and/or commercial sites where expansion or redevelopment is complicated by real or perceived environmental contamination. Similarly, the NYSDEC is responsible for permitting Solid Waste Facilities (SWF) - these are facilities including landfills, incinerators, transfer stations and other solid waste management sites. The NYSDEC also registers Petroleum Bulk Storage (PBS) where the total storage capacity at the facility exceeds 1,100 gallons, Chemical Bulk Storage (CBS), Major Oil Storage Facilities (MOSF) and Toxic Release Inventory Sites (TRI). Finally, the NYSDEC regulates and monitors Air Discharges and NYS Toxic Spills which include Leaking Underground Storage Tanks (LUSTs).

Review of the IHWDS, Brownfield Sites and HSWDS Lists (search distance 1.0 mile), SWF, CBS and MOSF lists, and LUST Lists (search distance 0.5 miles), TRI and Air Discharge sites (search distance 0.25 miles) and the PBS List (search distance, subject property and adjoining properties) finds the following with respect to the subject property and surrounding area:

1. The subject property was not listed as an IHWDS, Brownfields or HSWDS site.
2. The subject property was not listed on the SWF, CBS or MOSF Lists.
3. The subject property was not listed as a PBS facility.
4. The subject property was not listed on the NYS Toxic Spill site list.

5. The subject property was not listed as a TRI Site.
6. The subject property was not listed on the NYS Air Discharge list.
7. The subject property was not listed as having a LUST incident.
8. There were no IHWDS facilities located within one (1.0) mile of the subject property.
9. There were no HSWDS facilities located within one (1.0) mile of the subject property.
10. There were no Brownfields Sites located within one (1.0) mile of the subject property.
11. There were no SWF listing identified within one-half (0.5) mile of the subject property.
12. There were five (5) PBS facilities located within 500 feet of the subject property. Information regarding the twenty-two (22) facilities located within one quarter (0.25) mile is included in **Appendix C**.
 - a. Riverhead Town Sewer District Pump Station (Facility ID# NYSF12539), located 265 feet to the northeast on Defriest Street currently utilizes and 275 gallon above ground diesel fuel storage tank. A 550 gallon underground diesel fuel storage tank was removed from the property in June, 1999.
 - b. Jetset Printing (Facility ID# NYSF12360), located 303 feet to the north at 301 East Main Street did not provide any tank information.
 - c. Sears Roebuck & Co. (Facility ID# NYSF12576), located 323 feet to the northwest at 203 East Main Street had a 275 gallon above ground waste oil storage tank removed in September 1993. A 550 gallon #6 fuel oil underground storage tank and 1,500 gallon #2 fuel oil storage tank were present on the property in the past. No information was provided regarding the status of these tanks.
 - d. Senebo Realty Inc. (Facility ID# NYSF12351), located 540 feet to the north northeast at 312-324 Main Street currently has six (6) 275 gallon above #2 fuel oil storage tanks which were installed in 1999.
 - e. Riverhead Enterprises (Facility ID# NYSF12526), located 545 feet to the west northwest at 128 East Main Street had a 3,000 gallon underground #2 fuel oil storage tank removed in May 1990.
13. There were no CBS sites within one-quarter (0.25) mile of the subject property.
14. There were no State Registered MOSF facilities within one-half (0.5) mile of the subject property.
15. There were no TRI sites within one-half (0.5) mile of the subject property.
16. There were no Air Dischargers located within one-quarter (0.25) mile of the subject property.
17. There were one (1) active and eleven (11) closed LUST incidents identified within one half (0.5) mile of the subject property.

The NYSDEC also responds to incidents involving hazardous waste spills. The Department maintains a logbook and files on all reported and actual incidents at the NYSDEC offices at Stony Brook. This file was reviewed in conjunction with the subject property. Review of the file revealed that ten (10) active and eighty-three (83) closed spill incidents were identified within one-half (0.5) mile of the subject property. All of the closed incidents were reported to be relatively minor and addressed to the satisfaction of the NYSDEC and most of the closed and active incidents were not in close vicinity and/or either cross or down gradient of the subject property. One spill located 344 feet to the north of the subject property impacted storm drains going down to the Peconic River. None of these incidents are expected to impact the subject property.

Information regarding all of the reported incidents is contained in **Appendix C**, beginning on page 14.

5.1.3 Suffolk County Department of Health Services (SCDHS)

The SCDHS performs many important functions in environmental resource protection. These include inspection of facilities that use or store significant quantities of toxic or hazardous material or generate waste. The computer database for tank registrations was reviewed and found to contain no information regarding the subject property.

Also of interest with regard to Health Department functions is a study completed in conjunction with Cornell University, referred to as the CLEARs study (Cornell Laboratory for Environmental Applications of Remote Sensing). This research involves stereoscopic analysis and interpretation of historic aerial photographs for the purpose of identifying past and present hazardous waste disposal sites, solid waste disposal sites, disturbed areas, chemical storage, and other potential sources of contamination. The study has been ongoing since approximately 1986. The CLEARs study was consulted with regard to the area surrounding the subject property.

No CLEARs study sites were identified within the general vicinity of the subject property.

The CLEARs Study assists with an historical perspective of the site and surrounding area. Little interpretation can be made with regard to the findings of the CLEARs study. There is no confirmation of activities which may have caused environmental degradation with regard to any of the sites. The SCDHS contracted the CLEARs study and will continue to interpret the results and take remedial action as necessary. The subject property is not listed as a CLEARs study site and the above sites are not expected to impact the subject property.

5.1.4 Local Agencies

Freedom of Information requests were submitted to the Town of Southampton Department of Fire Prevention, Building Department, and Planning Department. A response from the Department of Fire Prevention indicated that they didn't have any records on file for the subject property. Any pertinent information obtained from the Building Department and Planning Department will be forwarded as an addendum to this report. The zoning of the subject property and surrounding area is provided in **Figure 4**. The Town Tax Assessors records identified the subject property as being owned by one entity which is summarized in **Section 4.6**.

6.0 FINDINGS

NP&V has performed a Phase I Environmental Site Assessment for 31 McDermott Avenue, located on the west side of McDermott Avenue, approximately 285 feet south of East Main Street, Riverhead, Suffolk County, New York. This environmental inspection report, has been conducted in order to provide the prospective purchaser and/or lending institutions with accurate and complete information regarding the subject property, surrounding area, historic uses, agency records and regulations, and additional environmental considerations. Based upon this report, the limitations of this report and the methodology employed, the following statement is provided:

NP&V has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 and USEPA AAI for 31 McDermott Avenue located in Riverhead, New York. Any exceptions to, or deletions from, this practice are described in Section 9.0 of this report.

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.

1. The Sanborn Maps from 1929 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.

1. 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.

7.0 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.

8.0 CONCLUSIONS

This assessment was performed at the Client's request using the methods and procedures consistent with good commercial or customary practice designed to conform with acceptable industry standards.

This report is expressly and exclusively for the sole use and benefit of the Client identified on the first page of this report and is not for the use or benefit of, nor may it be relied upon by, any other person or entity without the advance written consent of NP&V.

The independent conclusions represent NP&V's best professional judgment based on information and data available to the consultant during the course of this assignment. NP&V's evaluations, analyses and opinions are not representations regarding either the design integrity, structural soundness or actual value of the property. Factual information including operations, site conditions and available test data provided by the Client or their representative have been assumed to be correct and complete. The conclusions presented are based on the data provided, observations and conditions that existed on the date of the assessment.

9.0 DEVIATIONS & ADDITIONAL SERVICES

9.1 Deviations

This report was completed in accordance with the standards set forth in the ASTM E 1527-13 and the USEPA AAI. No deviations from these standards were undertaken during the completion of this report.

9.2 Additional Services

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:

Upgradient Sources

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.

No other additional services were provided as part of the report.

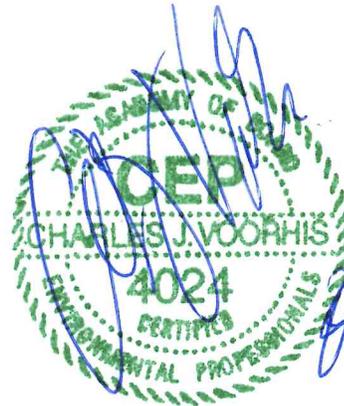
10.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312, and

We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the "All Appropriate Inquiries" in conformance with the standards and practices set forth in 40 CFR Part 312.

10/6/16

Date



Charles J. Voorhis, CEP, AICP
Manager Partner

10/6/16

Date

Signature of Steven J. McGinn

Steven J. McGinn
Partner/Division Manager

11.0 REFERENCES

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FIGURES



**FIGURE 1
LOCATION**

Source: ESRI Web Mapping Service
Scale: 1 inch = 100 feet



**31 McDermott Ave
Riverhead**

Phase I ESA





**FIGURE 2
AERIAL PHOTOGRAPH**

**31 McDermott Ave
Riverhead**

Phase I ESA



Source: NYS Orthophotos, 2013
Scale: 1 inch = 100 feet





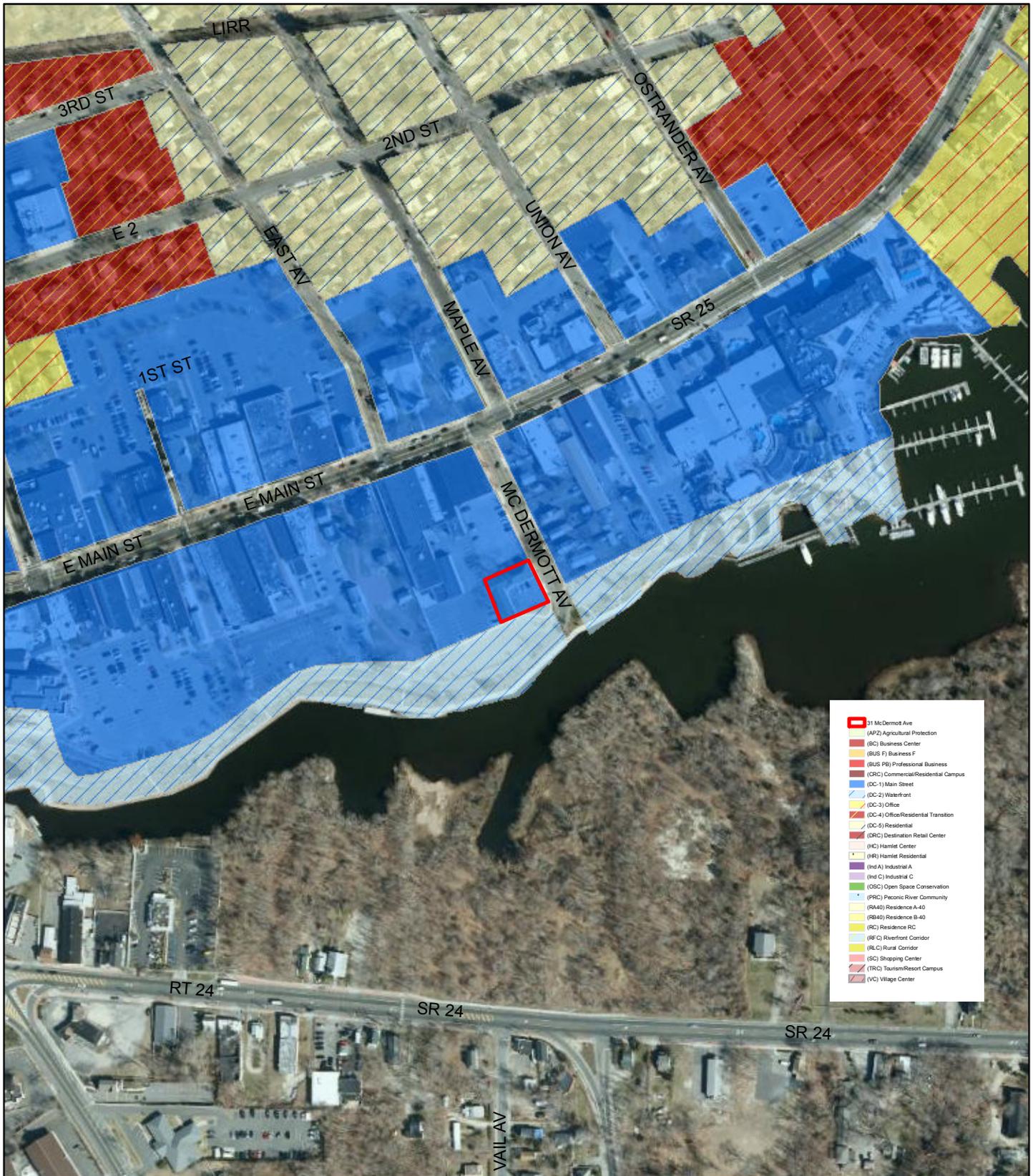
**FIGURE 3
LAND USE MAP**

Source: NYS Orthophotos, 2013
Scale: 1 inch = 100 feet



**31 McDermott Ave
Riverhead**

Phase I ESA



**FIGURE 4
ZONING MAP**

**31 McDermott Ave
Riverhead**

Phase I ESA



Source: ESRI wms; Town of Riverhead Zoning

Scale: 1 inch = 300 feet





**FIGURE 5
SOIL MAP**

Source: ESRI Web Mapping Service, NRCS
Soils Suffolk County, NY
Scale: 1 inch = 200 feet



**31 McDermott Ave
Riverhead**

Phase I ESA



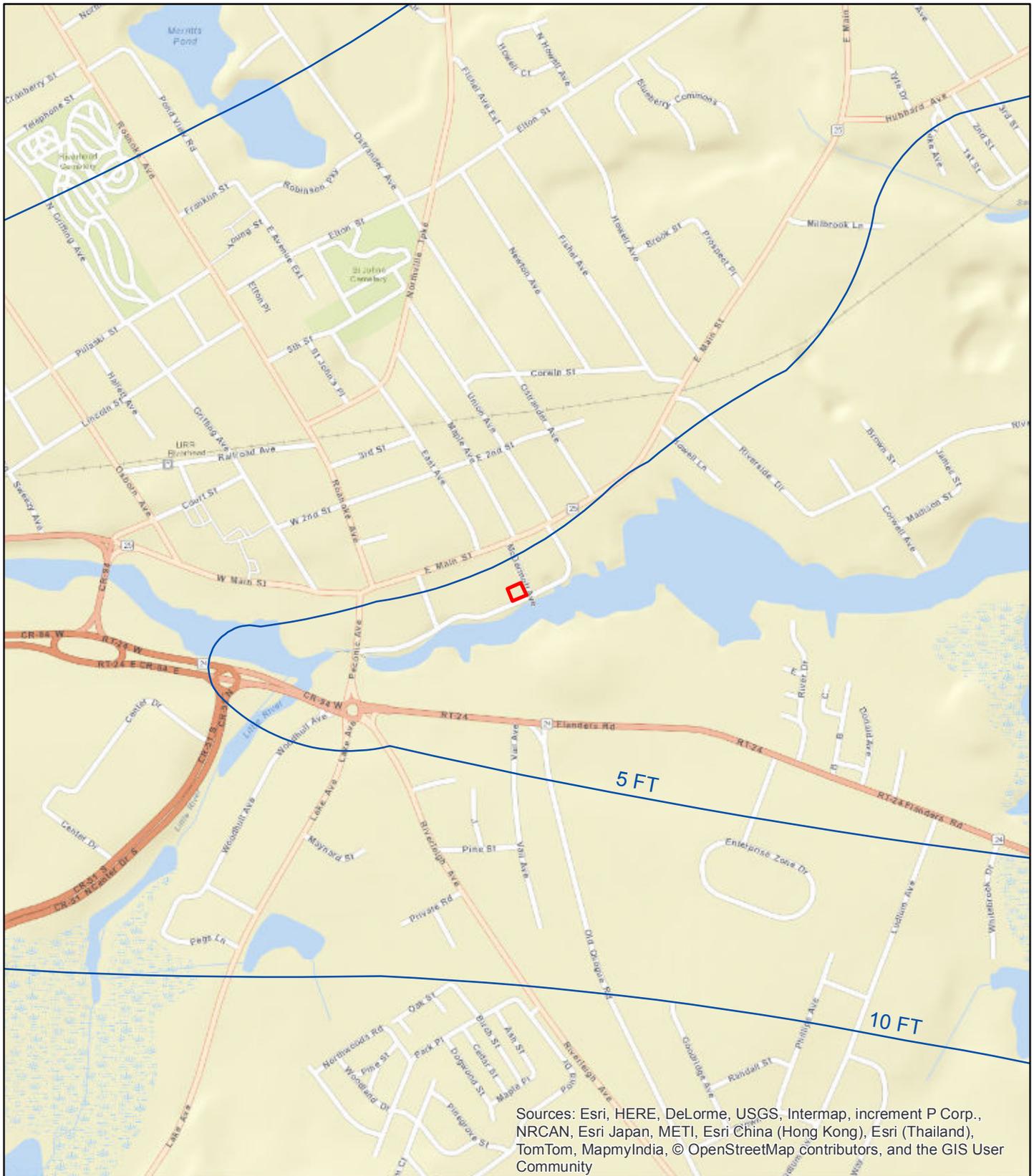


**FIGURE 6
TOPOGRAPHIC MAP**

Source: ESRI Web Mapping Service, USGS
Scale: 1 inch = 500 feet



**31 McDermott Ave
Riverhead
Phase I ESA**



**FIGURE 7
WATER TABLE
CONTOUR MAP**

Source: ESRI Web Mapping Service, USGS 2013 data release, <http://dx.doi.org/10.5066/F7RVOKSD>
Scale: 1 inch = 1,000 feet



**31 McDermott Ave
Riverhead**

Phase I ESA



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



FIGURE 8 WATER SUPPLY MAP

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



**31 McDermott Ave
Riverhead
Phase I ESA**



FIGURE 9 NYSDEC WETLANDS MAP

Source: ESRI Web Mapping Service, NYSDEC
Freshwater & Tidal Wetlands Maps
Scale: 1 inch = 500 feet



**31 McDermott Ave
Riverhead
Phase I ESA**

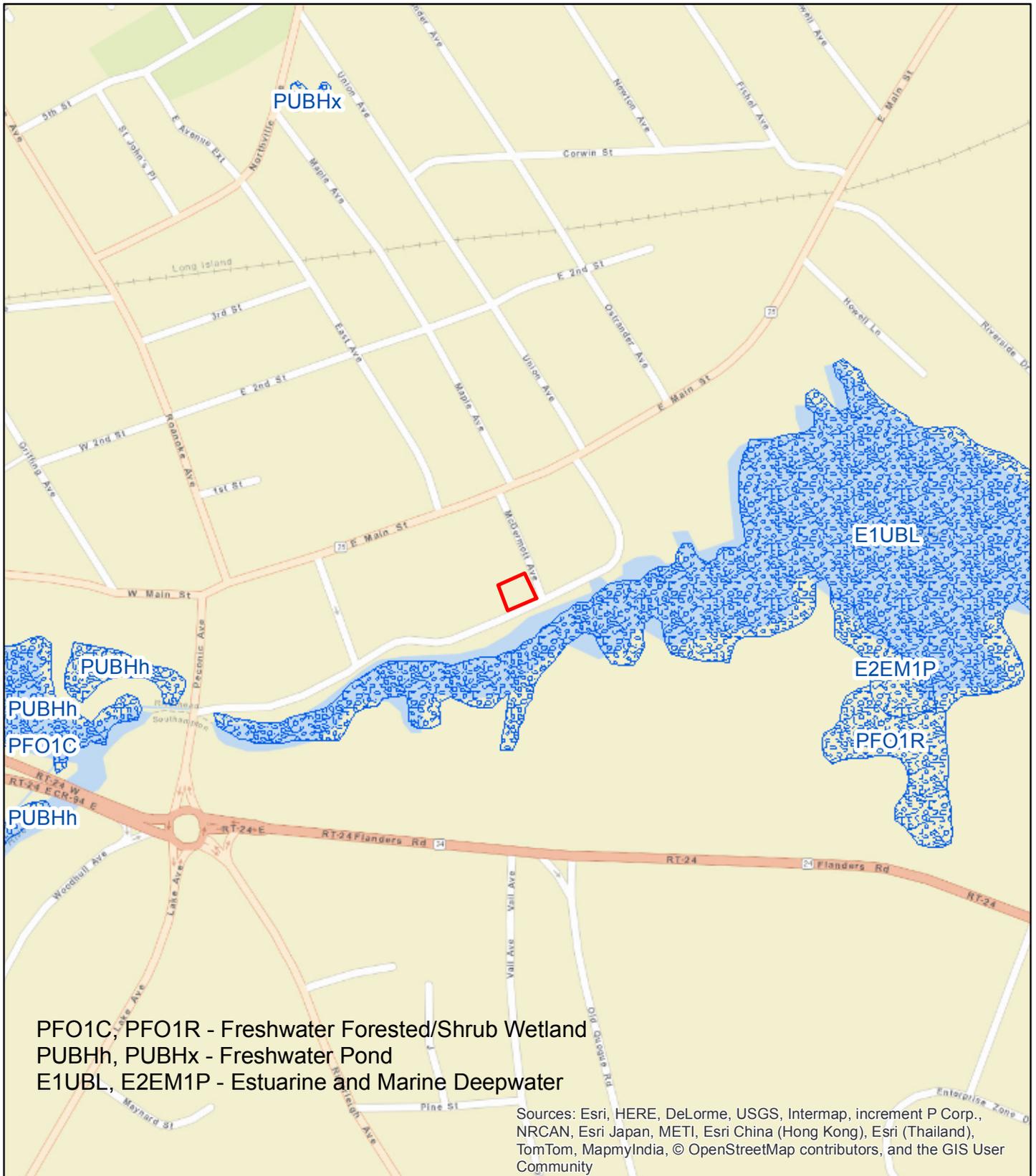


FIGURE 10
NATIONAL WETLANDS
INVENTORY MAP

Source: ESRI Web Mapping Service, National Wetlands Inventory Map (NWI, USF&WService)
 Scale: 1 inch = 500 feet



31 McDermott Ave
Riverhead

Phase I ESA



FIGURE 11 FEMA FLOOD MAP

Source: ESRI Web Mapping Service, FEMA
Scale: 1 inch = 500 feet



**31 McDermott Ave
Riverhead
Phase I ESA**

Appendix B-6
GOSR FONSI

July 21, 2017



Governor's Office of
Storm Recovery

ANDREW M. CUOMO
Governor

FILED IN OFFICE OF
DIANE M. WILHELM
TOWN CLERK
2017 JUL 21 P 3:30
LISA BOVA
Executive Director

PUBLIC NOTICE

COMBINED NOTICE OF FINDING OF NO SIGNIFICANT IMPACT (FONSI), NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS (NOI-RROF), AND FINAL NOTICE AND PUBLIC REVIEW OF A PROPOSED ACTION IN A 100-YEAR FLOODPLAIN

RIVERVIEW LOFTS PROJECT TOWN OF RIVERHEAD, SUFFOLK COUNTY, NEW YORK

July 21, 2017

Name of Responsible Entity and Recipient: New York State Homes and Community Renewal (HCR), 38-40 State Street, Hampton Plaza, Albany, NY 12207, in cooperation with the New York State Housing Trust Fund Corporation (HTFC), of the same address. Contact: Lori A. Shirley (518) 474-0755.

Pursuant to 24 CFR Section 58.43, this combined Notice of Finding of No Significant Impact and Notice of Intent to Request Release of Funds (FONSI/NOIRROF) satisfies two separate procedural requirements for project activities proposed to be undertaken by HCR.

Project Description: The Governor's Office of Storm Recovery (GOSR), an office of HCR's HTFC, is responsible for the direct administration of the United States Department of Housing and Urban Development (HUD) Community Development Block Grant – Disaster Recovery (CDBG-DR) program in New York State. GOSR proposes to provide CDBG-DR funding to the Nelson Development Group to demolish and replace two buildings located at 221 East Main Street and 31 McDermott in Riverhead, Suffolk County, New York with a single five-story mixed use and mixed income building.

The 0.85-acre Project site consists of two developed parcels. The northern parcel is currently occupied on the north side by a vacant 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. There is an underground fuel oil tank (UST) at the northern boundary underneath East Main Street. The southern parcel is occupied by a two-story frame commercial/residential building that fronts on McDermott. On the northern parcel, in between the two buildings, is an at-grade parking lot that is accessed from McDermott Avenue. 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.

The proposed Project site is on the north shore of the Peconic River. Approximately 60 percent of the southern portion of the site, is within the 100-year floodplain in FEMA Flood Zone AE (1.0 percent chance annual flood hazard).

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. The new building is designed with the finished area on the first floor

above the level of flooding. A 59 space 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).

The Project would connect to all existing utilities including the Town of Riverhead municipal water system, Riverhead Sewage District municipal sewer, and NYSEG electric and natural gas. The estimated total cost for the Proposed Project is \$47,500,000, funded with up to \$6,500,000 from the CDBG-DR program.

FINAL NOTIFICATION OF ACTIVITIES IN A FLOODPLAIN

This is to give notice that the GOSR has conducted 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 under 24 CFR 55.20 Subpart C - Procedures for Making Determinations on Floodplain Management, to determine the potential effects that its activity in the floodplain would have on the human environment. 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, in the Riverhead News Review and is posted at <http://www.stormrecovery.ny.gov/environmental-docs>. No comments were received.

Approximately 0.5 acres of the 0.85-acre site lie in the 100-year floodplain. The northern portion of the Project site lies within the Special Flood Hazard Area Zone AE (within the one percent annual chance flood), as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) number 36103CO466H, Revised September 25, 2009. Part of the new structure would be within SFHA Zone AE. The proposed activity entails building a new five-story multi-family, mixed-use development building in place of two buildings located at 221 East Main Street and 31 McDermott.

The Project will result in the redevelopment of the entire 0.85-acre site including the 0.5 acres in the 100-year floodplain. The proposed 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.

The project site has been 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 a moderate improvement to the floodplain by replacing to the current impervious nature of the project site 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. and would support the existing structures to each side. The new building would be a flood resistant structure.

Floodplain maps based on the most recent FEMA Preliminary FIRM Data for the Project Areas and a draft Floodplain Management Plan (8-step process) documenting compliance with Executive Order 11988 can be viewed online at: <http://www.stormrecovery.ny.gov/environmental-docs>

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains/wetlands and those who have an interest in the protection of the natural environment have an opportunity to express their concerns and provide information about these areas. Second, adequate public notice is an important public education tool. The dissemination of information and request for public comment about floodplains/ wetlands can facilitate and enhance federal efforts to reduce the risks associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the federal government determines it will participate in actions taking place in floodplains/ wetlands, it must inform those who may be put at greater or continued risk.

Prior to finalization on August 7, 2017, any individual, group, or agency may submit written comments on the Draft Floodplain Management & Wetland Protection Plan to Lori A. Shirley, Governor's Office of Storm Recovery, HCR, 38-40 State Street, Albany, NY 12207, 9:00 AM- 5:00 PM; email: NYSCDBG_DR_ER@nyshcr.org; phone: (518) 474-0700. All comments must be received no later than 5pm on Monday, August 8, 2017.

FINDING OF NO SIGNIFICANT IMPACT

An Environmental Assessment (EA) for the Proposed Project has been prepared in accordance with the National Environmental Policy Act of 1969 (NEPA) and HUD environmental review regulations at 24 CFR Part 58. The EA is incorporated by reference into this FONSI. Subject to public comments, no further environmental review of the Proposed Project is anticipated. HCR has determined that the EA for the project identified herein complies with the requirements of HUD environmental review regulations at 24 CFR Part 58. HCR has determined that the Proposed Project will have no significant impact on the human environment and therefore does not require the preparation of an environmental impact statement under NEPA.

Public Review: Public viewing of the EA is available online at <http://stormrecovery.ny.gov/environmental-docs> and is also available in person Monday – Friday, 9:00 AM – 5:00 PM at the following address: Governor's Office of Storm Recovery, 99 Washington Avenue, Suite 1224, Albany, New York 12260. Contact: Lori A. Shirley (518) 474-0755.

Further information may be requested by writing to the above address, emailing NYSCDBG_DR_ER@nyshcr.org, or by calling (518) 474-0755. This combined notice is being sent to individuals and groups known to be interested in these activities, local news media, appropriate local, state and federal agencies, the regional office of the U.S. Environmental Protection Agency having jurisdiction, and to the HUD Field Office, and is being published in a newspaper of general circulation in the affected community.

Public Comments on FONSI and/or NOIRROF: Any individual, group or agency may submit written comments on the Project. The public is hereby advised to specify in their comments which "notice" their comments address. Comments should be submitted via email, in the proper format, on or before Monday, August 7, 2017 at NYSCDBG_DR_ER@nyshcr.org. Written comments may also be submitted at the following address, or by mail, in the proper format, to be received on or before July 31, 2017: Governor's Office of Storm Recovery, 99 Washington Avenue, Suite 1224, Albany, New York 12260. Comments may be received by telephone by contacting Lori A. Shirley at (518) 474-0755. All comments must be received on or before 5 pm on Monday, August 7, 2017 or they will not be considered. If modifications result from public comment, these will be made prior to proceeding with the expenditure of funds.

REQUEST FOR RELEASE OF FUNDS AND CERTIFICATION

On or about Tuesday, August 8, 2017, the HCR certifying officer will submit a request and certification to HUD for the release of CDBG-DR funds as authorized by related laws and policies for the purpose of implementing this part of the New York CDBG-DR program.

HCR certifies to HUD that Lori A. Shirley, in her capacity as Certifying Officer, consents to accept the jurisdiction of the U.S. federal courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities, and allows GOSR to use CDBG-DR program funds.

Objection to Release of Funds: HUD will accept objections to its release of funds and GOSR's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request

(whichever is later). Potential objectors may contact HUD or the GOSR Certifying Officer to verify the actual last day of the objection period.

The only permissible grounds for objections claiming a responsible entity's non-compliance with 24 CFR Part 58 are: (a) Certification was not executed by HCR's Certifying Officer; (b) the responsible entity has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the responsible entity has committed funds or incurred costs not authorized by 24 CFR Part 58 before release of funds and approval of environmental certification; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality.

Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58) and shall be addressed to Tennille Smith Parker, Director, Disaster Recovery and Special Issues Division, Office of Block Grant Assistance, U.S. Department of Housing & Urban Development, 451 7th Street SW, Washington, DC 20410, Phone: (202) 402-4649.

Lori A. Shirley
Certifying Officer
July 21, 2017

Appendix B-7
Town of Riverhead East Main Street Urban Renewal Plan Update
2008 (text only)

Town of Riverhead Community Development Agency

October 2008

Town of Riverhead

East Main Street Urban Renewal Plan Update 2008



Prepared by:
Town of Riverhead Community Development Agency
with assistance from
AKRF, Inc.
and
Dunn Engineering Associates, P.C.

October 2008

Town of Riverhead

East Main Street Urban Renewal Plan Update 2008

Prepared by:

Town of Riverhead Community Development Agency

with assistance from

AKRF, Inc.

and

Dunn Engineering Associates, P.C.

September 2008

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East Main Street Urban Renewal Plan Update 2008

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 (see Figure 1). 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.

Figure 2 shows the geographic boundaries of the study area. 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.

B. LEGISLATIVE HISTORY

ARTICLE 15: URBAN RENEWAL LAW

The Article 15 of the New York State General Municipal Law grants all New York State municipalities the authority to plan and undertake urban renewal projects as well as the power to carry out or effectuate such projects. As stated, the CDA has been designated as the Town's urban renewal agency. The 1993 Plan and the 2008 Update have been prepared pursuant to the State's Urban Renewal Law.

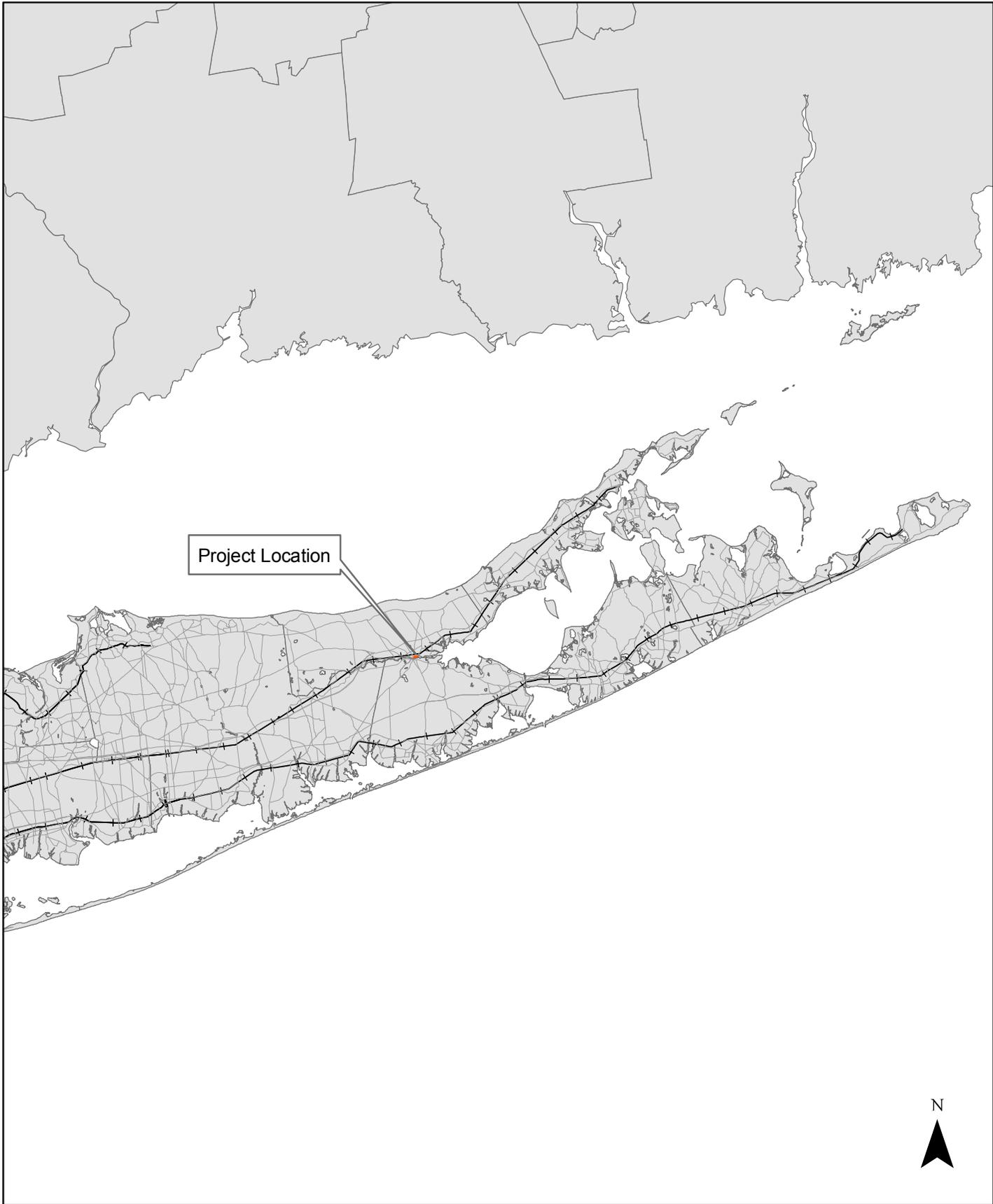
Sections 501 through 503 of Article 15 describe the circumstances that warrant the preparation of an urban renewal plan as well as the authority granted to an urban renewal agency. According to Section 501, slum or blighted conditions occur "because of substandard, unsanitary, deteriorated, or deteriorating conditions, factors, and characteristics, without tangible physical blight." Section 502 of Article 15 defines a substandard or unsanitary area as:

interchangeable with a slum, blighted, or deteriorated or deteriorating area, or an area which has a blighting influence on the surrounding area, whether residential, non-residential, commercial, industrial, vacant, or land in highways, railway and subway tracks, bridge and tunnel approaches and entrances, or other similar facilities, over which air rights and easements or other rights of user necessary for the use and development of such air rights, to be developed as air rights sites for the elimination of the blighting influence, or any combination thereof and may include land, buildings or improvements, or air rights and concomitant easements or other rights of user necessary for the use and development of such air rights, not in themselves substandard or unsanitary, the inclusion of which is deemed necessary for the effective undertaking of one or more urban renewal programs.

According to Section 503(h), the Town Board has the authority to require, for a maximum period of three years, the consent of the urban renewal agency before issuing building permits, alteration permits, or certificates of occupancy for a structure or use within the urban renewal area for which the urban renewal plan has been approved. The purpose of this provision is to allow the Town to preserve and secure the integrity of the newly adopted urban renewal plan.

ARTICLE 15-A: MUNICIPAL URBAN RENEWAL AGENCIES, ORGANIZATION AND POWERS

Article 15-A, Section 554 of the State's General Municipal Law provides urban renewal agencies with broad powers to plan and undertake urban renewal projects. Urban renewal agencies are given the powers "necessary or convenient" to complete urban renewal projects. Such controls include the power to prepare urban renewal plans; to sue and be sued; to use municipal employees and facilities with the municipality's permission; to enter contracts; to borrow money; to issue bonds, notes, and mortgages; to acquire and transfer property; to provide



Project Location



0 26,000 52,000 Feet

Figure 1
Regional Project Location



for demolition, clearance, and improvement of property; and to accept financial assistance from public and private sources.

ARTICLE 15-B: MUNICIPAL URBAN RENEWAL AGENCIES, CREATED

Pursuant to Title 116 of Article 15-B of the General Municipal Law (Section 680-c), the CDA was designated as the urban renewal agency for the Town of Riverhead in 1982.

TOWN BOARD RESOLUTION

Since its inception, the CDA has undertaken a number of steps to implement the policies and goals of the Urban Renewal Law. Specifically, the CDA has implemented the goals and objectives of the 1993 Plan through the undertaking of several projects between 1993 and 2008. Some of these projects include:

- In the mid 1990s, the CDA acquired property along the riverfront previously utilized as a lumber yard and identified in the plan as underutilized and appropriate for redevelopment as a tourist related destination.
- After undertaking significant predevelopment, architectural, and environmental studies for the development of an aquarium, the CDA sold the property and project development plans to a private sponsor following the requisite hearings and process. The result is the Atlantis Marine World Aquarium, a thriving economic development activity in the EMSURA.
- In 1994, the Town acquired Suffolk Theatre intending to renovate and operate the facility as a performing arts theatre. After determining that public support for public financing of the endeavor was insufficient, the Town transferred the theatre to the CDA and a request for proposals followed to identify a private sponsor for purchase and renovation of the theatre. The theatre was sold in 2005 to the entity determined best suited for restoration of the 1937 structure based upon the criteria in the Urban Renewal Law and policy of the CDA for disposition of real property.
- Again in the 1990s, the Town assembled properties for the development of a flagship department store. Upon transfer by the CDA to the private company, a change in corporate policy resulted in a decision not to proceed. The CDA then held new hearings to determine a new qualified and eligible sponsor pursuant to the law, and in 2005 transfer was authorized to a private developer for the construction of a facility to house the culinary arts program of the Suffolk Community College by lease from the developer. This use serves to further the goals and objectives of the Urban Renewal Law and the 1993 Plan.

CDA RESOLUTION 7

On May 18, 2004, the Town Board of the Town of Riverhead adopted CDA Resolution 7 setting forth the rules and procedures for designation of sponsors (pursuant to Article 15 of the General Municipal Law) for the implementation of urban renewal projects. Those rules and procedures will govern the implementation of projects within the EMSURA.

In 2005, following rezoning of the EMSURA by the Town Board, the CDA published a Request for Expressions of Interest for distribution to the development community to encourage redevelopment of this area. Several responses were received, and in October 2006 a Request for Proposals was issued by the CDA requesting additional information from three development groups including financial documentation, developer experience, and proposed plans for the

East Main Street Urban Renewal Plan Update 2008

EMSURA. Responses were received in January, evaluated by the CDA and a determination to proceed was made.

CDA RESOLUTION 2

The Town Board, on March 7, 2006, passed CDA Resolution 2 authorizing the CDA Chairman to commence negotiations with Apollo Real Estate Advisors, LP to develop a plan to revitalize downtown Riverhead.

CDA RESOLUTION 9

On September 9, 2006, the Town Board of the Town of Riverhead adopted CDA Resolution 9, authorizing the CDA to update the 1993 Plan and prepare a GEIS as mandated by the State Environmental Quality Review Act (SEQRA). CDA Resolution 9 is provided as Appendix A. Among the reasons given for the 2008 Update was the adoption of the Town's comprehensive plan in November 2003 and the subsequent amendment to the Town's zoning ordinance. It was determined that these two actions alone warranted an update of the 1993 Plan to ensure its consistency with the Town's recently enacted land use policies for the EMSURA.

CDA RESOLUTION 15

On October 17, 2006, the Town Board designated Riverhead Renaissance, LLP as the East Main Street Urban Renewal project Qualified and Eligible Sponsor, see Section F, "Proposed Land Use Plan" for additional information. According to Article 15 Section 507, a person who proposes to develop municipally owned property within an urban renewal area must be designated as a Qualified and Eligible Sponsor. A sponsor must agree to pay the minimum price or rental fee fixed by the agency for identified real property, and effectuate the proposed development within a definite and reasonable timeframe.

C. PUBLIC POLICY

Provided below is a discussion of public policies relevant to the EMSURA, including the 1993 Plan. Public policy serves as the basis for understanding past practices that have influenced the EMSURA as well as provides the foundation for future recommendations for the study area. In accordance with CDA Resolution 9, and as stated earlier, the public policies described below provide the purpose and need for preparing the 2008 Update.

EAST MAIN STREET URBAN RENEWAL PLAN (1993)

The 1993 Plan proposed a number of recommendations and implementation strategies for the EMSURA. The recommendations mainly proposed new land uses that encourage economic development consistent with the *Town of Riverhead Comprehensive Master Plan of 1973*, the zoning designation for the EMSURA, and the goals and objectives made in the 1993 Plan. Generally, the recommended land use changes were intended to fill existing vacancies with uses already permitted; encourage tourism; promote development associated with hotels, movie theaters, restaurants, and retail; promote waterfront uses; encourage maritime redevelopment of the Peconic Riverfront; foster the acquisition of deteriorated or blighted properties for clearance and redevelopment; redevelop and reuse buildings that are historically and/or culturally significant; and provide for the improvement of additional parking areas and public facilities and/or develop a multi-level parking facility.

Specifically, the 1993 Plan recommended the following land uses within the EMSURA pursuant to the Business D District (then the zoning classification of the EMSURA):

- Retail-commercial;
- Personal service-commercial;
- Office, business, professional;
- Financial institutions;
- Radio/television broadcasting studio;
- Food establishment/tavern;
- Marina;
- Theater;
- Single-family residential; and
- Recreational uses.

The 1993 Plan's density and parking recommendations for the proposed land uses were consistent with the Business D District regulations.

In addition to the uses listed above, the 1993 Plan stated that residential use of second- and third-story building space be provided by special permit. The plan also recommended the concurrent use of studio and artist residences in accordance with the following criteria: 1) artists be certified by an independent board, 2) the studio be the principal use with an accessory residential use occupying an area no less than 900 square feet, and 3) the studio may include a gallery.

The 1993 Plan identified several buildings that were used as multi-family residences, then a nonconforming use within the Business D District. All nonconforming and underperforming uses were considered "to imperil the success of the community plan and injure property values," and "offensive to the zoning ordinance due to their intensity of use." The 1993 Plan recommended that the Town consider either condemnation or amortization as a means to eliminate nonconforming and underperforming uses. Another recommendation was to encourage reuse of vacant structures.

The 1993 Plan also recommended that the Town maximize the public's visual and pedestrian access to the Peconic River by way of securing easements and air rights. The Peconic River is recognized as an invaluable resource that attracts visitors and tourists to the area. Thus, the Town created a waterfront park along the river, which is described in more detail in Section E of this report. As stated, the 1993 Plan also focused on real property acquisition of specific parcels for redevelopment of or improvement to the Riverhead Parking District as well as demolition and clearance of deteriorated structures. The CDA is the Town's lead agency for property acquisition within the EMSURA. Other recommendations set forth in the 1993 Plan included improvements to parking, lighting, signage and traffic patterns; placing overhead utilities underground; sidewalk improvements; and prohibiting the outdoor display of merchandise along East Main Street. All of these recommended improvements remain relevant and appropriate today.

Implementation strategies identified in the 1993 Plan include rehabilitation, demolition and clearance, acquisition, disposition, and redevelopment.

REVITALIZATION STRATEGY FOR DOWNTOWN RIVERHEAD

The Town of Riverhead adopted the *Revitalization Strategy for Downtown Riverhead* in August 2000. This downtown strategy was developed to be incorporated into the 2003 Comprehensive Plan and relied upon public focus groups and surveys conducted for the 2003 Comprehensive Plan. The strategy set forth the following goals and policies relative to the downtown area, including the EMSURA:

- Develop tourist and specialty shopping niches and a variety of tourist attractions;
- Expand and improve the waterfront park;
- Establish a land use framework, while preserving and promoting an appropriate and improved mix of uses;
- Promote housing revitalization and artist housing;
- Preserve and enhance historic character;
- Preserve and promote traditional building layouts and development patterns, while allowing variety in building design;
- Promote pedestrian and bicycle access and circulation;
- Manage traffic circulation while maintaining auto access;
- Ensure adequate parking;
- Design parking lots that are walkable, attractive, and integrated with downtown buildings; and
- Enhance gateways and arrival points.

PECONIC ESTUARY PROGRAM COMPREHENSIVE CONSERVATION AND MANAGEMENT PLAN

The *Peconic Estuary Program Comprehensive Conservation and Management Plan* (CCMP) was adopted by the Peconic Estuary Program in 2001. The Peconic Estuary comprises more than 125,000 acres of land and 158,000 acres of surface water, including those within the Towns of Riverhead (including the EMSURA), Southold, Shelter Island, Southampton, and East Hampton, as well as a small portion of the Town of Brookhaven. The CCMP was established to help preserve, protect, restore, and enhance natural resources and water quality. The plan indicates that the management of habitats and living resources in the Peconic Estuary will require a combination of education, protection of existing natural areas, and restoration or enhancement of other areas to achieve a high quality ecosystem.

The CCMP suggests that the most effective means of protecting natural resources is for government or private conservation organizations to acquire property or purchase conservation easements and manage them for preservation purposes. However, if neither of these options is viable, the plan recommends that local government work with landowners and developers to maximize protection of resources through creative land use controls. According to the CCMP, the responsible entities for carrying out this initiative include New York State Department of Environmental Conservation, New York State Office of Parks, Recreation and Historic Preservation, the Suffolk County Planning Department, the five East End towns, and the Town of Brookhaven. The plan also indicates that coordinated and comprehensive land use planning at the local level can be used to ensure protection of natural resources and habitats from cumulative impacts on the East End. Consistency and agreement among the towns in the development of the

individual plans would ensure uniform implementation of policies affecting such a large and diverse estuary. It further states that the development of a master plan in each town and minimization of allowed variances are good measures for achieving such control.

TOWN OF RIVERHEAD 2003 COMPREHENSIVE PLAN

As a result of an intense community outreach process that involved public workshops and interviews and community surveys, the Riverhead Town Board, in November 2003, adopted the comprehensive plan update. Early in the planning process, the Town gathered input from focus groups, residents, merchants, and community leaders on their vision for Riverhead and the issues related to land use and development in the Town. With regard to the downtown area, there was a general agreement that emphasis should be placed on the revitalization of the downtown as a critical issue in the overall improvement of the Town. It was recommended that the downtown be primarily developed as an entertainment, tourism, and cultural center.

The 2003 Comprehensive Plan set forth recommendations and policies specific to the area in and around the EMSURA, including the Peconic River waterfront. As a result of the adoption of the 2003 Comprehensive Plan, the Town amended their zoning code in accordance with the recommendations in the plan. This included rezoning the EMSURA from the Business D District to the Downtown Center (DC) District. This district was separated into five distinct categories (DC-1 through -5), “each tailored to a distinct part of the downtown area, intended to carefully balance downtown land uses and development patterns in a manner that fits into the historic and natural context of the area.”

The intent of the DC district is to limit sprawl, thereby protecting open space; promote and develop the downtown as the cultural, civic, and tourist center of Riverhead by providing a vital, high-density, mixed-use environment; accentuate the visual quality of the waterfront as well as increase public access to the waterfront; promote transit, pedestrian, and bicycle use; embrace the historic character of the area through preservation of significant historic structures and architectural review of new structures; and provide community facilities.

LOCAL WATERFRONT REVITALIZATION PLAN (DRAFT)

The Town of Riverhead and New York State Department of State are in the process of preparing the Local Waterfront Revitalization Plan (LWRP) in accordance with Article 42 (Waterfront Revitalization and Coastal Resources Act) of the New York State Executive Law. The LWRP is a plan developed for the stewardship and management of the Town’s waterfront areas including issues related to shoreline erosion, flooding, and land uses. Initiated with a \$20,000 grant procured from the Department of State, the LWRP has incorporated input and information from the Riverhead Conservation Advisory Council, Riverhead Planning Board, Bay Constable, and other interested parties, and will be the subject of a public hearing prior to adoption by the Town Board and Department of State. The LWRP would be consistent with the 1993 Urban Renewal Plan Update, DGEIS, and FGEIS (prepared to assess impacts of the Update), and will incorporate the findings of these reports, support the recommendations, and provide guidance for implementation.

CODE OF THE TOWN OF RIVERHEAD

CHAPTER 108: ZONING

Subsequent to the adoption of the 2003 Comprehensive Plan, the Town Board held a series of public hearings and special meetings in the spring and fall of 2004 to receive public comment on each of the new districts proposed in the plan. The outcome was an amended zoning ordinance that rezoned the EMSURA to the Downtown Center District. The majority of the EMSURA was rezoned to DC-1 while a small swath of land along the Peconic River waterfront was rezoned as DC-2 (see Figure 3). The DC-1 district was intended to foster a traditional downtown character along East Main Street with a mix of uses and a pedestrian friendly streetscape. The full DC-1 zoning code is included as Appendix B. The DC-2 district similarly encourages walkability as well as pedestrian access to the waterfront and open space and watershed protection. See Section D, “Existing Conditions,” below for a detailed discussion of the use and bulk restrictions within the DC-1 zone.

CHAPTER 73: LANDMARKS PRESERVATION

Article III: Designation of Landmarks and Historic Districts

On July 5, 2006, the Town of Riverhead designated an area encompassing East Main Street and nearby neighborhoods as the Town’s first historic district (see Figure 4). The newly formed historic district covers the entire EMSURA as well as the areas to the north and west. As shown in Figure 4, the district extends from the railroad crossing at Riverside Drive (the easternmost border) to just west of Osborn Avenue (the westernmost border), to Pulaski Street between Roanoke and Osborn Avenues (on the north), and to the Peconic River (on the south).

The historic district is regulated by Chapter 73, “Landmarks Preservation,” of the *Code of the Town of Riverhead*, which states that the “protection, enhancement, and perpetuation of landmarks and historic districts is necessary to promote the economic, cultural, educational, and general welfare of the public.” This legislation, which was revised on June 20, 2006, gives the Town’s Landmark Preservation Commission the authority to oversee and provide input on all alterations, demolition, construction, repairs, or relocation of structures within the district. Owners of individual landmarks or structures within the historic district do not face any additional notification requirements. The Town’s building department maintains a map showing all designated landmarks and historic districts. Whenever a property owner requests a building or demolition permit for a structure in a historic district or a designated structure, the building department automatically notifies the Landmark Preservation Commission. The Landmark Preservation Commission has 60 days to approve, modify or disapprove the application. The Town Board may call a hearing to review the Landmark Preservation Commission actions.

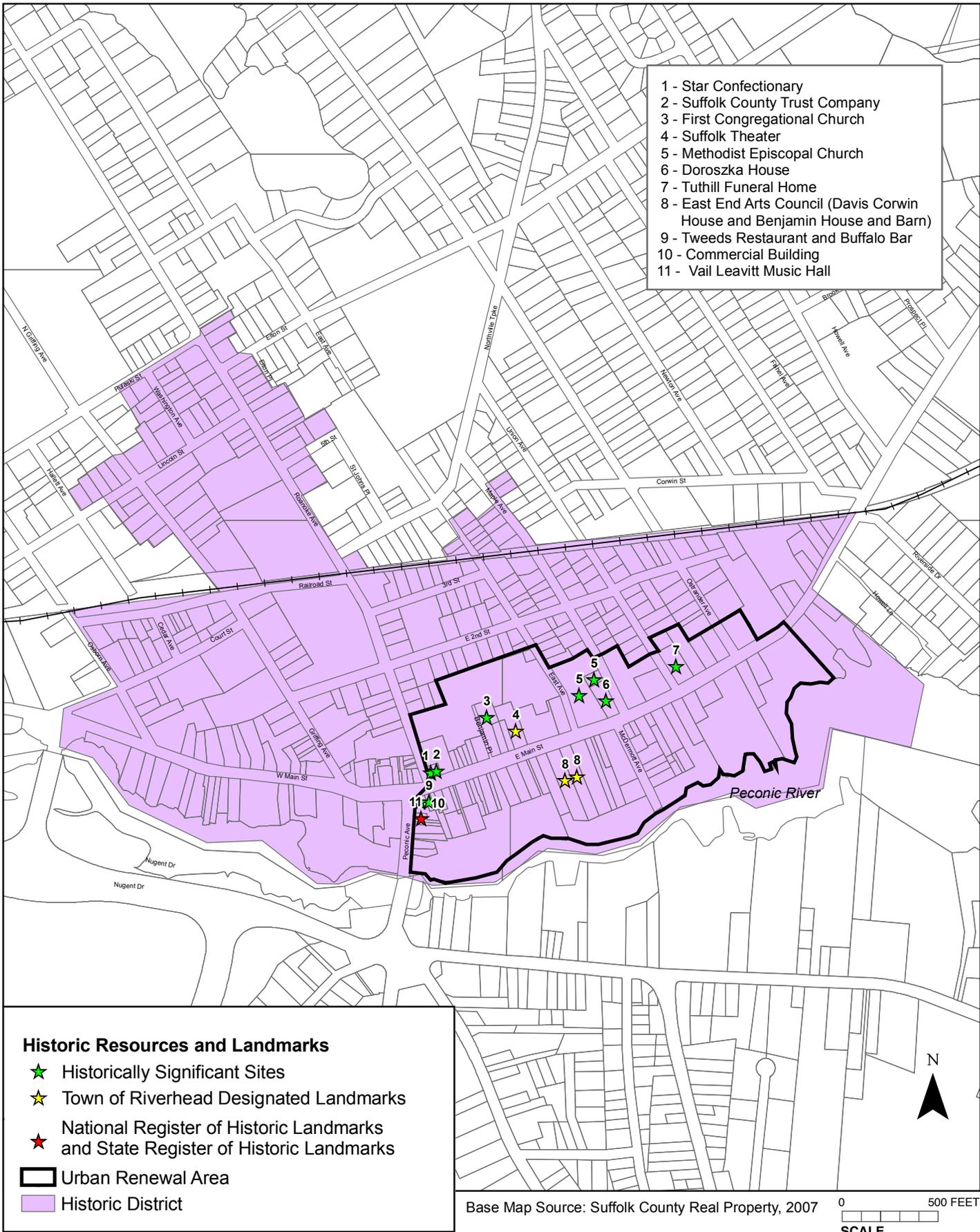
Figure 4 also depicts a number of parcels that are listed on the National Register of Historic Places, the State Register of Historic Places, and the Town’s designated landmarks inventory. In addition, Figure 4 identifies properties of historic significance within the EMSURA. Sites of historic significance are those sites that have been nominated by the Town of Riverhead Landmarks Commission for potential landmark status and are recognized by the CDA as contributing to the historical quality of the EMSURA. These structures are a part of the Town’s development history and include Vail Leavitt Music Hall, Suffolk Theater, Davis-Corwin House, Benjamin House and Barn, Star Confectionary building, Suffolk County Trust Company building, First Congregational Church, Methodist Episcopal Church, Tuthill Funeral Home,



	Urban Renewal Area
	DC-1
	DC-2

Base Map Source: Suffolk County Real Property, 2007

0 200 400 Feet



Tweeds Restaurant and Buffalo Bar, a single-family home owned by the Doroszka family, and a commercial structure located on the corner of Peconic Avenue and East Main Street.

PARKING DISTRICT

The Riverhead Parking District No. 1 was adopted as an official Town of Riverhead Special District regulated by Article 12, Section 190 of the New York State Town Law. The district is a taxing jurisdiction that levies taxes on all property owners within the district on an ad valorem basis. Figure 5 depicts the geographic boundaries of the district, which have been extended since its inception. The district is not required to provide parking for all uses located downtown. Rather, the purpose of the district is to demand and create additional parking spaces that serve the downtown area. According to §108-60(I) of the *Code of the Town of Riverhead*, owners of property within a parking district do not have to provide off-street parking. The Town Board, which serves as the regulating board of the district, may vote on issues including changing the district boundaries and maintenance and improvement projects. An extension of the district requires a public hearing prior to a vote by the Town Board. Decisions made must be based on the overall benefit of the district to downtown.

NEW YORK STATE EMPIRE ZONE PROGRAM

In 2003, the Town of Riverhead received approval for the designation of 61 acres as eligible for tax credits under the New York State Empire Zone program. The boundary amendment, effective September 18, 2003, designated five distinct geographic areas within the Suffolk County/Town of Riverhead Empire Zone, including the EMSURA (see Figure 6). The *Suffolk County/Town of Riverhead Empire Zone Development Policy* found that

...the high cost of operating a business and the substantial increase in property taxes in this area creates a hurdle for small businesses to remain competitive. The ability to provide incentives for development in this area makes it more attractive to entrepreneurs in the tourist industry opening small businesses that compete with big box retail in the surrounding area, and provides existing businesses the ability to compete and expand. By further using this policy to benefit real estate investors, the Zone Administrative Board intends on encouraging the rehabilitation of blighted and/or vacant buildings for mixed use.¹

The EMSURA is referred to as Sub Zone 2: Downtown Riverhead, and encompasses 61 acres. The stated objective for Sub Zone 2 is to reduce vacancy rates; encourage redevelopment; revitalize deteriorated and underutilized space and structures; revitalize the East Main Street corridor; encourage small business growth and affordable housing; and increase entrepreneurship.

D. EXISTING CONDITIONS

LAND USE AND ZONING

This section provides a discussion of land uses that presently exist within the EMSURA, as well as presents an inventory of blighted properties. It is important to note that not all properties within the EMSURA need to exhibit blight for the area to be considered blighted. Assessing the extent of blight within the EMSURA requires an evaluation of the area's existing land uses,

¹Town of Riverhead Empire Zone, <http://www.riverheadzone.com/development-policy.pdf>

soundness of building structures, and underutilization of properties; identification of vacancy rates; and consideration of the effect that the blight may have on the area's economic stability as well as public health and safety issues.

LAND USE

The EMSURA is largely characterized by commercial uses (such as retail, office, and restaurants) with some residential units interspersed throughout the area (see Figure 7). Outside the EMSURA, commercial development, primarily big-box stores and shopping centers on Suffolk County Road 58 (CR 58), has increased significantly in the last several years, changing CR 58 into a regional commercial corridor for the East End of Long Island. This increased development outside of the EMSURA has resulted in a deterioration of the downtown area.

Although land uses within the EMSURA are primarily commercial in nature, recent land use trends in the area show a growth in cultural and recreation oriented uses, including Atlantis Marine World Aquarium, East End Arts Council, Suffolk County Community College Culinary Art Institute, the Dinosaur Museum, restoration of the Vail Leavitt Music Hall, and development of the John Lombardi and Grangebel Parks and the waterfront boardwalk.

Limited residential uses are found within the EMSURA. Currently, there are five single-family units on individual lots and at least five apartments on second and third floors above commercial space. These uses constitute the smallest overall proportion of land uses that characterize the area.

Provided as Appendix C is a land use inventory for the EMSURA, organized by section, block and lot and presented in table format (Tables C-1 through C-5). The inventory was derived from a combination of sources, including field surveys as well as data provided by the Town of Riverhead Tax Receiver and Assessor. Tables C-1 through C-5 denote the tax parcels that had and/or currently have a vacant and/or deteriorated structure. The data presented in the tables is based on information presented in the 1993 Plan and/or on recent field surveys of existing conditions.

Architecture and Design

Architecture and design have a direct relationship on the overall streetscape of an area. The following paragraphs describe the façade and building orientation by specific blocks on East Main Street and area side streets. Photographs depicting the blocks as discussed below are provided as Appendix D.

South Side of East Main Street from Peconic Avenue to McDermott Avenue

Exhibits D-1 through D-18 in Appendix D provide a visual depiction of this section of the EMSURA. Peconic Avenue, the western boundary of the EMSURA, serves as the primary access point into the public parking lot (south of East Main Street) and the waterfront park. Building façades along Peconic Avenue include brick, shingle, and vinyl siding, while roof styles vary from pitched and mansard with dormers to flat roofs. Building heights range from one to three stories and buildings abut the sidewalk and form a common street wall.

On East Main Street, the attached structures located in the western portion of this block form an urban type streetscape. Building heights range from one to three stories and form a common street wall. The interior of ground floor uses are visible by way of large glass windows.

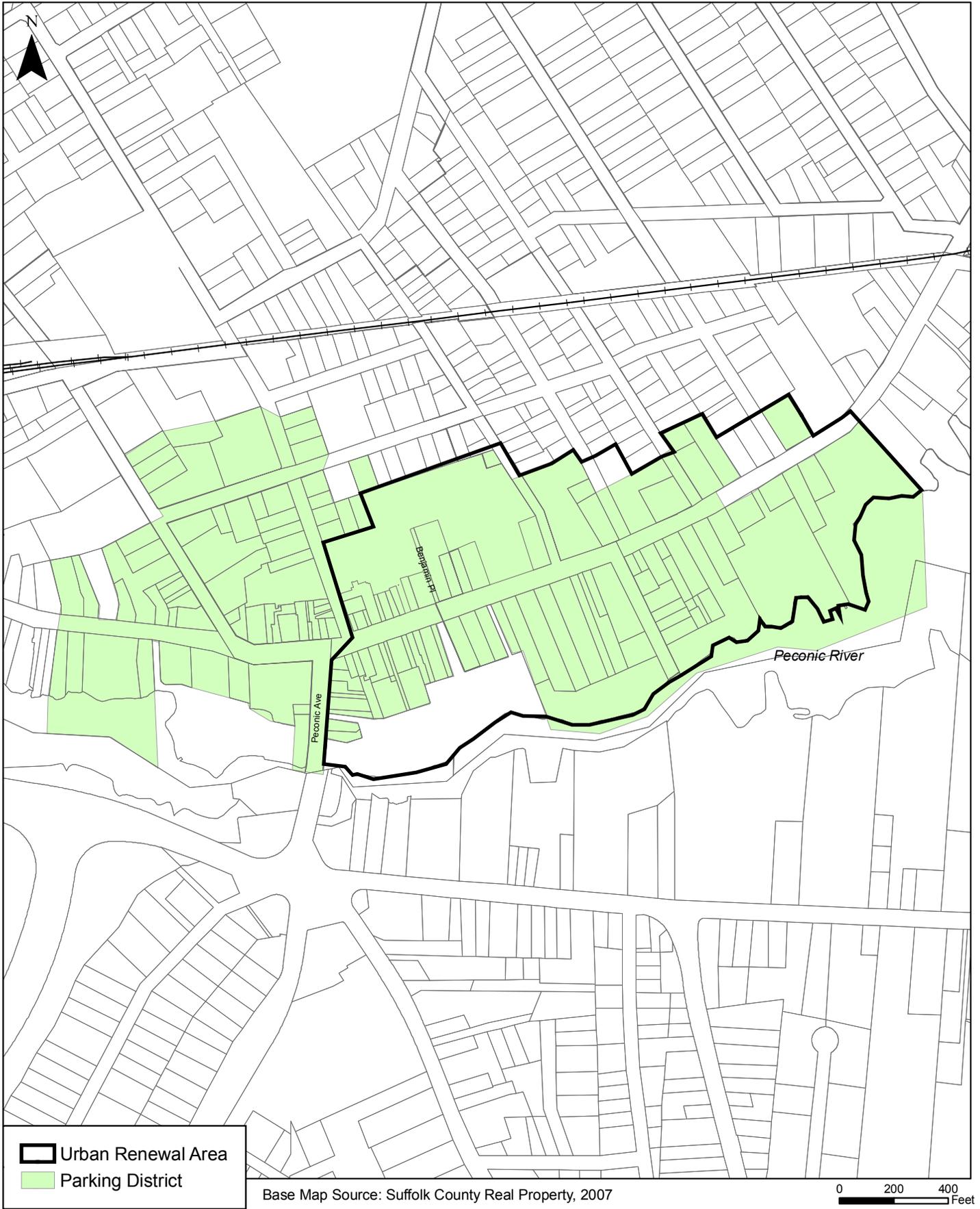
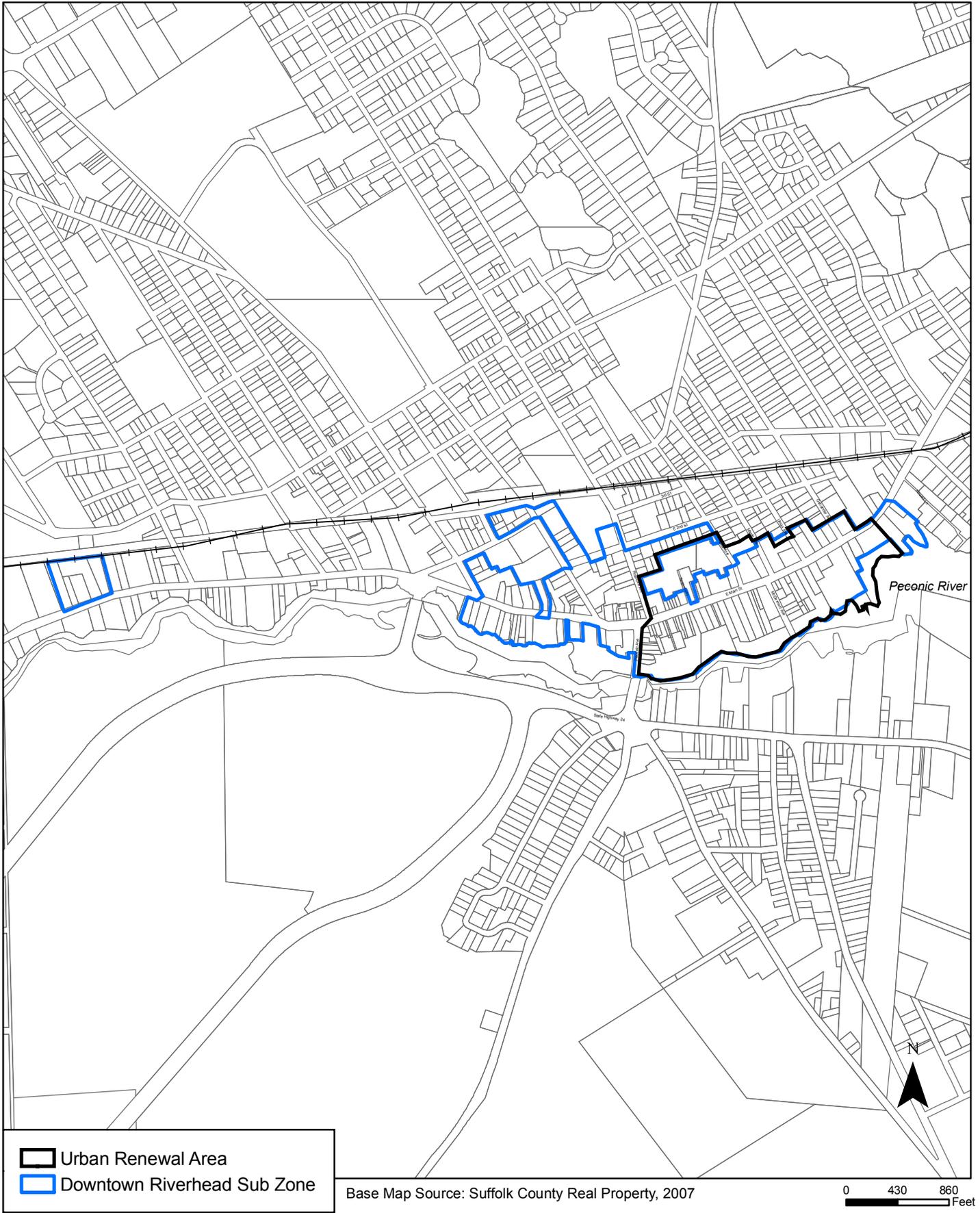
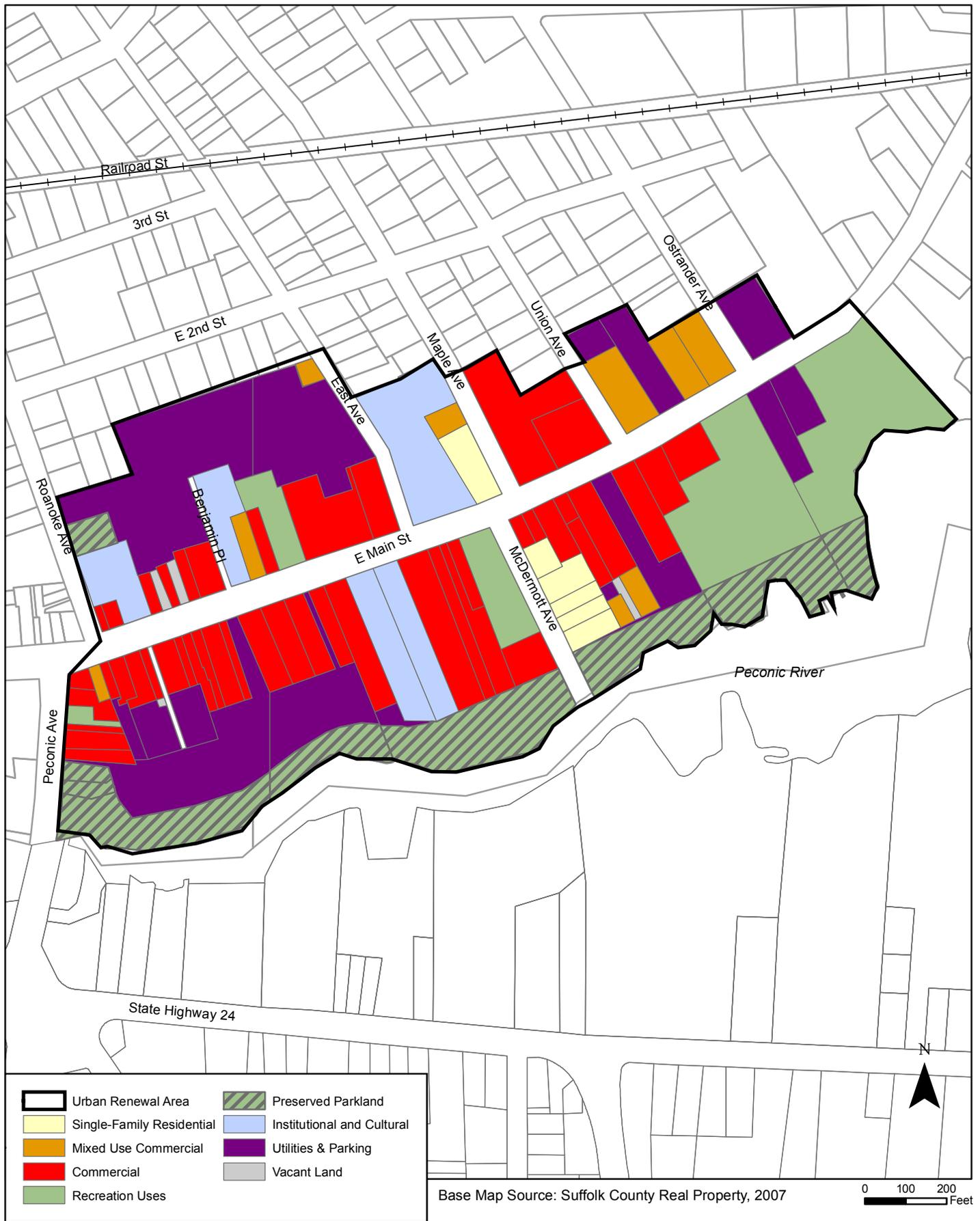


Figure 5
Riverhead Parking District No. 1





In the eastern portion of this block, there is increased vacancy, free standing structures, and several alleys. Within this portion of the block, the area is occupied by a strip of single-story structures that are currently vacant. The variety of rooflines and building façades gives the appearance of a fragmented and disjointed architectural style.

South Side of East Main Street from McDermott Avenue to the Treasure Cove Resort Marina

The east side of McDermott Avenue comprises single-family residential units built in colonial revival architecture with associated landscaped front and side yards.

On East Main Street, buildings are free standing with relatively large single-occupancy stores with varying layouts and designs. The condition of buildings ranges from poor to good. The eastern end of this block is occupied by Atlantis Marine World Aquarium and Treasure Cove Resort Marina, which are vital anchors within the EMSURA. The streetscape on this block is lacking in cohesive design due to the disconnected building setbacks, façades, and uses. See Exhibits D-19 through D-36 for a visual depiction of this section of the EMSURA.

North Side of East Main Street from Eastern End of EMSURA to Maple Avenue

Buildings on this row of blocks are predominantly converted residences that now serve as office space and a funeral home. The architectural style of these buildings is colonial revival. Buildings are set back from the road, buffered by landscaped lawns. A Town parking lot is situated between the two converted residences and the funeral home. Within this section, there are a total of three parcels utilized for parking, with two of the parcels owned by the Town of Riverhead.

The western portion of this section is occupied by a single-story multi-occupant commercial use, a large bank, and associated parking lots. The building materials are brick and concrete. Glass windows allow passersby to view the interior of each use.

Exhibits D-37 through D-46 are the photographs that represent this section of the EMSURA.

North Side of East Main Street from Maple Avenue to East Avenue

Exhibits D-47 through D-52 provide a visual depiction of this section of the EMSURA. A large church, an associated parish house, and a large single-family residence, all with white exteriors, front East Main Street and are set back from this roadway. The properties on this block are elevated above the sidewalk where a stone retaining wall divides the property and the sidewalk.

North Side of East Main Street from East Avenue to Roanoke Avenue

This area maintains a variety of uses and structures (see Exhibits D-53 through D-69). The building types vary from single-story detached single-occupancy to multi-story attached buildings. The façades of these buildings are almost a mirror image of the south side of East Main Street just east of Peconic Avenue. Some buildings on this block are free standing with greenspace dividing the buildings.

On the east side of Roanoke Avenue, within the EMSURA, is the future location of Suffolk County Community College Culinary Institute, which is currently under construction. Behind this use, along Roanoke Avenue, is a Town park with a wooden gazebo and an access point to the Town owned parking lot.

Peconic River Waterfront

Exhibits D-70 through D-80 provide a visual depiction of this section of the EMSURA. The Peconic River waterfront is located at the southern border of the EMSURA, behind the buildings

on the south side of East Main Street. Along the waterfront is a recently constructed park and boardwalk and further north is an extensive area of public parking owned by the Town. Contiguous to and north of the parking lot are the rear of the buildings, which form an unattractive view from the waterfront.

Vacancy Rates

According to page 7 of the 1993 Plan, the EMSURA contained approximately 350,000 square feet of total building area, of which approximately 54,000 square feet was identified as vacant. This represents a vacancy rate of 15 percent. Specifically, Appendix C of the 1993 Plan identified 8 of the 90 tax parcels within the EMSURA as having vacant structures. Those parcels have been depicted in Figure 8.

A vacancy survey of the EMSURA was performed for the 2008 Update in November and December of 2006. For the purposes of this analysis, buildings identified during field reconnaissance as being partially vacant were classified as being entirely vacant. The existing vacancy rate is comparatively higher than the 1993 rate of 15 percent. As shown in Figure 8, buildings that are partially or entirely vacant in 2008 were situated on 23 of the 90 developed Suffolk County Tax parcels. According to the Town's property record cards, provided by the Assessor's office in December 2006, there are 465,252 square feet of building area in the EMSURA, an increase of 124,982 square feet over the 1993 condition. Of the total existing 465,252 square feet existing, approximately 178,982 square feet are either partially or entirely vacant. This represents a vacancy rate of 38 percent, an increase of 23 percent over the 1993 condition. This increase may be attributed to the increase in commercial development in other areas of the Town, including development along the CR 58 corridor. For comparative purposes, vacancy rates in 1993 and 2008 are provided by tax parcel in Appendix C and in Figure 8. Additionally, provided in Appendix D are photographic illustrations of several of the vacant structures within the EMSURA. Examples of vacant structures within the EMSURA are shown in Exhibits D-2, D-17, D-28, D-38, and D-57.

Deteriorated (Substandard) Structures

According to the 1993 Plan, 31 of the tax parcels in the EMSURA had deteriorated buildings or structures (see Figure 9). A recent survey of the existing building condition was performed in November and December of 2006. Several of the deteriorated buildings identified have either structural damage or are in need of façade and building design improvement. Buildings identified as having structural damage were photographed and have been included in Appendix E. These buildings are situated on 18 of the 90 parcels in the EMSURA (see Figure 9), and were identified by the presence of cracks in the structure, boarded-up windows or doors, roof damage, rusting, and other safety or structural issues. Figure 9 also identifies those parcels with buildings that are found to be aesthetically unsound or in need of overall improvement but do not necessarily have structural damage. These structures impede the economic viability of the area, and contribute to the overall blight and are situated on 13 of the 90 parcels in the EMSURA.

For comparative purposes, the number of tax parcels with deteriorated or substandard structures in 1993 and 2008, have been provided in a table format in Appendix C. Based on the recent field survey, the number of deteriorated structures since 1993 have remained the same.

Alleys and Narrow Access Streets

Approximately 18 alleys, driveways to parking lots, and narrow areas were identified between structures found throughout the EMSURA, including 12 alleys/driveways that are poorly lit.

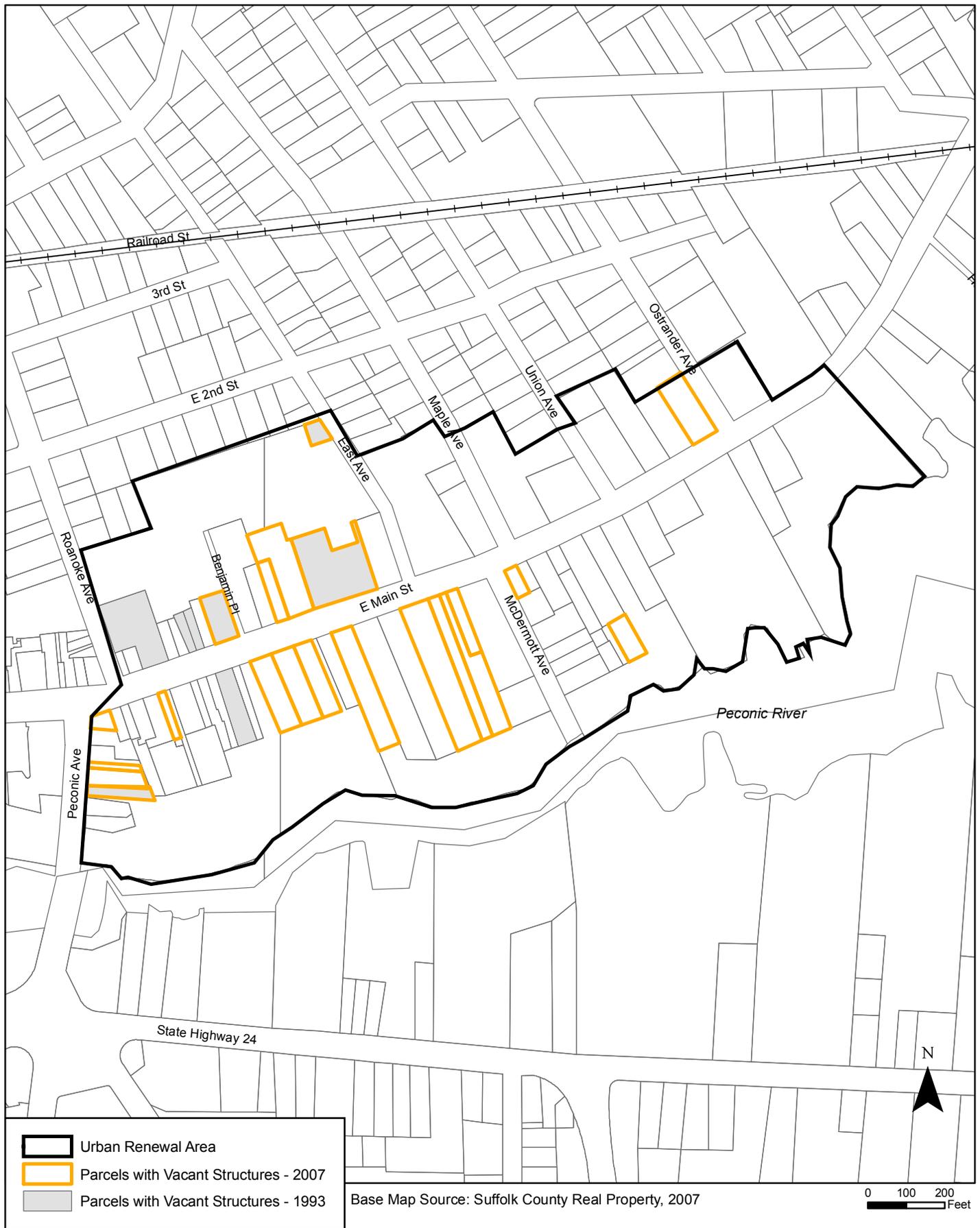
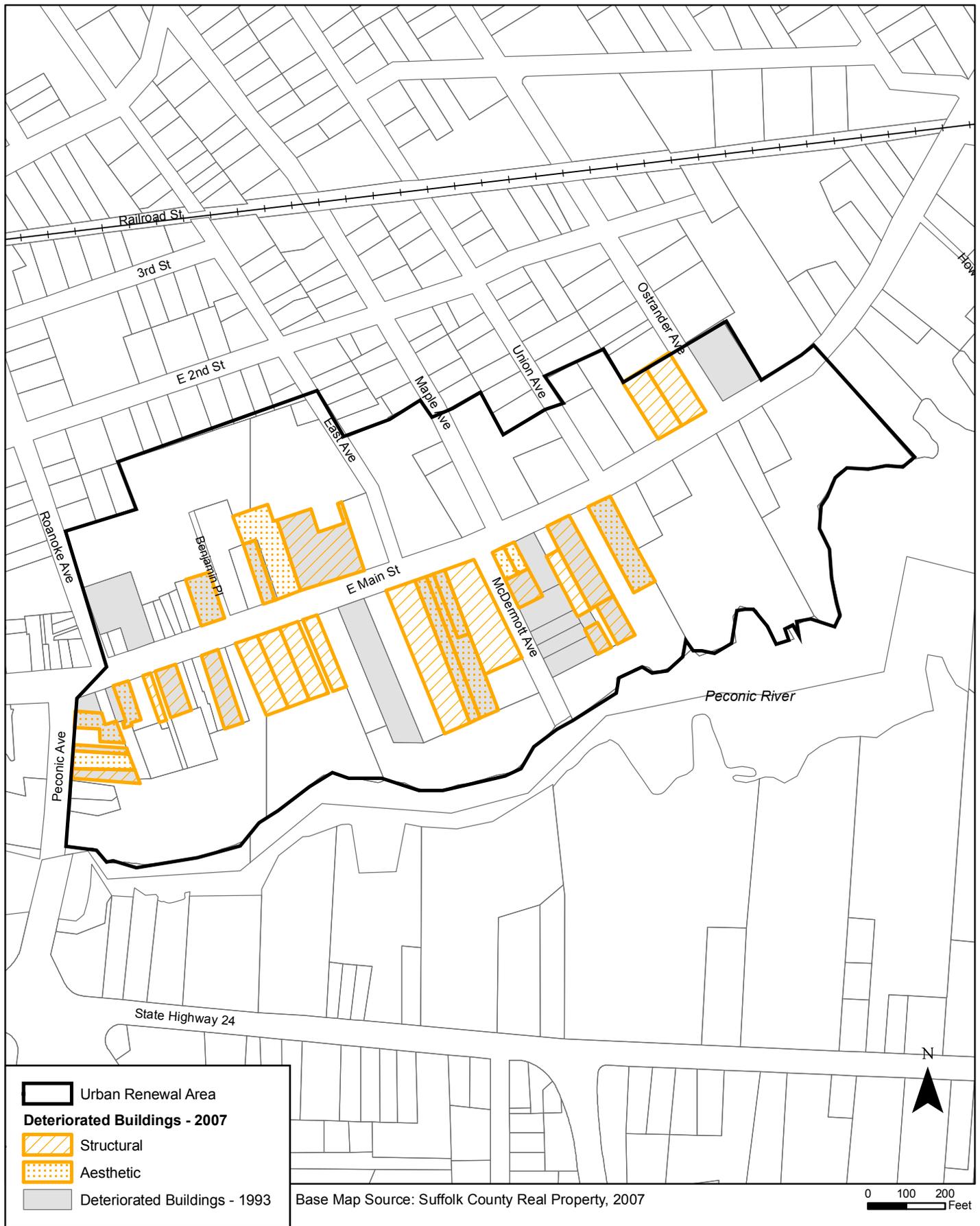


Figure 8
 Parcels with Vacant
 Structures in 1993 and 2007



Field investigations also found that several alleys/driveways contained garbage and debris. The condition of these “spaces” poses a health and safety concern, especially for pedestrians. Alleys are present on the north and south side of East Main Street as well as behind buildings located on the south side of East Main Street north of the parking area with three alleys closed on one end or gated. Photographs depicting these spaces are included in Appendix D, see Exhibits D-6, D-12, D-14, D-24a and 24b, and D-33.

Nonconforming Uses

As stated in the 1993 Plan, nonconforming uses are a violation of the zoning ordinance, and hinder the success of the urban renewal project. Based on the DC-1 code, the predominant nonconforming uses within the EMSURA are buildings entirely dedicated to office space and single-family residential structures.

Article XXIII, Section 108-51, “Supplementary Use Regulations,” of the *Code of the Town of Riverhead* addresses the issue of nonconforming buildings and uses. The code provides regulations for alterations to all nonconforming uses, lots, and buildings in the Town and states that these uses, lots, and buildings may continue to exist, and even expand with various approvals, dependent on the nature of the alteration.

Solid Waste Management

The Town of Riverhead provides solid waste pick-up services to residential uses with the exception of large multi-housing complexes. Currently, all uses with the exception of single-family residential uses in the EMSURA have on their property individual dumpsters for the temporary storage of refuse. Solid waste collection in the EMSURA is currently handled by private carters that are hired or contracted by individual property owners and/or tenants. Nonresidential uses maintain individual dumpsters in the rear or side yard of their property. The presence and frequency of these dumpsters creates a negative aesthetic component in the EMSURA, especially near the Peconic River waterfront. Other issues presented by the current collection method include lack of coordinated collection days and times and lack of tonnage information needed to assess and monitor the quantity and type of solid waste.

ZONING

The 2003 Comprehensive Plan proposed DC zoning “to make downtown the center of Riverhead by providing a vital, high-density, mixed-use environment for shopping, eating out, cultural activity, entertainment, and professional services year-round.” There are five categories within the general DC zone: DC-1 (main street), DC-2 (waterfront), DC-3 (office), DC-4 (office and residence), and DC-5 (residential). As stated, the EMSURA is located within the DC-1 and DC-2 districts (see Figure 3). The intent of the DC-1 district is to maintain and foster a traditional downtown character along East Main Street, with a pedestrian-friendly streetscape and retail and office ground-floor uses combined with upper-story residential space of a compact, walkable scale. Table 1 provides the bulk restrictions for the DC-1 zone. The minimum lot area requirement in the DC-1 zone is 5,000 square feet. It should be noted that approximately 32 lots are less than 5,000 square feet in the EMSURA (see Figure 10).

Table 1
DC-1 District Regulations*

Minimum Lot Area (square feet)	Maximum Lot Coverage (percent)	Minimum Lot Width (feet)	Maximum Impervious Surface (percent)	Maximum Height (feet)	Maximum Floor Area Ratio (FAR)
5,000	80	50	100	60	4
Notes: * The minimum front, rear, and side yard setbacks are zero. Source: Chapter 108, "Zoning," <i>Code of the Town of Riverhead</i> .					

Permitted uses in the DC-1 district include:

- Retail stores;
- Banks;
- Personal service businesses;
- Indoor public markets;
- Art galleries and studios;
- Museums, libraries, aquariums and other cultural attractions;
- Restaurants, cafes, bakeries with retail sale on premises, banquet facilities, specialty food stores, and ice cream parlors;
- Theaters and cinemas;
- Professional offices (except for veterinary offices) on the ground floor;
- Schools (including business and secretarial);
- Places of worship;
- Residential units on upper floors with a minimum unit size of 650 square feet;
- Bed-and-breakfast establishments; and
- Townhouses on lots with frontage along public highways other than New York State Route 25.

The following uses are prohibited in the DC-1 district:

- All ground-floor offices, with the exception of real estate and professional offices;
- Office-only buildings;
- Ground-floor residential units, with the exception of townhouse uses;
- Flea markets, with the exception of farmers' markets;
- Gas stations, car washes, and other automobile-oriented uses;
- Drive-through windows for restaurants and banks; and
- Antennas for wireless providers.

The DC-2 zone is located along the southern portion of the EMSURA. The intention of the DC-2 zone is to create a downtown waterfront area that provides continuous pathways and public waterfront access, generous open space and landscaping, and watershed protection through limits on impervious surfaces. Permitted uses include marina, resort, and retail stores. Hotels, inns, and indoor recreation facilities are permitted by special exception. The uses prohibited in the DC-1 district are also prohibited in the DC-2 district. The DC-1 and DC-2 regulations were

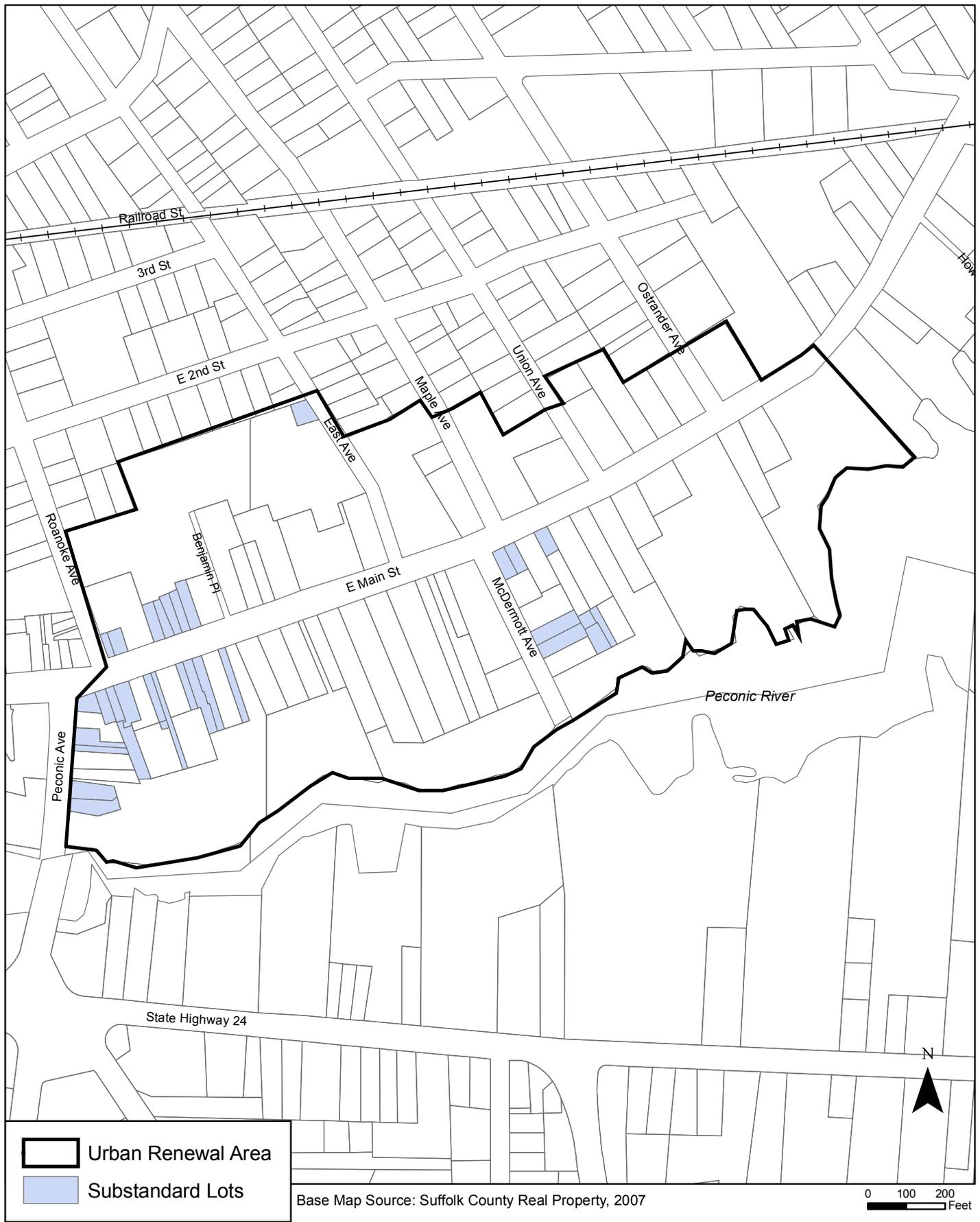


Figure 10
Substandard Lots (less than 5,000 Sq Ft)

created and enacted to provide compatibility between the various permitted uses and the Peconic River waterfront.

E. ACCOMPLISHMENTS SINCE 1993 PLAN

Significant actions taken by the Town relevant to the EMSURA include adopting the 2000 *Revitalization Strategy for Downtown Riverhead* and the 2003 Comprehensive Plan, and amending the Town zoning ordinance and Town zoning map in 2005. In addition to these actions, the Town also recently created a historic district, which includes the entire EMSURA.

Since the 1993 Plan, the CDA has implemented programs and projects intended to improve the EMSURA and fulfill the goals and objectives of the plan. The most notable of the projects and programs that occurred after the adoption of the 1993 Plan are listed below, including park improvements, acquisition and redevelopment, and beautification. These projects helped to initiate the transformation of the EMSURA into an area that is economically viable while fostering the goals and recommendations of the 1993 Plan. An assessment of the recent urban renewal projects discussed below outlines the success of the urban renewal program as a whole and demonstrates the Town's ability to promote an area that is rich in cultural, recreational, and community-based facilities.

PARK IMPROVEMENTS

GRANGEBEL PARK

The Grangebel Park Improvement Project Phases I and II (1990-2000) utilized State and federal funds totaling \$800,000. A Phase III project utilizing \$1 million in federal funding will complete the replacement of bulkheading, installation of lighting and pedestrian walkways, and landscaping and other amenities to improve safety and utilization of the park. The park occupies 3 acres and is situated on the Peconic River waterfront on the west side of Peconic Avenue. Although the park is located outside the EMSURA, there is a connection to the park facilities on the east side of Peconic Avenue, which is located inside the EMSURA. The Town is renovating the Grangebel Park Comfort Station with funding assistance from a Suffolk County Downtown Revitalization Round VII Grant awarded to the Town of Riverhead Business Improvement District.

WATERFRONT BOARDWALK

Peconic Riverfront Pedestrian Improvement Project, completed in 2005-2006, utilized \$2 million in State and federal grant funds to replace deteriorated bulkheading, provide bicycle paths, extend the pedestrian boardwalk, and improve the public park space along the riverfront for enjoyment of residents and tourists alike.

JOHN LOMBARDI PARK

This Town park is currently being restored and includes a gazebo and garden area. The park is situated 100 yards north of East Main Street on the east side of Roanoke Avenue.

AQUISITION AND REDEVELOPMENT

The CDA successfully redeveloped several parcels within the EMSURA, some of which had been identified for redevelopment in the 1993 Plan. Redevelopment projects that the CDA completed pursuant to the 1993 Plan are described below.

SUFFOLK THEATER

The 1937 art deco theater was acquired by the CDA in 1991 as an urban renewal project. The Town renovated the roof, façade, and marquee using State and federal grants. In 2005, the theater was sold to a private sector historic building specialist, Robert Castaldi (Castle Restoration & Construction), who intends to complete the renovations and reopen the theater as a performing arts center.

VAIL LEAVITT MUSIC HALL

The CDA procured several hundred thousand dollars in grants to renovate this 1881 music hall, which is listed as a National Register Landmark site. The theater officially reopened in June 2004 and hosts community events on a regular basis.

ATLANTIS MARINE WORLD AQUARIUM

The Town acquired waterfront property in the early 1990s and prepared a feasibility study, architectural design, and Environmental Impact Statement. The Town then sold the property to a private developer who opened the Atlantis Marine World Aquarium in 2000. The aquarium includes indoor and outdoor exhibits. According to the facility's estimates, the aquarium has attracted more than one million visitors since its opening.

EAST END ARTS COUNCIL

The CDA successfully renovated the historic Benjamin and Corwin Houses that are home to the arts and music programs offered by the East End Arts Council. Site improvements and renovations were also made to the historic Carriage House in order to provide additional year-round space for programming.

RIMLAND (SWEZEY) PROPERTY

The CDA acquisition of the Rimland property located on East Main Street eventually resulted in the purchase and development of the property by the Swezey's Department Store chain. After the recent closing of the regional chain, the property was resold to a private developer for the construction of the Suffolk County Community College Culinary Arts Program facility.

BEAUTIFICATION

The Town of Riverhead has spent several million dollars for improvements to the façades of existing buildings, building renovations, encouragement of residential uses in the downtown area, and other beautification measures. The Town has also been awarded Community Development Block Grants for town-wide improvements every year since the 1993 Plan.

F. PROPOSED LAND USE PLAN

Section 503(h) of Article 15 (Urban Renewal Law) of the New York State General Municipal Law gives the CDA, as the Town's urban renewal agency, the authority to implement the recommendations and implementation strategies put forth in this update. Section 503(h) states the following:

“for the purposes of preserving the integrity of an urban renewal plan, to require, for a maximum period of three years after approval of an urban renewal plan pursuant to section five hundred five of this article, the consent of the agency to the issuance of a building construction or alteration permit or certificate of occupancy for a structure or use within the urban renewal area or within that part or portion of such area for which a plan has been so approved (except for construction, alteration or use which is necessary for the immediate protection of public health or safety). Such consent shall be based upon a determination by the agency that the proposed construction, alteration or use is not inconsistent with the plan.”

The CDA, for a period of no more than three years after the adoption of this plan, shall have an advisory role to the Town's building department on all applications for building permits and certificate of occupancies within the EMSURA. The CDA, upon being informed of an application, shall review the application for compliance with the proposed land use, recommendations, and urban renewal efforts put forth in this 2008 Update. The CDA may formally advise the Town's building department of their findings and/or opinions on such applications. As stated earlier, the Town has the authority, by Section 503(h) to require all applicants to the building department receive the consent or approval of the CDA.

RECOMMENDATIONS AND STATEMENT OF PROPOSED LAND USES

Existing conditions offer an opportunity to provide the kind of redevelopment proposed in the 1993 Plan and this 2008 Update. Some of the existing issues and concerns within the EMSURA include vacant and underutilized buildings, the presence of deteriorated structures, an underutilized waterfront, a large parking lot that fronts on the waterfront, the presence of several alleyways and narrow streets, and the overall aesthetic considerations, especially near the waterfront.

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. Provided below are the recommendations and proposed land uses that aim to meet the overall objectives of the Town to rehabilitate and revitalize downtown:

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.

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.
3. Redevelop and rehabilitate dilapidated buildings using contemporary and environmentally-friendly design in conformance with Chapter 73, "Landmarks Preservation," of the *Code of the Town of Riverhead*, which gives the Town's Landmark Preservation Commission the authority to oversee and provide input on alterations, demolition, construction, repairs, or relocation of structures within the historic district.
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.
5. The CDA and Town should review those structures that currently do not have a landmark designation but possess historic significance for potential inclusion into the Town's list of official designated landmarks.
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.
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.
8. Encourage personal service uses related to tourists and residents.
9. Support applications for commercial and recreation uses that are more directly related to the waterfront and incorporate site layout requirements, including minimum setback requirements from the waterfront so that public access is not inhibited.
10. Promote additional open space and community facilities for tourists and local residents. Public spaces should be strategically placed throughout the EMSURA to encourage pedestrian access, tourism, and improved scenic vistas. Additionally, within the western portion of the EMSURA, south of East Main Street across from Benjamin Street, the Town should encourage land or access easements that accommodate open areas allowing pedestrian access to the waterfront ensuring connectivity between East Main Street and the Peconic River.
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.
12. Encourage more scenic vistas along the Peconic River corridor within the DC-2 zoning district. Development in this area should be limited to and reserved for public uses, including pedestrian oriented parks, courtyards, and strategic parking areas. All uses in this area should have streetlights, signs, and demonstrate a positive aesthetic quality.
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 not 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.
14. Provide outside courtyards at the rear entrance of buildings along East Main Street and allow outside merchandise displays within these courtyards. This dual-entrance design would connect commercial and retail uses to the waterfront and parking areas, encouraging better designs.
 15. Ensure new development provides connectivity between the eastern and western portions of the EMSURA by way of walkways, building layouts, and greenways.
 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.
 17. Minimize the occurrence of alleyways and hidden spaces that pose a risk to public safety (e.g., alleyways could be reused as pedestrian access points to the waterfront). The Town should ensure that design standards address line of sight issues and encourage building clarity that identifies pedestrian access points by incorporating the use of lighting and signage that better identifies these spaces.
 18. Improve the overall safety of the area by enhancing the design, layout, and lighting of alleys, streets, and parking areas as well as provide safe road crossings.
 19. Implement beautification projects that address façade, landscape, and streetscape improvements as well as encourage an aesthetically pleasing and functional transition between public spaces and parking areas.
 20. Establish additional parking areas within the eastern end of the EMSURA where a tourist information center, public amenities, and police substation could be developed.
 21. All uses and development in the EMSURA should incorporate designs that consider pedestrian use and safety. Give priority to uses that create minimum conflicts between pedestrians and vehicles by creating a pedestrian-oriented street design, including roadway markings and signage, and provide pedestrian spaces, including benches and safe walkways.
 22. Adopt and incorporate building design guidelines that reflect unity and coherence within the EMSURA and maintain the intended integrity of the downtown atmosphere. Standards would include signage, streetscape, and landscape regulations and should provide increased corner lot setbacks to increase vehicular visibility and eliminate and/or reduce gaps in building facades to reduce commercial inactivity.
 23. Due to the important nature of encouraging redevelopment activities within the EMSURA, the Town should ensure that applications are responded to in a timely fashion and handled in such a way that avoids unnecessary delays. Specifically, applications that require more than one agency or commission involvement should be coordinated in advance. Advisory commissions and agencies (e.g., the Landmarks Commission) should accommodate and encourage pre-submission meetings prior to, or simultaneously with, building department application submissions.
 24. Promote sustainable development in the downtown area to redevelop existing structures while conserving resources. Buildings should be constructed to provide a long life span and a flexible design to accommodate future uses. Multi-family residential developments of four

units or less must be consistent with federal Energy Star standards. Further, green building designs should be promoted in conformance with the Leadership in Energy and Environmental Design (LEED) standards.

Infrastructure

25. Continue test well program and construct production wells to meet additional demand.
26. Increase connection fees to mitigate costs associated with supplying additional capacity.
27. Encourage or mandate water conservation throughout the water district.
28. In the event of development on the East First Street right-of-way, the existing 6-inch water main and existing 8-inch sewer line must be relocated.
29. Investigate existing flows and capacities of the sanitary sewer piping within the EMSURA and of the DeFriest Pump Station to determine whether any upgrades are necessary to handle anticipated additional flows for the interim and long-term development scenarios. This effort should consist of the preparation of a "Map and Plan" similar to that which has been recently developed for the Howell Avenue Pump Station.
30. Encourage Suffolk County to implement measures to reduce sanitary flow from the County Center facilities through the installation of water saving devices, conservation measures, etc.
31. Conduct a thorough inventory to determine where/whether roof drains are connected to the sewer system, and require property owners to provide alternative means for handling flows from roof drains.
32. Explore the possibility of creating a storm drainage district to provide common storm drainage facilities located on public property.
33. Collect impact/mitigation fees to be utilized to handle excess runoff from on-site drainage facilities.
34. Encourage or mandate green stormwater management techniques such as roof gardens and the installation of cisterns.
35. Incorporate drainage improvements into any new parkland/green space provided by elimination of parking along the riverfront, maximizing pervious surfaces that allow percolation.
36. Investigate and inventory those existing facilities that direct stormwater flows to the drainage system, either directly piped or flowing across sidewalks, streets, and parking areas.
37. Initiate a program to encourage retrofitting properties with such conditions to contain some or all of their stormwater on-site.
38. Investigate the opportunity to upgrade or eliminate direct stormwater outfalls to the Peconic River during future development, similar to the ongoing Suffolk County project at Peconic Avenue.

Traffic, Transportation, and Pedestrian Access

39. The Suffolk County Department of Public Works (SCDPW) has indicated its intention to reconstruct the traffic circle and the intersection of CR94 at County Center Drive into modern two-lane roundabouts. The analyses conducted by SCDPW to evaluate the effectiveness of these improvements did not consider impacts due to redevelopment of the EMSURA. It is therefore recommended that the CDA work with the New York State Department of Transportation, the SCDPW, and the Town of Southampton to develop an

improvement plan that will provide a roadway system capable of accommodating the traffic anticipated to be generated by the development envisioned in the EMSURA as well as any plans that the Town of Southampton has for the hamlet of Riverside, as envisioned in the newly released DEIS for the Riverside Planned Development District. To accommodate the traffic anticipated due the short-term Phase 1 development in the EMSURA, the following low-cost, readily implemental measures should be considered for implementation, subject to Suffolk County and/or NYSDOT concurrence:

- Change operation of Roanoke Avenue between Second Street and Main Street to provide one-way southbound operation and restripe to provide two southbound lanes;
 - Revise lane use at the intersection of Roanoke Avenue at Main Street to reflect the one-way operation. Two southbound lanes should be carried through the intersection and onto southbound Peconic Avenue. The rightmost lane should transition to a separate right turn lane at the traffic circle;
 - Provide one-way northbound operation on East Avenue between Second Street and Main Street. This will provide the northbound compliment to the southbound operation of Roanoke Avenue;
 - Prohibit parking on both sides of East Avenue, due to the narrow right-of-way, so that two travel lanes can be provided;
 - Revise the operation of the traffic signal at Roanoke Avenue at Main Street;
 - Provide a separate eastbound left turn lane on Main Street at East Avenue to accommodate the additional demand due to the one-way operation of Roanoke Avenue. Signalization of the intersection of East Avenue at Main Street should be considered, in consultation with NYSDOT; and
 - Install a traffic signal at the intersection of CR 94 at County Center Spur.
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.
 41. Upgrade all mid-block pedestrian crossing locations to provide signing requiring motorists to yield to pedestrians.
 42. Upgrade the pedestrian crossing at East Avenue and at Atlantis Marine World Aquarium to provide overhead signing requiring motorists to yield to pedestrians, contrasting pedestrian crosswalk material, and pavement markings, and pedestrian bumpouts to enhance pedestrian safety.
 43. Install full pedestrian signals at all existing and proposed signalized intersection locations. Pedestrian signals should be equipped with countdown timers for crossing arterials.
 44. Provide a mid-block pedestrian crossing between Grangebél Park on the west side of Peconic Avenue and Riverfront Park on the east side of Peconic Avenue with overhead signing requiring motorists to yield to pedestrians, contrasting pedestrian crosswalk material, and pavement markings.

45. Encourage installation/maintenance of sidewalks with a comfortable, uniform, accessible cross-section with a minimum of street furniture on private development plans, and adopt such a policy when sidewalks are installed by the Town.
46. Investigate funding sources for additional traffic calming measures within the EMSURA. In recent years, New York State Department of Transportation administered the Local Safe Streets and Traffic Calming Program, which provided funding to local governments to investigate and implement pedestrian safety improvements. This program was not funded for the current fiscal year, but is expected to be funded in the future.
47. Monitor parking demand in the EMSURA as development proceeds, and provide additional off-street parking to accommodate demand. In order to make certain that sufficient parking is in place to accommodate demand, applicants should be required to provide parking demand analyses as part of their site plan packages, or the Town should perform parking demand analyses for each approved site plan, so as to anticipate the need for new parking sufficiently in advance.
48. Work with Suffolk Transit to ensure they are kept abreast of increasing demand due to development in the EMSURA to make appropriate adjustments to routes and schedules as needed.
49. Provide bus shelters at all bus stops within the EMSURA. Bus shelters should be provided with copies of schedules, at a minimum. Investigate funding sources and the availability of real time information technology to provide information on route conditions and delays.
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.
51. Engage the LIRR in discussion on the possibility of shuttle service between the LIRR station and the EMSURA, similar to the program on the South Fork. Funding opportunities should be examined also.

Solid Waste Management

52. Develop a comprehensive solid waste collection strategy that uses either the local Business Improvement District (BID), in which the EMSURA is located, or a similar approach for solid waste collection and disposal. To develop the most efficient and effective strategy, the Town or BID should work with landowners and/or tenants to assess the different comprehensive collection strategies and select the best plan or approach considering cost, traffic, visual quality, equity, needs, resources, as well as the potential for future growth.
53. All containers should be kept in good repair (e.g., painted to prevent rust and deterioration), be structurally sound, leak proof, easily accessed, and vermin proof.
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.
55. Containers should be strategically located, angled, and screened, yet still allow for removal. Containers should be screened from public view with a solid enclosure or enclosure of dense vegetation on at least three sides to a height of the container. No container should be located in or on a public right-of-way.

56. Efforts should be taken to consolidate all containers within the area, with the assistance of the BID and/or a creation of a garbage district. Such consolidation may include requirements such as the installation one litter receptacle or receptacle area for several uses placed in an inconspicuous and safe location.
57. Garbage should be removed frequently to avoid unpleasant odors.
58. Deliveries, collection of refuse, and other activities should be confined to such hours and such type as will not create any unreasonable disturbance to neighboring residential areas.
59. Heighten code enforcement of mandatory recycling.
60. Require tonnage reports describing the quantity and types of refuse generated.

PROPOSED IMPLEMENTATION

To achieve the objectives of the 2008 Update, the activities described below would be undertaken either by or on behalf of the CDA, in accordance with applicable federal, State, and County laws, policies, and procedures. The CDA, as the Town's designated urban renewal agency, may fund these activities in full or in part, or may seek other sources of funding for implementation. The description of projects herein provides general authority to undertake these activities. These projects may be modified or expanded upon as needed to meet the plan objectives.

LAND ACQUISITION

The CDA plans to acquire a parcel located within the DC-2 zone adjacent to Town-owned property and the Peconic Avenue entrance to the waterfront park. This parcel, identified as Suffolk County Tax Map number District 0600, Section 128, Block 6, Lot 85.3, would provide additional open space in association with Riverfront Park. Public and private acquisition is recognized as an integral measure to revitalize the EMSURA and could be used to redevelop deteriorated and/or other properties for the purposes of improving overall public safety and welfare of the urban renewal area. Currently, there are properties both north and south of East Main Street and West of McDermott that are being considered for public and private acquisition. Public acquisition of additional lands, where warranted, may be necessary to foster the overall goals of this update. Public land within the EMSURA, such as areas utilized for parking, should be reviewed periodically and a determination rendered as to whether parking is the appropriate use. If not, public/private funding for reuse of parking with acceptable development or conversion to parkland should be considered. The CDA and the Town have acquired numerous sites since the 1993 Plan and would continue to do so in the future.

DEMOLITION AND REMOVAL OF STRUCTURES

Deteriorated and blighted properties, whether acquired publicly or privately, deemed not appropriate for rehabilitation and reuse, should be cleared to advance one or more of the goals set forth in this 2008 Update.

AIR RIGHTS AND EASEMENTS

The Town Board and Planning Board should be granted the authority to reduce permitted heights as appropriate to mitigate impacts between proposed new development and historic and other structures of local significance. In accordance with the DC-1 zone, all structures are permitted to be five stories in height, within the allowable density. Since it is the intent of this

2008 Update to preserve historic and significant structures (which are primarily one to two stories), air rights could be purchased, either publicly or privately, to increase density in other areas of the EMSURA that do not conflict with these structures or important views in the area.

The 1993 Plan recommended that preserving visual and physical access to the waterfront should be achieved through securing easements in favor of the Town of Riverhead over private property. Easements should be secured for perpetual pedestrian access in the form of a cross access between uses on East Main Street and the waterfront. Connections should be well lit and maintained as part of the landscape design.

METHODS AND TECHNIQUES OF URBAN RENEWAL

By initiating and sponsoring urban renewal programs and projects, the CDA would foster the goals and objectives of the update as well as the 2003 Comprehensive Plan. Such projects would revitalize the economy; improve the appearance and vitality of the EMSURA; and promote the health, safety, and welfare of the general public. To accomplish these goals, the CDA may participate—through loans, grants, or both—in assisting development of new public and private buildings and facilities in the project area, and in maintaining and improving interior and exterior conditions of existing buildings within the EMSURA.

Urban renewal efforts within the EMSURA would occur through new construction or rehabilitation of existing buildings, creation or improvement of public spaces, reuse of vacant buildings, and beautification projects, all of which further the intended goals of this update. All activities may be achieved by public and/or private property owners, with or without financial assistance by the CDA (Town), County, State or federal government. The CDA is authorized to set financial guidelines, establish loan programs and provide other forms of financial assistance to property owners and those that wish to acquire and redevelop property, as it may deem appropriate to achieve the objectives of this update. The CDA may also acquire property within the EMSURA by any legal means necessary (including condemnation) to achieve the objectives of this update.

Redevelopment activities should be encouraged for the deteriorated and vacant structures identified in Tables C-1 through C-5 in Appendix C. In addition to redevelopment activities, the CDA may create programs, incentives, and other measures pursuant to the Urban Renewal Law of New York State to occupy, either fully or partially, vacant structures within the EMSURA.

Coordinated review of projects, particularly redevelopment projects, should be carried out.

Urban Renewal Actions to Date

On June 15, 2005, the Town issued a Request for Interest and Qualifications (RFIQ) for a developer to plan, finance, construct, operate, and manage a high-quality, mixed-use development encompassing the entire EMSURA.

On October 15, 2005, the Town invited three developers to submit proposals for redevelopment of the EMSURA for review by the Town Board. The Town Board subsequently conducted a review of the responses and held a series of interviews with these developers. By Resolution dated March 7, 2006 and adopted that same date, the CDA authorized the Chairman of the CDA to commence negotiations with Apollo Real Estate Investors, LP on a proposal for a planned development to revitalize downtown Riverhead (CDA Resolution #2).

On August 10, 2006, the Town, CDA, and Riverhead Parking District No. 1 (collectively referred to as the “Municipal Entities”) entered into a Master Developer Designation Agreement

(MDDA) with the Company (i.e., Riverhead Renaissance, LLP, the entity created by Apollo for the Riverhead project). Among other things, the MDDA gave the Company the first option to develop publicly owned property within the EMSURA. It identified two proposed areas within the EMSURA which the Company intended to pursue during the initial phase of its redevelopment plans and it outlined, in general terms, a framework by which the Company and the Municipal Entities would proceed on the development, permitting, and construction of projects within the EMSURA. These projects are supported by and consistent with the goals and objectives of the 1993 Plan, this 2008 Update, and are subject to the completion of this update, the subsequent GEIS for the update, and the customary zoning and planning reviews which apply to any development project within the Town.

On October 17, 2006, the Town Board designated the Company as the Qualified and Eligible Sponsor for the two projects identified in the MDDA (CDA Resolution #15). This designation was subject to the execution of the Land Disposition Agreement or other appropriate agreements between the Company and the Municipal Entities, among other conditions.

INFRASTRUCTURE/COMMUNITY FACILITIES/UTILITIES

As stated in the 1993 Plan, future development may necessitate additional public improvements within the EMSURA. Additionally, improvements such as placing utilities underground, façade and building restoration, sidewalk improvements, and the creation of public spaces are to be implemented as funds become available.

The recommendations below call for the improvements of infrastructure, community facilities, and public utilities. These recommendations are in accordance with the proposed goals of this update. It should be noted that improvements of this kind may be sponsored, initiated, or implemented by the CDA, Town of Riverhead, or project applicant, depending on the nature and scope of the project. Further, project-specific infrastructure improvements would be provided by the applicant.

Street Construction and Circulation Improvements

The CDA may construct or require project applicants to improve streets throughout the project area. These projects would include landscaping, construction, reconstruction, repair or replacement of streets, sidewalks, bike and pedestrian amenities, and public transit facilities; and acquisition of land, right-of-ways, easements, and other land rights for street and access improvements.

Infrastructure and Utilities Improvements

The CDA may initiate or sponsor projects that include construction, reconstruction, repair, upgrading, and replacement of electric, water, sanitary sewer and storm drainage facilities; relocation of overhead lines to underground locations; and acquisition of land, right-of-ways, easements, and other land rights as may be necessary to support redevelopment of the EMSURA. As stated, the CDA could require applicants to undertake infrastructure improvements as part of the approval process.

Public Facilities

The CDA may initiate or seek funding opportunities for the purposes of the acquisition, construction or rehabilitation of public facilities within the urban renewal area. Public facilities may include public parking facilities, police facilities, recreation centers, conference facilities, community centers, and performing arts facilities.

East Main Street Urban Renewal Plan Update 2008

Parks, Recreation, Pedestrian, and Bike Paths

The CDA may initiate or sponsor the development of parks and recreation facilities in addition to improvements to pedestrian and bicycle facilities, and other civic-type spaces. In so doing, the CDA may acquire and improve land or buildings for public parks, open space, bicycle and pedestrian uses, as well as construct facilities for public use.

NEW CODES, ORDINANCES, AND AMENDMENTS

The Town may adopt design standards and/or a concept plan as part of the DC-1 zoning district and amend the DC-1 zoning code to emphasize waterfront uses and connectivity as well as provide for transitional development in close proximity to the DC-1 district.

CODE ENFORCEMENT

The use and development of land within the EMSURA shall be in accordance with the regulations set forth in the 2003 Comprehensive Plan, the Town’s zoning ordinance, and any other applicable local, federal, State, or County laws regulating the use and development of property in an urban renewal area.

The CDA must be notified of any building or annexation application, building permit, and design review, variance, conditional use or other development permits or applications requested within the EMSURA.

TIME SCHEDULE

Table 2 below is an approximate time schedule for the implementation of this update. Implementation of the 2008 Update would commence upon the completion of the SEQRA process and adoption of this plan by the Town Board. Start and completion dates for all actions, including land acquisition, clearance, disposition of property, redevelopment and rehabilitation, are subject to change as a result of funding, State loans, periodic subsidies, and capital grants.

**Table 2
Recommended Time Schedule**

Action	Start Date	Date of Completion
Submission of Update to the Town Planning Board	May 2008	July 2008
Planning Board Determination Public Hearing	July 2008	
New York State Environmental Quality Review Process	Late 2006	August 2008
Adoption of the East Main Street Urban Renewal Plan Update 2008	Late 2006	September 2008
CDA’s Advisory Role to the Building Department as per Section 503(h) of New York State Article 15 (Urban Renewal Law)	Late 2008	36 months
Reuse of Vacant Structures	September 2008	2012
Rehabilitation of Identified Deteriorated Structures	September 2008	2012
Disposition of Land	September 2008	2017
Acquisition of Land	2008	2017
Infrastructure and Public Space Improvements	September 2008	2022
Approval of Development Applications	Late 2008	2022
Private Development of Underdeveloped or Undeveloped Properties	Late 2008	2022

It is strongly recommended that the implementation of this plan be carried out in three five-year consecutive phases or stages, immediately following the adoption of this report. Those phases would be as follows: short term (2012); interim (2017) and long term (2022). By focusing redevelopment and urban renewal efforts into separate and consecutive phases, the CDA would be able to ensure that the recommendations put forth in this plan are implemented in a manner that is not disruptive to the environment, protects and promotes the safety, health, and welfare of the public, and promotes the sound growth and development of the urban renewal area.

It is intended that the implementation of recommendations put forth in this plan will be carried out in phases or stages extending over a 20-year period from the adoption of this plan and will be subject to modification or amendment thereto by the Riverhead Town Board

*

LIST OF APPENDICES

- A. CDA Resolution # 9
- B. DC-1 Zoning Ordinance
- C. Land Use Inventory
- D. Photographs
- E. Deteriorated Buildings

APPENDIX A

CDA Resolution # 9

09/19/06

Adopted

TOWN OF RIVERHEAD

Community Development Agency

Resolution # 9

AUTHORIZES THE AGENCY TO UNDERTAKE AND
UPDATE THE 1993 EAST MAIN STREET URBAN RENEWAL PLAN
AND TO PREPARE A GENERIC ENVIRONMENTAL IMPACT STATEMENT
IN CONJUNCTION WITH THAT COMPREHENSIVE PLANNING PROCESS

Councilman Bartunek offered the following resolution, which was seconded by Councilwoman Blass.

WHEREAS, in October 1993, pursuant to the General Municipal Law of the State of New York, the Town of Riverhead Community Development Agency adopted an Urban Renewal Plan for East Main Street and through which the Community Development Agency created the Town of Riverhead East Main Street Urban Renewal Area; and

WHEREAS, in November of 2003, the Town Board of the Town of Riverhead adopted a Comprehensive Master Plan pursuant to section 272 of the Town Law of the State of New York; and

WHEREAS, In November 2003, in compliance with rules and regulations promulgated by the Department of Environmental Conservation and set forth in 6 NYCRR Part 617 (State Environmental Quality Act), the Town Board of the Town of Riverhead completed a Generic Environmental Impact Statement in connection with the adoption of the Comprehensive Master Plan and adopted a Findings Statement supporting the conclusions and determinations set forth in the Comprehensive Master Plan; and

WHEREAS, in accordance with the recommendations set forth in the Comprehensive Master Plan, the Town Board adopted new zoning use districts which includes the area encompassed by the East Main Street Urban Renewal Plan; and

WHEREAS, Riverhead Renaissance, LLC, has proposed to redevelop certain property within the East Main Street Urban Renewal Area provided it is determined to be a Qualified and Eligible Sponsor by the Community Development Agency; and

WHEREAS, the adoption of the Comprehensive Master Plan, together with the amendments to the Town's zoning ordinance which includes the East Main Street Urban Renewal Area, warrant a review of the East Main Street Urban

Renewal Plan to ensure its consistency with the Comprehensive Master Plan and the recent amendments to the Town's zoning ordinance; and

WHEREAS, it is anticipated that this review will result in the need for modifications and amendments to the Town of Riverhead's East Main Street Urban Renewal Plan, and

WHEREAS, the potential redevelopment of the East Main Street Urban Renewal Area by Riverhead Renaissance, LLC and others may generate environmental and/or socio-economic impacts which should be the subject of further environmental review; and

WHEREAS, the Community Development Agency believes that the most appropriate means of evaluating these potential impacts is by undertaking a Generic Environmental Impact Statement in conjunction with the update of the Urban Renewal Plan for the East Main Street Urban Renewal Area; and

WHEREAS, in August of 2006, Riverhead Renaissance, LLC was designated to be the Master Developer for the Town's East Main Street Urban Renewal Area; and

WHEREAS, as the Town's designated Master Developer, Riverhead Renaissance, LLC, has agreed to fund the cost of updating the East Main Street Urban Renewal Plan as well as the cost of preparing the aforementioned GEIS, according to terms and conditions of the Master Developer Designation Agreement ("MDDA") between Riverhead Renaissance, the CDA and other Town Agencies dated August 10, 2006,

NOW, THEREFORE, BE IT

RESOLVED, that for all of the foregoing reasons, the Agency hereby agrees to authorize the review and, if appropriate, proposed amendment of the Riverhead East Main Street Urban Renewal Plan by consultants and special counsel selected in accordance with the MDDA; and be it further

RESOLVED, that the amendment of the Town of Riverhead East Main Street Urban Renewal Plan constitutes a Type I action pursuant to 6 NYCRR Part 617.4(b)(1); and be it further

RESOLVED, that since there are a number of redevelopment projects proposed for the East Main Street Urban Renewal Area, a Generic Environmental Impact Statement ("GEIS") should be prepared in connection with the review and amendment of the Riverhead East Main Street Urban Renewal Plan ("URP"); and be it further

RESOLVED, that the following are potentially involved agencies: the Town Board of the Town of Riverhead, and the Town Planning Board; and be it further

RESOLVED, that the Community Development Agency wishes to assume Lead Agency status in connection with the SEQRA review of the project, and be it further

RESOVLED, that the Community Development Agency directs that a Lead Agency coordination letter be circulated among the involved agencies together with a distribution package of a location map, and such other information as has been prepared to date regarding such review and amendment of the URP, and be it further

RESOLVED, that the Town Clerk is hereby directed to forward a copy of this resolution to Philip J. Cardinale, Chairman, Town of Riverhead Community Development Agency; Town of Riverhead Community Development Department, Andrea Lohneiss, Director; Town Attorney; Twomey, Latham, Shea, Kelley, Dubin, Reale and Quartararo, LLP; Riverhead Renaissance, LLC; Richard Hanley, Planning Director; and The Weber Law Group.

THE VOTE
Dunleavy yes ___ no ___ Bartunek yes ___ no ___
Blass yes ___ no ___ Denesleki yes ___ no ___
Cardinale yes ___ no ___
THE RESOLUTION WAS ___ WAS NOT
THEREFORE DULY ADOPTED

APPENDIX B

DC-1 Zoning Ordinance

ARTICLE LVI Downtown Center 1: Main Street (DC-1) Zoning Use District [Added 11-3-2004 by L.L. No. 45-2004]

§ 108-297. Purpose and intent.

The intent of the Downtown Center 1: Main Street (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, with a compact, walkable scale.

§ 108-298. Uses.

In the DC-1 Zoning Use District, no building, structure, or premises shall be used or arranged or designed to be used, and no building or structure shall be hereafter erected, reconstructed, or altered, unless otherwise provided in this chapter, except for that following permitted uses or specially permitted uses and their customary accessory uses:

A. Permitted uses: [Amended 2-7-2006 by L.L. No. 8-2006]

1. Retail stores.
2. Banks.
3. Personal service businesses.
4. Indoor public markets.
5. Art galleries and studios.
6. Museums, libraries, aquariums and other cultural attractions.
7. Restaurants, cafes, bakeries with retail sale on premises, banquet facilities, specialty food stores, ice cream parlors.
8. Theaters and cinemas.
9. Professional offices (except for veterinary offices) on the ground floor.
10. Schools (including business and secretarial).
11. Places of worship.
12. Residential units on upper floors with a minimum unit size of 650 square feet.
13. Bed-and-breakfast establishments.
14. Townhouses upon lots with frontage along public highways other than New York State Route 25.

*Note: Subsequent to the date of enactment of this article, upon the issuance of certificates of occupancy for 500 residential units, such residential units as set forth in § 108-298(A)(13) shall be prohibited within the DC-1 Zoning Use District.

B. Special permit uses:

1. Hotels.
2. Marinas.
3. Taverns.
4. Indoor recreation facilities.
5. Day-care, nursery schools.
6. Dormitories, on upper floors.
7. Retail stores with greater than 10,000 square feet of gross leasable floor area.

C. Accessory uses. Accessory uses shall include those uses customarily incidental to any of the above permitted uses or specially permitted uses when located on the same lot. Specifically permitted are the following:

(1) Artists' studios, provided that they occupy 40% or less of a principal residence or are located in a detached accessory building on a residential parcel, and do not exceed 1,000 square feet of floor area.

D. Prohibited uses:

1. All ground-floor offices, with the exception of real estate and professional offices.
2. Office-only buildings.
3. Ground-floor residential units, with the exception of townhouse uses.
4. Flea markets, with the exception of farmers markets.
5. Gas stations, car washes, and other automobile-oriented uses.
6. Drive-through windows for restaurants and banks.
7. Antennas for wireless providers.

§ 108-299. Lot, yard, bulk, and height requirements.

No buildings shall be erected nor any lot or land area utilized unless in conformity with the Zoning Schedule *Editor's Note: The Zoning Schedule is included at the end of this chapter.* incorporated into this chapter by reference and made a part hereof with the same force and effect as if such requirements were herein set forth in full as specified in said schedule, except as may be hereafter specifically modified.

§ 108-300. Supplementary requirements.

The following design and parking standards shall apply:

A. Design standards.

1. The principal building entrance and front shall face the primary street frontage and sidewalk. Secondary building entrances on the south side of Main Street shall face the Peconic Riverfront.
2. At least 75% of linear width of the front facade shall be comprised of transparent windows. Where shade is desired, awnings are encouraged. Windows may not be obscured more than 10% by opaque banners, or either permanent or temporary advertisements or signs.
3. Building shape, massing, and siting should reflect the prevalent character of surrounding buildings on the block.
4. Facades of commercial buildings that face sidewalks or pedestrian walkways shall be required to have variations in facade plane, piers, or other architectural features.
5. Signage in the DC-1 Zoning Use District shall be provided in accordance with § 108-56, Signs.
6. Buffering and transitions:
 - a. Trash and/or dumpster areas shall be screened by wood fences or landscaping, or a combination thereof pursuant to § 98-8.
 - b. Buffer plantings or landscaping or opaque fences, preferably wood fences, shall be provided between commercial businesses and adjoining residential uses.
 - c. Deliveries and loading activities shall, to the extent possible, be restricted to the hours between 8:00 a.m. and 5:00 p.m. on weekdays.

B. Parking standards.

1. The number of off-street parking spaces in the DC-1 Zoning Use District shall be provided in accordance with § 108-80, Off-street parking.
2. Where credible evidence is provided by traffic counts or data by a licensed traffic engineer, up to a twenty-percent reduction in off-street parking may be permitted for shared parking, where the peak parking of two or more uses occurs at different times.
3. The parking requirement may be reduced with payment of a fee in lieu of providing off-street parking as provided for in § 108-60.
4. Off-street parking shall not be permitted in the front yard. Parking shall be sited to the rear of buildings, away from street frontage(s) when possible, or to the side of buildings. In all cases, garages and parking areas shall be recessed at least five feet from the primary front facade plane of the main building, and at least 15 feet back from the front property line.

5. Parking may also be located fully below buildings, partially below grade in a building, or at-grade within a building, provided it is fully enclosed and no entry is provided facing a public street or front yard. Structured parking that is partially below grade shall be screened from the street by steps, trellises, or screens.
6. Curb cuts to parking lots and garages shall be minimized by sharing driveways for access to adjacent parking lots. However, curb cuts and driveways are prohibited along the front property line for properties less than 30 feet in width; in these situations, parking must be accessed from a rear alley, side street, or shared rear lot.
7. Curb cuts, driveways, and garages shall meet the following dimensional regulations:
 - a. Curb cuts and driveways at the front property line leading to parking areas of 10 or fewer spaces shall not exceed 10 feet in width along any point.
 - b. Curb cuts and driveways at the front property line leading to parking areas of 11 or more spaces shall not exceed 14 feet in width at any point.
 - c. The maximum width of garage entryways facing a front street shall not exceed 18 feet.

APPENDIX C

Land Use Inventory

Appendix C:

Land Use Inventory Tables

**Table C-1
Land Use By Parcel: Section 128, Block 6**

Lot	Land Use-Description	1993		2007		
		Vacant	Deteriorated	Vacant*	Deteriorated	
					Structural Damage	Aesthetic Concern
49.2	Commercial building, multi-story, restaurant on the ground floor	✓				
66.6	Cultural and institutional use, multi-story (Suffolk County Community College Culinary and Hospitality Center)					
52.1	Commercial building, multi-story, restaurant on the ground floor					
52.2	Commercial building, multi-story, office on the ground floor					
57.3	Commercial building, retail use					
58.1	Vacant lot					
61.2	Vacant lot	✓				
63.2	Commercial building, retail use					
64	Commercial building	✓	✓	✓		✓
65	Place of worship					
66.4	Parking lot					
67	Commercial building, multi-story, office on the ground floor					
68	Commercial building, multi-story		✓	✓		
69	Commercial building, multi-story, restaurant on the ground floor					
70	Commercial building, multi-story, retail on the ground floor		✓			
71	Commercial building, restaurant use		✓			✓
72.1	Commercial building, retail					
72.2	Parking lot					
72.3	Parking lot					
72.4	Parking lot					
73.1	Commercial building, multi-story, retail on the ground floor			✓	✓	
73.2	Parking lot					
74	Commercial building, multi-story		✓		✓	
75	Commercial building					

Table C-1 Continued
Land Use By Parcel: Section 128, Block 6

Lot	Land Use-Description	1993		2007		
		Vacant	Deteriorated	Vacant*	Deteriorated	
					Structural Damage	Aesthetic Concern
76.1	Commercial building					
76.2	Commercial building					
77	Commercial building, multi-story	✓	✓		✓	
78	Commercial building, restaurant use					
79	Commercial building, multi-story, church on the ground floor		✓			✓
80	Recreational use, music hall					
81	Commercial building, multi-story			✓		✓
82	Commercial building, multi-story, restaurant on the ground floor			✓		✓
85.1	Public park					
85.3	Parking lot					
86.1	Parking lot					
86.3	Commercial building, multi-story		✓	✓	✓	
88	Parking lot					

Note: * Includes partially vacant structures.
Sources: Field Surveys, November/December 2006; 1993 East Main Street Urban Renewal Plan; Town of Riverhead Tax Assessors Office, December 2006.

Table C-2
Land Use By Parcel: Section 129, Block 1

Lot	Land Use-Description	1993		2007		
		Vacant	Deteriorated	Vacant*	Deteriorated	
					Structural Damage	Aesthetic Concern
4	Commercial building	✓		✓		
6	Commercial building		✓	✓		✓
8.2	Commercial building	✓	✓	✓	✓	
8.4	Recreational use, multi-story theater			✓		✓
9	Commercial building, multi-story, office on the ground floor					
10	Commercial building			✓	✓	
11	Commercial building			✓	✓	
12	Commercial building			✓	✓	
13	Commercial building, retail use				✓	
14	Commercial building			✓		
15	Cultural and institutional use (East End Arts Council)		✓			
16	Cultural and institutional use (East End Arts Council)					
17	Commercial building			✓	✓	
18	Commercial building		✓	✓		✓
19	Commercial building		✓	✓		✓
20	Commercial building		✓	✓		✓
21	Recreational use, museum				✓	
22	Commercial building, retail use					
23	Parking lot					

Note: * Includes partially vacant structures.
Sources: Field Surveys, November/December 2006; 1993 East Main Street Urban Renewal Plan; Town of Riverhead Tax Assessors Office, December 2006.

Table C-3
Land Use By Parcel: Section 129, Block 2

Lot	Land Use-Description	1993		2007		
		Vacant	Deteriorated	Vacant*	Deteriorated	
					Structural Damage	Aesthetic Concern
11	Community use, multi-story, place of worship					
12	Single-family residence					
13	Commercial building, multi-story, office on the ground floor					
32	Commercial use, bank					
34.1	Commercial building					
Note: * Includes partially vacant structures.						
Sources: Field Surveys, November/December 2006; 1993 East Main Street Urban Renewal Plan; Town of Riverhead Tax Assessors Office, December 2006.						

Table C-4
Land Use By Parcel: Section 129, Block 3

Lot	Land Use-Description	1993		2007		
		Vacant	Deteriorated	Vacant*	Deteriorated	
					Structural Damage	Aesthetic Concern
9	Parking lot					
10	Commercial building, multi-story, funeral home					
11	Vacant lot					
12	Commercial building, multi-story, office use				✓	
13	Commercial building, multi-story			✓	✓	
31	Parking lot		✓			
Note: * Includes partially vacant structures.						
Sources: Field Surveys, November/December 2006; 1993 East Main Street Urban Renewal Plan; Town of Riverhead Tax Assessors Office, December 2006.						

**Table C-5
Land Use By Parcel: Section 129, Block 4**

Lot	Land Use-Description	1993		2007		
		Vacant	Deteriorated	Vacant*	Deteriorated	
					Structural Damage	Aesthetic Concern
1	Commercial building, multi-story, office on the ground floor					✓
2	Commercial building, multi-story, office on the ground floor					✓
3	Commercial building, retail use		✓			
5.2	Single-family residence		✓		✓	
6.1	Single-family residence		✓			
7	Single-family residence		✓			
8	Single-family residence		✓			
9	Single-family residence		✓			
10.1	Commercial building, multi-story		✓	✓	✓	
10.6	Commercial building, multi-story		✓	✓	✓	
10.7	Vacant lot					
11	Sewage treatment and water pollution control		✓			
12	Commercial building, restaurant use					
13.1	Commercial building, warehouse				✓	
13.2	Commercial building, restaurant use		✓		✓	
14	Parking lot					
15	Commercial building, restaurant use		✓			
17	Commercial building, gas station with minimart					
18.3	Commercial building					✓
19.1	Recreation use, aquarium					
20	Parking lot					
21.1	Marina					
21.2	Parking lot					

Note: * Includes partially vacant structures.
Sources: Field Surveys, November/December 2006; 1993 East Main Street Urban Renewal Plan; Town of Riverhead Tax Assessors Office, December 2006.

APPENDIX D

Photographs



Exhibit D-1: Looking southeast from the east side of Peconic Avenue toward the waterfront park access road.



Exhibit D-2: Looking northeast toward the east side of Peconic Avenue at several commercial and vacant uses.



Exhibit D-3: Looking east toward the northeast corner of Peconic Avenue near East Main Street at vacant and cultural uses.



Exhibit D-4: Looking southwest toward the corner of East Main Street and Peconic Avenue at commercial uses.



Exhibit D-5: Looking southwest toward the south side of East Main Street at the streetscape, east of Peconic Avenue.



Exhibit D-6: Looking south from a gated alley on the south side of East Main Street toward the waterfront, east of Peconic Avenue.



Exhibit D-7: Looking southeast toward the south side of East Main Street at commercial uses and streetscape.



Exhibit D-8: Looking south toward the south side of East Main Street at commercial uses.



Exhibit D-9: Looking south from the entrance to the parking lot located on the south side of East Main Street toward the waterfront within the southwest portion of the EMSURA.



Exhibit D-10: Looking southwest toward the south side of East Main Street at vacant structures and streetscape.



Exhibit D-11: Looking south toward the south side of East Main Street at vacant structures and commercial uses, west of McDermott Avenue.

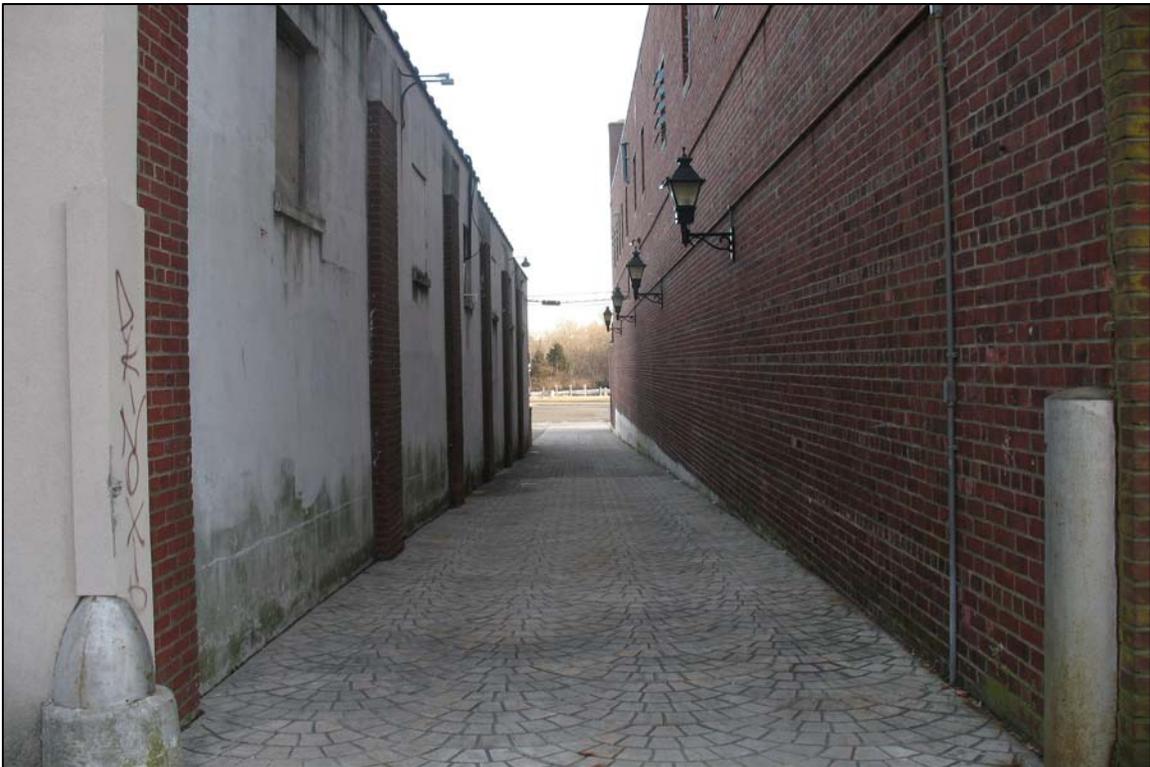


Exhibit D-12: Looking south toward the waterfront, from an alley located on the south side of East Main Street.



Exhibit D-13: Looking southwest from East Avenue toward the south side of East Main Street at the East End Arts Council and streetscape.



Exhibit D-14: Looking south from an alley located within a vacant structure on the south side of East Main Street, just west of the East End Arts Council.



Exhibit D-15: Looking south from a pedestrian path located on the East End Arts Council property on the south side of East Main Street toward the waterfront.



Exhibit D-16: Looking south from an access road on the south side of East Main Street, between the East End Arts Council and the old Sears building, toward the waterfront.



Exhibit D-17: Looking southwest toward the south side of East Main Street at the East End Arts Council and a vacant structure, west of McDermott Avenue.



Exhibit D-18: Looking southwest toward the south side of East Main Street at a recreational use and vacant structures, immediately west of McDermott Avenue.



Exhibit D-19: Looking southeast toward the east side of McDermott Avenue at single-family residences.



Exhibit D-20: Looking east toward the east side of McDermott Avenue at a single-family residence. Proposed for demolition and new construction for a commercial building.



Exhibit D-21: Looking east from the corner of McDermott Avenue and East Main Street, toward the streetscape east of McDermott Avenue.



Exhibit D-22: Looking south toward East Main Street at commercial use, immediately east of McDermott Avenue.



Exhibit D-23: Looking south at an alley on the south side of East Main Street, east of McDermott Avenue.



Exhibit D-24a: Looking south at an alley on the south side of East Main Street, just east of McDermott Avenue.



Exhibit D-24b: Looking south at an alley on south side of East Main Street, just east of McDermott Avenue (close-up).



Exhibit D-25: Looking southwest from Maple Avenue toward the south side of East Main Street at commercial uses east of McDermott Avenue.



Exhibit D-26: Looking southwest from Union Avenue toward the south side of East Main Street at commercial uses and streetscape.



Exhibit D-27: Looking south from an alley located on the south side of East Main Street toward the waterfront, east of McDermott Avenue.



Exhibit D-28: Looking west toward the side of a vacant building located north of the waterfront parking lot, east of McDermott Avenue.



Exhibit D-29: Looking south toward East Main Street at a commercial structure, west of an access road/parking lot to the waterfront and east of McDermott Avenue.



Exhibit D-30: Looking south from the south side of East Main Street at an access road/parking lot to the waterfront, east of the Thrift Store.



Exhibit D-31: Looking southeast from the south side of East Main Street toward a commercial structure located across from Union Avenue.



Exhibit D-32: Looking southeast from an access road between two commercial structures toward the waterfront across from Union Avenue.



Exhibit D-33: Looking south toward the western end of a building on the south side of East Main Street across from Union Avenue.



Exhibit D-34: Looking south toward the Atlantis Marine World Aquarium entrance on the south side of East Main Street, just west of the eastern boundary of the EMSURA.



Exhibit D-35: Looking south toward the south side of East Main Street at the easternmost boundary of the EMSURA.



Exhibit D-36: Looking south toward Treasure Cove Resort and Marina entrance at the easternmost boundary of the EMSURA.



Exhibit D-37: Looking east from the north side of East Main Street near the easternmost EMSURA boundary at a parking lot located just east of Ostrander Avenue.



Exhibit D-38: Looking north from the north side of East Main Street at a vacant structure, just west of Ostrander Avenue.



Exhibit D-39: Looking north at a commercial use on the north side of East Main Street, west of Ostrander Avenue.



Exhibit D-40: Looking north from the south side of East Main Street at a funeral home located on the corner of East Main Street and Union Avenue.



Exhibit D-41: Looking northeast from the south side of East Main Street toward the intersection of Union Avenue and East Main Street.



Exhibit D-42: Looking north from the south side of East Main Street at commercial uses east of Maple Avenue.



Exhibit D-43: Looking north from the south side of East Main Street at a strip mall between Union and Maple Avenues.



Exhibit D-44: Looking northwest from the south side of East Main Street at various uses and streetscape, west of Union Avenue.



Exhibit D-45: Looking north from the eastern corner of East Main Street and Maple Avenue at Maple Avenue.



Exhibit D-46: Looking northwest from the eastern corner of East Main Street and Maple Avenue at single-family residences.



Exhibit D-47: Looking northeast from the south side of East Main Street toward the corner of Maple Avenue and East Main Street at a single-family residence.



Exhibit D-48: Looking northwest toward the corner of Maple Avenue and East Main Street at a single-family residence.



Exhibit D-49: Looking north from the south side of East Main Street at Methodist Episcopal Church and a single-family residence located between Maple Avenue and East Avenue.



Exhibit D-50: Looking east from the south side of East Main Street at the Methodist Episcopal Church.



Exhibit D-51: Looking north toward the north side of East Main Street at the Methodist Episcopal Church and parish house, just east of East Avenue



Exhibit D-52: Looking north from the intersection of East Main Street and East Avenue at East Avenue.



Exhibit D-53: Looking north toward the northwest corner of East Avenue and East Main Street at a commercial bank.



Exhibit D-54: Looking north from the south side of East Main Street toward the north side of East Main Street at a commercial use, just west of North Fork Bank.



Exhibit D-55: Looking north from the north side of East Main Street at an alley adjacent to and west of North Fork Bank.



Exhibit D-56: Looking northwest toward the north side of East Main Street at a largely vacant retail strip mall west of East Avenue.



Exhibit D-57: Looking northeast at the western portion of a largely vacant retail strip mall located on north side of East Main Street, west of East Avenue.



Exhibit D-58: Looking north from the north side of East Main Street at an alley adjacent to and east of the Suffolk Theater.



Exhibit D-59: Looking north from the south side of East Main Street at vacant structures and commercial uses, east of the First Congregational Church.

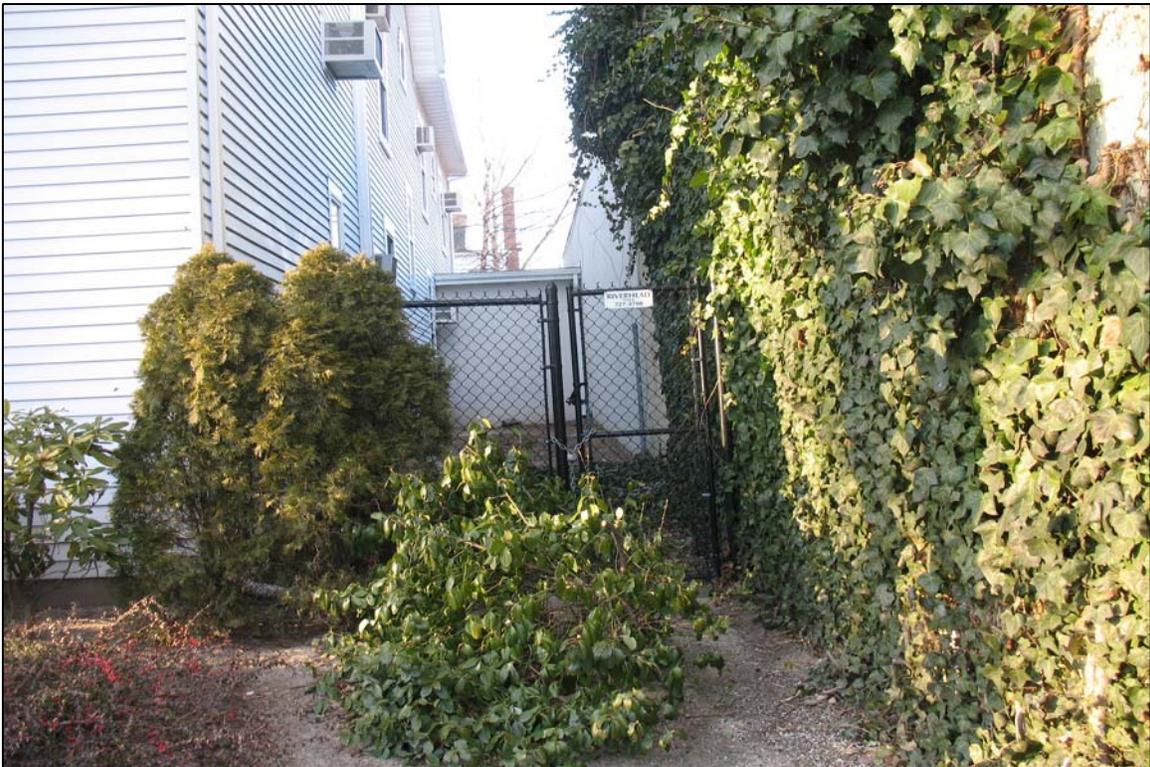


Exhibit D-60: Looking north at an alley between a vacant structure and commercial use on north side of East Main Street, just east of the First Congregational Church.



Exhibit D-61: Looking north from the south side of East Main Street at a commercial use and a portion of the First Congregational Church, just east of Benjamin Place.



Exhibit D-62: Looking north from the corner of East Main Street and Benjamin Place at Benjamin Place.



Exhibit D-63: Looking north from the south side of East Main Street at a vacant structure, just west of Benjamin Place.



Exhibit D-64: Looking northwest toward the north side of East Main Street at the western portion of EMSURA, west of Benjamin Place.



Exhibit D-65: Looking north from the north side of East Main Street at an alley between Eastenders Coffee House and Green Earth retail store on East Main Street.



Exhibit D-66: Looking northeast toward a commercial use on the north side of East Main Street ,west of Benjamin Place.



Exhibit D-67: Looking north from the south side of East Main Street toward a commercial structure and construction site, east of Roanoke Avenue.



Exhibit D-68: Looking north from the south side of East Main Street at commercial uses located on the northwest corner of the EMSURA, just east of Roanoke Avenue.



Exhibit D-69: Looking east from the east side of Roanoke Avenue at the Town of Riverhead's John Lombardi Park.



Exhibit D-70: Looking south toward the south easternmost boundary of the EMSURA.



Exhibit D-71: Looking southeast from the parking lot on the south side of East Main Street toward the waterfront, west of the parking lot access road.



Exhibit D-72: Looking north from the parking lot on the south side of East Main Street and west of the parking lot access road toward the rear entrances of commercial buildings located within the western portion of the EMSURA.



Exhibit D-73: Looking west from the parking lot access road on Peconic Avenue at Peconic Avenue.



Exhibit D-74: Looking southeast from the waterfront park toward the boardwalk along the waterfront, west of McDermott Avenue.



Exhibit D-75: Looking southwest from the major access road into the parking on the south side of East Main Street toward the parking lot and waterfront.

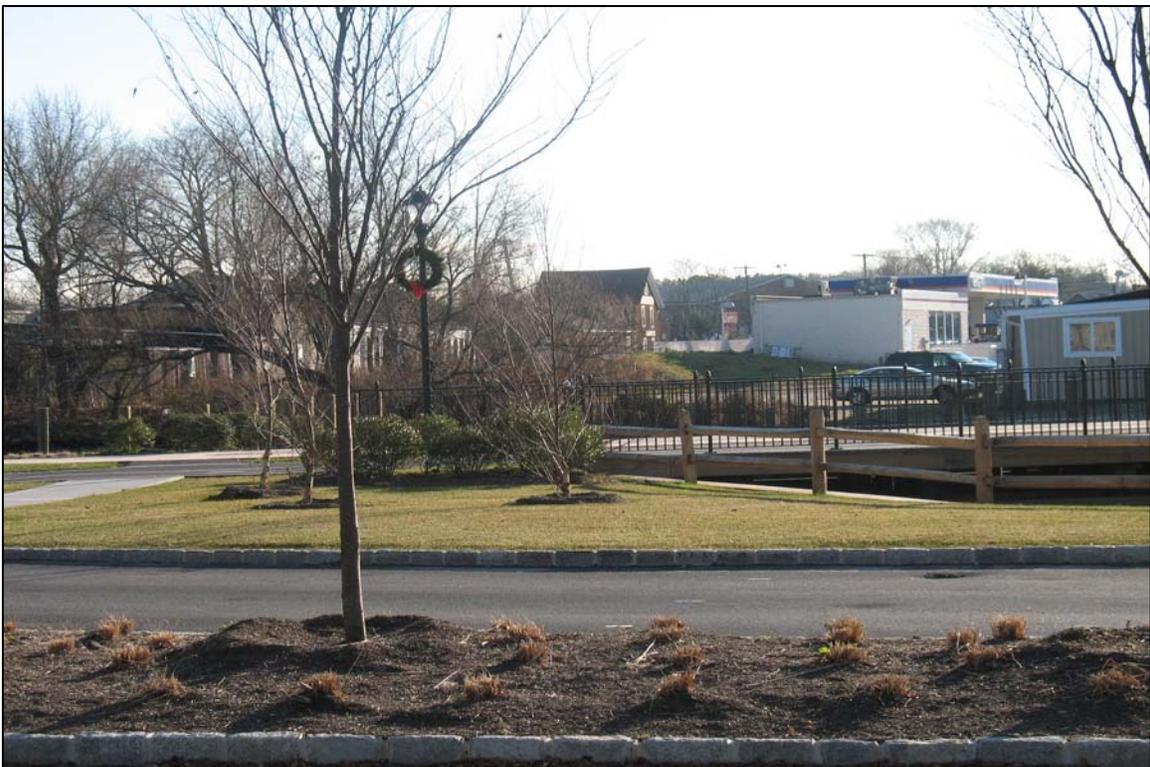


Exhibit D-76: Looking south from the east side of Peconic Avenue toward a pedestrian bridge located on southeastern portion of Peconic Avenue.



Exhibit D-77: Looking northeast from the waterfront toward the rear entrance of buildings that front the south side of East Main Street, west of McDermott Avenue.



Exhibit D-78: Looking north from the south side of the Peconic River toward the waterfront, west of McDermott Avenue.



Exhibit D-80: Looking east from the road/bike path along the waterfront toward the waterfront park within the southeastern portion of the EMSURA.

APPENDIX E

Deteriorated Buildings



Exhibit E-1: A deteriorated building (Tax map number 0600-128-6-86.3) located on the east side of Peconic Avenue, north of the parking lot access road.



Exhibit E-2: Side view of Exhibit E-1 (Tax map number 0600-128-6-86.3) located on the east side of Peconic Avenue, north of the parking lot access road.



Exhibit E-3: Side view of a deteriorated building (Tax map number 0600-128-6-73.1) located on the south side of East Main Street, east of the major access road into the parking lot.



Exhibit E-4: Rear view of a deteriorated building (Tax map number 0600-128-6-75) located on the south side of East Main Street, north of the parking lot within the southwest portion of the EMSURA.



Exhibit E-5: Rear view of a deteriorated building (Tax map number 0600-128-6-77) located on the south side of East Main Street, north of the parking lot within the southwest portion of the EMSURA.



Exhibit E-6: Side view of a deteriorated building (Tax map number 0600-129-1-10) located east of the parking lot access road within the southeast portion of the EMSURA.



Exhibit E-7: Side and rear view of Exhibit E-6 (Tax map number 0600-129-1-10) located east of the parking lot access road within the southeast portion of the EMSURA.



Exhibit E-8: Rear view of deteriorated buildings (Tax map number 0600-129-1-12 and part of 129-1-11) located on the south side of East Main Street, west of McDermott Avenue and north of the parking lot within the southeast portion of the EMSURA.



Exhibit E-9: Side view of a deteriorated building (Tax map number 0600-129-1-17) on the south side of East Main Street, just east of the East End Arts Council.



Exhibit E-10: Side view of a deteriorated building (Tax map number 0600-129-1-21) located on the south side of East Main Street, just west of McDermott Avenue.



Exhibit E-11: Side view of a deteriorated building (Tax map number 0600-129-4-13.1) located west of McDermott Avenue behind structures fronting on East Main Street.



Exhibit E-12: Side view of a deteriorated building (Tax map number 0600-129-4-13.2) located west of the access road/parking lot on the south side of East Main Street, west of McDermott Avenue.



Exhibit E-13: Side view of a deteriorated building (Tax map number 0600-129-4-10.6) located behind the Thrift Store on the south side of East Main Street within the southeast portion of the EMSURA.



Exhibit E-14: A deteriorated building (Tax map number 0600-129-3-13) located on the north side of East Main Street, just west of Ostrander Avenue.



Exhibit E-15: A deteriorated building (Tax map number 0600-129-3-12) located on the north side of East Main Street, just west of Exhibit E-14.



Exhibit E-16: A deteriorated building (Tax map number 0600-129-1-8.2) located on the north side of East Main Street, west of East Avenue.



Exhibit E-17: A view of the eastern portion of Exhibit E-17 (Tax map number 0600-129-1-8.2) located on the north side of East Main Street, west of East Avenue.

Appendix B-8
Geotechnical Evaluation, 221 E. Main Street and 31 McDermott
Avenue

J.R. Holzmacher P.E., LLC

revised March 31, 2017

J.R. Holzmacher P.E., LLC

3555 Veterans Memorial Highway, Suite A, Ronkonkoma, New York 11779-7636
Tel: (631) 234-2220 Fax: (631) 234-2221 e-mail: info@holzmacher.com

May 12, 2016
(Revised February 27, 2017 and
March 31, 2017)

Jennifer Cheuk, AIA
Stephen B. Jacobs Group, P.C.
381 Park Avenue South
New York, NY 10016

RE: Geotechnical Evaluation
221 E. Main Street and
31 McDermott Avenue
Riverhead, NY 11901

Dear Ms. Cheuk:

J.R. Holzmacher P.E., LLC (JRH) Consulting Engineers has prepared this Geotechnical Evaluation Report (GER) for the above referenced site. The soil borings described in this report were completed by Land, Air, Water Environmental Services, Inc. (LAWES) and Soil Mechanics Drilling Corp. (Soil Mechanics). Field data was used in rendering geotechnical evaluation and judgment regarding subsoil suitability in connection with construction at the above referenced site. No materials testing laboratory analysis was requested or completed on any of the soil samples.

EXPLORATION PROGRAM

Soil borings were completed on April 26, 2016, April 27, 2016, and December 14, 2016 to determine the nature and condition of the soils below the existing ground surface at the site. The boring program consisted of drilling five (5) soil borings. Boring locations B-1 and B-4 completed by LAWES were completed to a depth of 57-feet below grade and boring locations B-2 and B-3 were completed to a depth of 37-feet below grade. The boring location B-1 completed by Soil Mechanics was completed to 87-feet below grade. Boring location B-4 was completed at 31 McDermott Avenue and the remaining four borings were completed at 221 E. Main Street as indicated on the attached figures. The soil boring completed by Soil Mechanics will be referenced as boring location B-1(A) in the text of this report.

The soil borings were completed by both LAWES and Soil Mechanics, with oversight by JRH personnel. Soil samples were collected continuously from grade to 10-feet below grade and at five (5) foot intervals below that to the full depth of each boring location. Samples were collected by LAWES using Geoprobe 7822DT using a split-spoon core barrel sampler. The sampler was driven in six-inch increments by using the equivalent force of a 140-pound hammer from a height of thirty inches. Samples were collected using a standard 2" by 24" long split

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spoon sampler driven into the soil. Samples were collected by Soil Mechanics using a truck mounted drill rig and mud rotary drilling technique. Samples were recovered using a CME automatic SPT trip hammer in accordance with ASTM D1586. The driller who recorded the Standard Penetration Test (SPT) values characterized the samples recovered during the performance of the test. The general subsurface conditions encountered during the field exploration program are shown on the soil boring logs (Appendix A). Soil stratification is based on the examination of recovered soil samples and interpretation of the field boring logs. The stratification lines, dimensions, as well as reported values of this report represent the approximate boundaries between the soil types, while the actual transitions and dimensions may be more gradual. While the borings are representative of the subsurface conditions at their respective location and within their respective vertical reach, variations over the site may be encountered.

METHODOLGY

The scope of the work was to drill through unconsolidated soils via Geoprobe™ direct drive at four boring locations and via truck mounted rig at one boring location to obtain geotechnical information. Samples were logged and collected at various depths for all five boring locations. The borings were logged with respect to blow counts and classified according to the USCS unified soils classification system. The borings and all sampling were completed according to ASTM D1586-84. Restoration consisted of backfilling the borings with sand.

Representative samples were routinely obtained during the drilling process at selected intervals by applying a two-inch diameter split spoon-sampling tube. The sampler was driven by the 30-inch fall of a 140-pound hammer. The number of blows required to drive the sample spoon from 6 inches to 18 inches represents the standard penetration resistance (N), and is an indicator of the safe bearing capacity of the soil.

The drilling and testing procedures were performed applying the guidelines and procedures of ASTM designations:

- ASTM D1586 Penetration Test and Split Barrel Sampling of Soils.
- ASTM D2488 Recommended Practice for Description of Soils.
- ASTM D2487 Standard Practice for Classification of Soils (USCS).

Sectional linear samples were also secured in conjunction with the performance of the standard penetration and density test. The soil profiles reported by the boring logs should be reviewed for specific information at the individual boring location and test depths.

SUMMARY

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. 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. Silty sand and trace gravel was recovered from grade to 2-feet below grade, from 8-feet to 14-feet below grade, from 14-feet to 28-feet, from 68-feet to 74-feet below grade, and from 78-feet to 87-feet below grade at boring location B-1(A). Silt, sand, gravel, and thin fine roots were recovered from 2-feet to 4-feet below grade and from 6-feet to 8-feet below grade at boring location B-1(A). 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. Silt and sand was recovered from 30-feet to 37-feet below grade at boring location B-3 and from 28-feet to 68-feet below grade at boring location B-1(A). Fine to medium gray sand, silt, and trace gravel was recovered from 74-feet to 78-feet below grade at boring location B-1(A). Fine to medium sand, coarse to medium sand and gravel was recovered at the remaining depths of all boring locations. Lower blow counts ($N < 15$) were encountered throughout boring locations B-1 through B-4 and from grade to 48-feet below grade at boring location B-1(A).

SUBSURFACE WATER CONDITIONS

Groundwater was encountered from 3'-6" to 5'-3" below grade at all four boring locations during the field exploration.

FLOOD ZONE

The 221 E. Main Street site is located in both Zone "X" and Zone "AE". Zone "X" is an area outside the statistical 500-year flood plain and Zone AE is an area inundated by 100 year flooding where base flood elevations is 7 feet as per the attached Flood Insurance Rate Map (FIRM map). The 31 McDermott Avenue site is located in Zone "AE" only. A surveyor will determine the line demarcating the zones on the property, which will govern the elevation that the structure is to be designed to.

OBSERVATIONS AND ANALYSIS

Soil bearing capacity is estimated from results of in-situ tests using empirical correlation factors. Soil bearing values (SBVs) in tons per square foot (TSF) to undisturbed, structurally rated soils are inferred from blow counts as tabulated in Appendix B.

Boring No.	TSF @ 3.5-ft	TSF @ 5.5-ft	TSF @ 16.5-ft	TSF @ 21.5-ft
B-1	0.70	0.20	0.35	0.30
B-2	0.80	0.25	0.10	0.25
B-3	0.60	0.05	0.45	0.15
B-4	0.35	0.25	0.50	1.09
B-1(A)	0.20	0.30	0.30	0.30

The SBVs are predicted based on saturated sands. An additional contingency to address the variation in soil strength can be realized by increasing the reinforcing steel within footings or the pile cap to accommodate "soft spots" without cracking. This report is further qualified since it

certifies a SBV of some select soils which was less than the minimum presumptive 1.0 TSF Allowable Soil Pressure permitted by the 2015 IBC Table 1806.2. The lower settlement of the granular materials encountered is expected to be small in magnitude and to occur rapidly as the load is applied. Longer-term settlement of silt and organic layers, if any exist, may be significant.

SEISMIC COMPONENT

The 2015 IBC contains a requirement that every structure be designed to resist the effect of earthquake motion and be assigned a seismic Design Category. The 2015 IBC, Earthquake loads Section 1613.3.2, Site Class Definition further dictates, at a minimum, that Site Class E be imposed. The USGS seismic summary report is included in attachment C.

Subject Site

Site Designation	Class 'E'
Site Coefficient	$F_a = 2.5$
One Second Site Coefficient	$F_v = 3.5$
5% Peak Dampened Acceleration Stress Design	$S_{DS} = 0.259g$
One Second Peak 5% Dampened Acceleration Stress Design	$S_{D1} = 0.130g$

Moreover, the project location would result in a wind design component that would exceed the anticipated effect of seismic action and would therefore govern the structural integrity of the design.

The analysis and recommendations are based on the data obtained from the test boring performed for this report. The nature and extent of variations may not become evident until open excavation is initiated. Variations should be noted and their impact evaluated with respect to the necessity to modify the recommendations of this report.

LATERAL EARTH PRESSURES COEFFICIENTS

Lateral Earth Pressures as described by theories presented by both Coulomb and Rankine, requires that the foundation size be determined prior determining the true failure planes and the resultant forces. Since the soils noted in the boring are granular, we recommend that the Active and Passive Lateral Earth Pressure coefficient be based upon cohesionless soils. The angle of internal friction is estimated at 34° , accounting for the variations within the soil column, and can be used in the computation of the loads on the foundation. An internal angle of friction for the soil yields an active earth pressure of $K_a = 0.2827$ and a passive earth pressure of $K_p = 3.5371$.

Furthermore, NYSBC Table 1804.2 permits an allowable lateral bearing of 150 psf for soil types SW, SP, SM, SC, GM, and GC. This would therefore be applicable to most soils found onsite.

INFILTRATION TEST

LAWES installed a 4-inch Schedule 40 PVC casing to approximately 3-feet below grade to complete an infiltration test. The location of the infiltration test hole (TH-1) is located in Appendix D. The soils recovered in the test hole consisted of medium to fine brown sand, loam, and trace gravel (fill material). The casing was installed into a natural soil interface to allow for the water to percolate. Any loose material was removed from the casing prior to any testing.

LAWES filled the casing with clean water to a depth of 24-inches and allowed for pre-soaking of the soil. LAWES refilled the casing within a 24 hour period with 24-inches of clean water and JRH monitored the water level. JRH allowed for the 1 hour monitoring prior to refilling the casing three additional times for a total of four observations. The results of the percolation test are included in Appendix D. Upon completion of the testing, the casing was immediately pulled, and the boring shall be back-filled with drill cuttings.

RECOMMENDATIONS

The boring exploration was completed to determine the structural design requirements for a five story mixed use structure. The field exploration revealed subsurface conditions having relatively weak bearing capacities throughout all boring locations and high groundwater conditions. Furthermore, it appears that the proposed grade will need to be constructed several feet higher than the existing in accordance with the FEMA flood zone requirements for this area.

Based upon the bearing capacities computed from the geotechnical boring data, and multiple conversations with the design team, the use of a combined foundation system consisting of a pile foundation for the portion of the building which contains the site drainage beneath it, and a mat foundation system for the remainder of the building, is recommended. We recommend an allowable bearing capacity of 1.0 TSF (2,000 PSF) and a Modulus of Subgrade (K_s) of 9,200 kN/(m³) for the mat slab. The soils beneath the mat slab shall be compacted utilizing a 10 ton static roller prior to the placement of the mat slab, it is further recommended that the mat slab be set 1 foot above the groundwater table if possible.

The latest foundation design drawings specify a 50 ton working load for the portion of the building to be constructed on piles. Based upon the field conditions encountered we recommend utilizing an 8-inch diameter steel pipe pile filled with concrete with a 5/8-inch wall thickness. We recommend the piles extend a minimum of 85 feet below grade to penetrate the clay layer encountered during the soil boring investigation (Prepared by Soil Mechanics on December 16, 2016) from 78 to 81 feet below grade. Should steel pipe piles be selected without the use of concrete fill, we recommend increasing the wall thickness of the pile by a minimum of 1/8-inch to account for loss of section due to oxidation of the steel over time. 10 inch and 12 inch diameter steel piles may also be considered depending upon what material is more readily available to the foundation contractor when the project progresses into construction, however, these piles shall extend a minimum of 85 feet below grade as well. We recommend having the

contractor perform a WEAP analysis on the pile selected and require that they provide a shop drawing to the engineer of record for approval.

Drive Cast displacement piles as manufactured by Hubbel may also be considered. This type of pile will limit disturbance to the neighboring parcels in lieu of driven piles. A heavier grout mix will be required due to the high groundwater conditions on the site. A 3.5" diameter galvanized steel shaft, with a 14" diameter helix would be required to achieve the desired capacity for this type of pile. We recommend that a shop drawing be submitted for approval for this type of pile configuration and the associated grout mix.

Based upon the latest foundation design drawings dated 9.21.16 prepared by Wexler Associates, we estimate the settlement of the proposed mat slab to be 0.65 inches, we expect this settlement to occur rapidly as the load is applied. 98% of the anticipated settlement will have occurred by completion of construction. Settlement of the portion of the building supported on piles is expected to be zero.

In the event that backfill needs to be imported to the site, the material gradations for all imported structural backfill should be consistent from each source, the placement of different materials adjacent to each other may be permitted depending on their gradations. A grain size distribution curve of all proposed backfill sources should be submitted along with their Modified Proctor Density curves for approval by the Engineer of Record prior to placement. Backfill should not be placed frozen or on frozen subgrade.

The adequacy of compaction should be tested in the field by a knowledgeable and experienced inspector at the rate of at least two compaction tests per shift, per lift, or per 10 cubic yards of backfill, whichever is more frequent.

Backfill of excavations, following foundation construction, should be performed using clean, excavated soils or compatible imported select common fill where additional material is required. Soil consolidation of backfill is expected to be less than one half (0.5") inch.

Any and all excavations should follow OSHA guidelines for excavation protection. Any excavations that are adjacent to existing buildings should be reviewed with specific interest in the depths of the existing foundations to determine if underpinning would be required.

LIMITATIONS

The recommendations in this report are based on our experience and training, in conjunction with the limited soils exposed at the site. We believe that this information gives an acceptable degree of reliability for anticipating behavior of the proposed improvement to be constructed; however, our recommendations are professional opinions and cannot assure accuracy beyond the limits of the soil profiles from which data was obtained. This report is based on the evaluation at the described site and on the specific anticipated construction.

*Geotechnical Evaluation Report
221 E. Main Street & 31 McDermott Avenue
Riverhead, NY
May 12, 2016 (Revised February 27, 2017 and March 31, 2017)*

MISCELLANEOUS

The attached boring logs and calculations are components of this report. If you have any questions regarding this report, or if we can be of further service, please do not hesitate to contact our office. We trust this report provides you with the necessary information to continue with development of the project.

Very truly yours,
J.R. Holzmacher P.E., LLC

A handwritten signature in black ink, appearing to read "M.C. Simon".

Michael C. Simon, P.E.
Principal

MCS:hvs
Encl.

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FIGURES



LEGEND

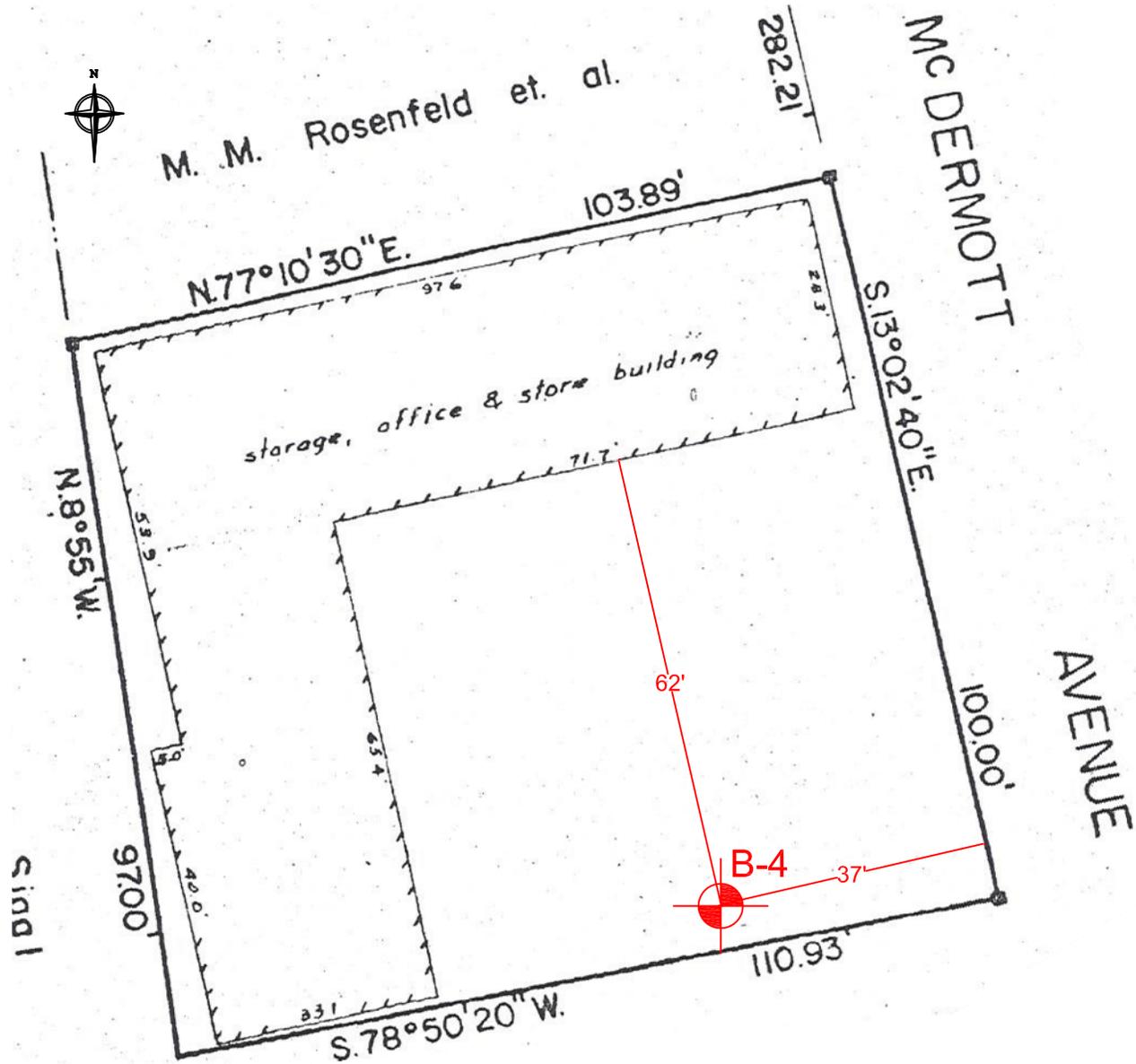
 B-1 BORING LOCATION

 TH-1 INFILTRATION TEST

PREPARED BY: **J.R. HOLZMACHER P.E., LLC**
*The Third Generation of Excellence
 In Water Supply, Water Resources,
 Civil and Environmental Engineering*
 3555 VETERANS MEMORIAL HIGHWAY,
 SUITE A, RONKONKOMA, NY 11779
 PHONE # (631) 234-2220 FAX # (631) 234-2221
 E-MAIL: info@holzmacher.com

TITLE: **BORING LOCATING MAP**
 221 E. Main Street
 Riverhead, New York

DWN: HVS	SCALE: NTS	DATE: 5/12/2016	PROJECT NO.: SebeE 16-01
CHKD: HVS	APPD: MCS	REV.: -	NOTES: -
FIGURE NO.:			1



LEGEND

 B-1 BORING LOCATION

PREPARED BY: **J.R. HOLZMACHER P.E., LLC**
*The Third Generation of Excellence
 In Water Supply, Water Resources,
 Civil and Environmental Engineering*
 3555 VETERANS MEMORIAL HIGHWAY,
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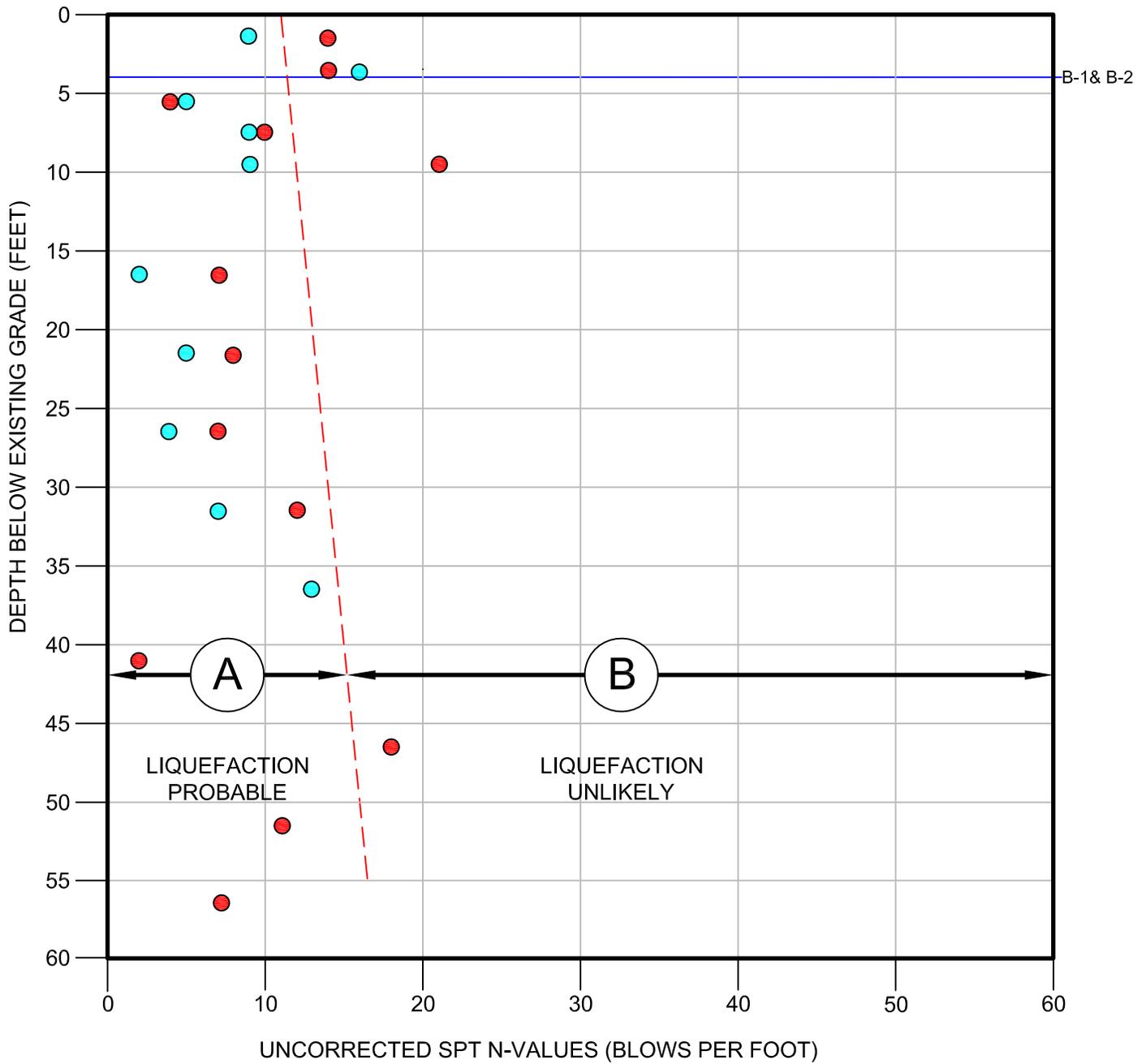
TITLE: **BORING LOCATING MAP**
 31 McDermott Avenue
 Riverhead, New York

DWN: HVS	SCALE: NTS	DATE: 5/12/2016	PROJECT NO.: SebeE 16-01
CHKD: HVS	APPD: MCS	REV.: -	NOTES: -
FIGURE NO.:			2

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NOTE:

THIS FIGURE IS BASED ON THE LIQUEFACTION CRITERIA FROM THE SEISMIC PROVISIONS OF THE 2014 NYC BUILDING CODE

LEGEND:

- BORING B-1
- BORING B-2
- APPROXIMATE WATER LINE
- - - LIQUEFACTION LINE

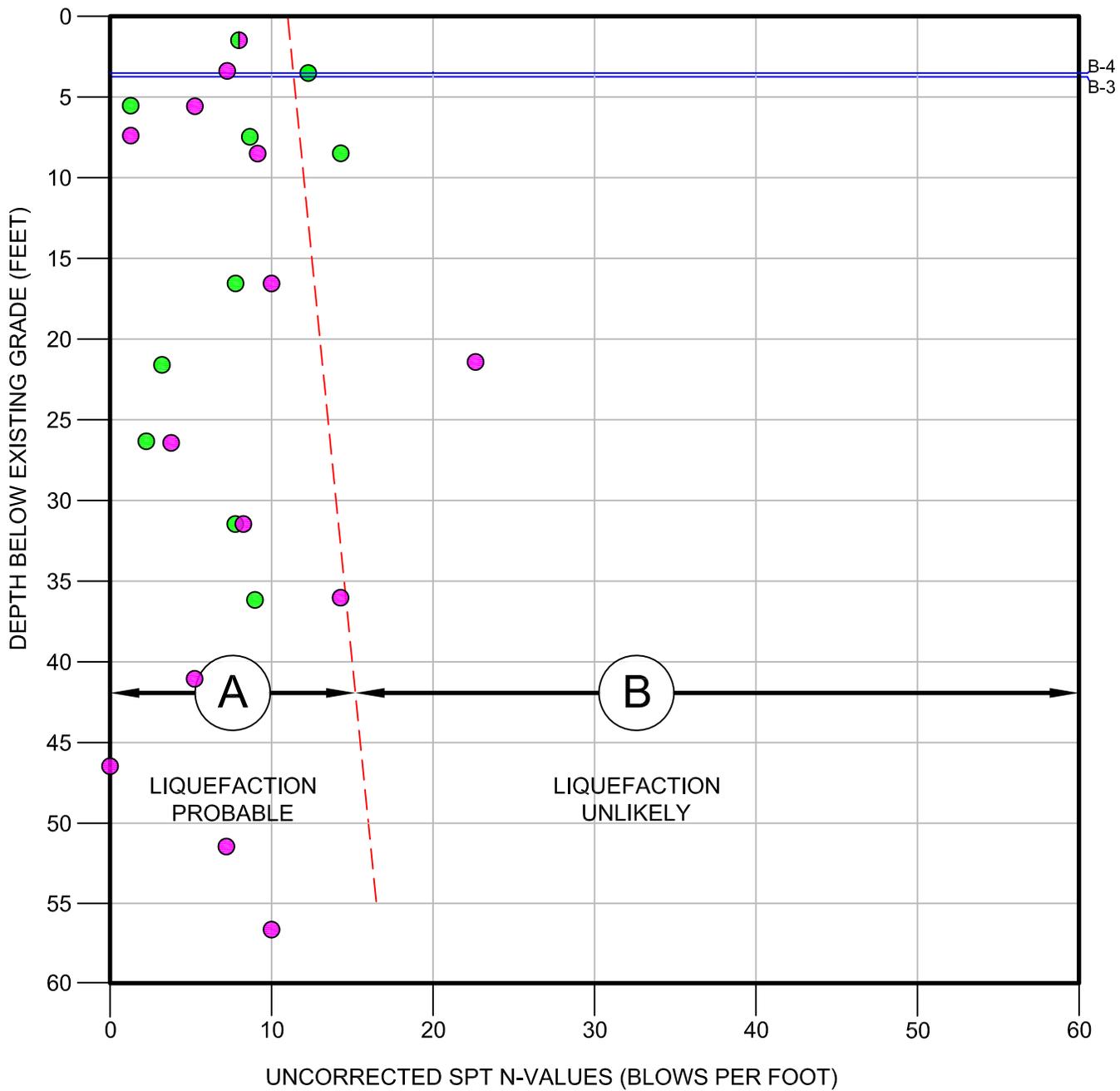
PREPARED BY:

J.R. HOLZMACHER P.E., LLC
*The Third Generation of Excellence
 In Water Supply, Water Resources,
 Civil and Environmental Engineering*
 3535 VETERANS MEMORIAL HWY SUITE A RONKONKOMA, NEW YORK 11779
 PHONE # (631) 234-2220
 FAX # (631) 234-2221
 E-MAIL: info@holzmacher.com

TITLE:
N-VALUES VS. DEPTH
 221 E. Main Street
 Riverhead, New York

DWN: HVS	SCALE: N/A	DATE: 04/04/16	PROJECT NO.: BersJ 16-01
CHKD: HVS	APPD: MCS	REV.: -	NOTES: -
FIGURE NO.:			3

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NOTE:

THIS FIGURE IS BASED ON THE LIQUEFACTION CRITERIA FROM THE SEISMIC PROVISIONS OF THE 2014 NYC BUILDING CODE

LEGEND:

- BORING B-3
- BORING B-4
- APPROXIMATE WATER LINE
- - - LIQUEFACTION LINE

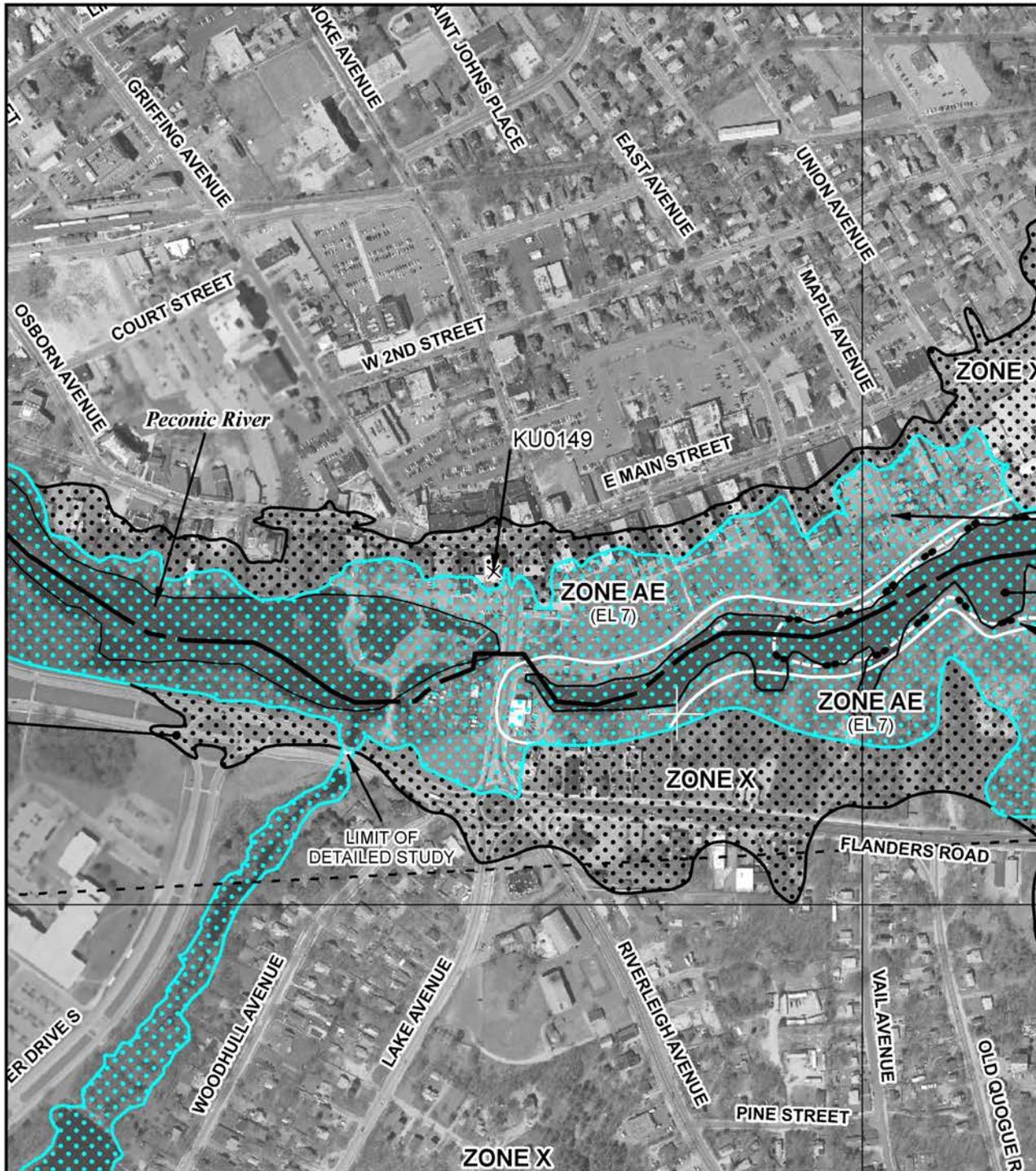
PREPARED BY:
J.R. HOLZMACHER P.E., LLC
*The Third Generation of Excellence
 In Water Supply, Water Resources,
 Civil and Environmental Engineering*
 3535 VETERANS MEMORIAL HWY SUITE A
 RONKONKOMA, NEW YORK 11779
 PHONE # (631) 234-2220
 FAX # (631) 234-2221
 E-MAIL: info@holzmacher.com

TITLE:
N-VALUES VS. DEPTH
 221 E. Main Street
 Riverhead, New York

DWN: HVS	SCALE: N/A	DATE: 04/04/16	PROJECT NO.: BersJ 16-01
CHKD: HVS	APPD: MCS	REV.: -	NOTES: -
FIGURE NO.:			4

FIRM MAP

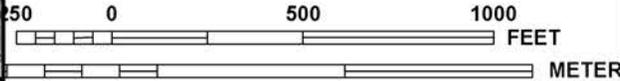
The Third Generation of Excellence
In Water Supply, Water Resources, Civil and Environmental Engineering



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



MAP SCALE 1" = 500'



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

APPENDIX A
SOIL BORING LOGS



DRILLER'S LOGS

BORING#: B-1

DATE: April 26, 2016
 SITE: 221 E. Main St.
 Riverhead, NY

CONSULTANT: J. R. Holzmacher, P.E. LLC.
 Ronkonkoma, NY

DEPTH DRILLED: 57 feet
 CORING DEVICE: 2" x 24"
 AUTOMATIC SPT DROP HAMMER
 DRILL RIG / GEOPROBE TYPE: Geoprobe 78DT

DEPTH TO WATER: 4 feet
 TIME WATER WAS TAKEN: 9:15 AM
 WELL/BORING GROUTED : NO
 DRILLING METHOD: 3.5" Geoprobe rods

DRILLER: S. Pedersen

HELPER: C. Pedersen

DEPTH FROM		TO		RECOVERY	BLOWS / 6 INCHES	SAMPLE DESCRIPTION
0	ft	2	ft	18 inches	0-7-7-10	4" Asphalt, brown sand/loam, medium to finem, 5% gravel, (loam)
2	ft	4	ft	18 inches	10-8-6-5	Brown sand/loam, medium to fine, 5% gravel, (loam)
4	ft	6	ft	22 inches	4-3-1-PUSH	Dark brown peat (dry), fine, (PT), top 14" light brown sand, coarse to fine, 10% gravel, (SW), wet
6	ft	8	ft	15 inches	2-4-6-4	Light brown sand, medium to fine, trace of gravel, (SW), wet, top 7" dark brown peat, fine, (PT), moist
8	ft	10	ft	16 inches	6-10-11-15	Dark brown sand, coarse to fine, 5% gravel, (SW), wet
10	ft	15	ft	Direct Push		Rod Advancement
15	ft	17	ft	14 inches	2-3-4-5	Light brown sand, coarse to medium to fine, 10% gravel, (SW), wet
17	ft	20	ft	Direct Push		Rod Advancement
20	ft	22	ft	10 inches	2-3-3-4	Light brown/tan sand, coarse to fine, 20% gravel, (SW), wet
22	ft	25	ft	Direct Push		Rod Advancement
25	ft	27	ft	9 inches	3-3-4-5	Light brown/tan/orange sand, coarse to medium, 5% gravel, (SW), wet
27	ft	30	ft	Direct Push		Rod Advancement
30	ft	32	ft	6 inches	5-6-6-7	Light tan sand, coarse to medium to fine, trace of gravel, (SW), wet
32	ft	35	ft	Direct Push		Rod Advancement
35	ft	37	ft	17 inches	2-4-5-4	Light tan/grey (2) 4" layer grey clay & silts, middle & bottom of spoon, fine, trace of gravel, (SW)/(SC)/(SM), wet
37	ft	40	ft	Direct Push		Rod Advancement

The boring / well has been finished at grade as contracted. It is the responsibility of the client and / or property owner to maintain the boring / well and have it legally abandoned when decommissioning is required.



DRILLER'S LOGS

BORING#: B-1 (con't)

Page# 2 of 2

DATE: April 26, 2016
SITE: 221 E. Main St.
Riverhead, NY

CONSULTANT: J. R. Holzmacher, P.E. LLC.
Ronkonkoma, NY

DRILLER: S. Pedersen

HELPER: C. Pedersen

DEPTH FROM		TO		RECOVERY	BLOWS / 6 INCHES	SAMPLE DESCRIPTION
40	ft	42	ft	16 inches	1-1-1-4	Grey silty sand/clay (mica), fine, (SC)/(SM), wet
42	ft	45	ft	Direct Push		Rod Advancement
45	ft	47	ft	16 inches	5-8-10-13	Light grey sand/trace of silt/some mica flakes, fine, (SP), wet
47	ft	50	ft	Direct Push		Rod Advancement
50	ft	52	ft	16 inches	3-5-6-7	Light grey sand/trace of silts/clay mica, fine, (SC)/(SM), wet
52	ft	55	ft	Direct Push		Rod Advancement
55	ft	57	ft	17 inches	1-3-4-4	Light grey silty sand/trace of clay, (SM)/(SC), wet



DRILLER'S LOGS

BORING#: B-2

DATE: April 26, 2016
 SITE: 221 E. Main St.
 Riverhead, NY

CONSULTANT: J. R. Holzmacher, P.E. LLC.
 Ronkonkoma, NY

DEPTH DRILLED: 37 feet
 CORING DEVICE: 2" x 24"
 AUTOMATIC SPT DROP HAMMER
 DRILL RIG / GEOPROBE TYPE: Geoprobe 78DT

DEPTH TO WATER: 4 feet
 TIME WATER WAS TAKEN: 1:30 PM
 WELL/BORING GROUTED : NO
 DRILLING METHOD: 3.5" Geoprobe rods

DRILLER: S. Pedersen

HELPER: C. Pedersen

DEPTH FROM		TO		RECOVERY	BLOWS / 6 INCHES	SAMPLE DESCRIPTION
0	ft	2	ft	18 inches	9-5-4-7	4" asphalt, brown loamy sand, medium to fine, 10% gravel, (loam)
2	ft	4	ft	16 inches	11-9-7-7	Brown sand, medium to fine, 5% gravel, (SW)
4	ft	6	ft	17 inches	1-2-3-1	Brown sand, coarse to medium to fine, 5% gravel, (SW), wet, top 3" dark brown peat, fine, (PT)
6	ft	8	ft	12 inches	3-4-5-7	Dark brown sand, coarse to medium, 20% gravel, (SW), wet
8	ft	10	ft	10 inches	5-5-4-4	Dark brown sand, coarse to medium, 25% gravel, (SW), wet
10	ft	15	ft	Direct Push		Rod Advancement
15	ft	17	ft	12 inches	1-1-1-1	Light brown/tan sand, coarse to medium, 5% gravel, (SW), wet
17	ft	20	ft	Direct Push		Rod Advancement
20	ft	22	ft	9 inches	1-2-3-3	Light brown/tan/orange sand, coarse to medium, 5% gravel, (SW), wet
22	ft	25	ft	Direct Push		Rod Advancement
25	ft	27	ft	12 inches	3-2-2-4	Top 6" light tan sand, fine, trace of gravel, (SW), bottom 6" grey silty sand/clay, (SM)/(SC)m, wet
27	ft	30	ft	Direct Push		Rod Advancement
30	ft	32	ft	16 inches	4-3-4-6	Light grey silty sand/trace of clay, finem, (SM)/(SC), wet
32	ft	35	ft	Direct Push		Rod Advancement
35	ft	37	ft	17 inches	5-6-7-10	Light grey sand, coarse to fine, 5% gravel, (SW), wet, top 5" grey silty sand clay, fine, (SM)/(SC), wet

The boring / well has been finished at grade as contracted. It is the responsibility of the client and / or property owner to maintain the boring / well and have it legally abandoned when decommissioning is required.



DRILLER'S LOGS

BORING#: B-3

DATE: April 27, 2016
 SITE: 221 E. Main St.
 Riverhead, NY

CONSULTANT: J. R. Holzmacher, P.E. LLC.
 Ronkonkoma, NY

DEPTH DRILLED: 37 feet
 CORING DEVICE: 2" x 24"
 AUTOMATIC SPT DROP HAMMER
 DRILL RIG / GEOPROBE TYPE: Geoprobe 78DT

DEPTH TO WATER: 3' 8"
 TIME WATER WAS TAKEN: 9:20 AM
 WELL/BORING GROUTED : NO
 DRILLING METHOD: 3.5" Geoprobe rods

DRILLER: S. Pedersen

HELPER: C. Pedersen

DEPTH FROM		TO		RECOVERY	BLOWS / 6 INCHES	SAMPLE DESCRIPTION
0	ft	2	ft	19 inches	7-4-4-8	4" asphalt, brown sand/fill/red brick, fine to medium, 5% gravel, (fill)
2	ft	4	ft	22 inches	9-7-5-4	Brown sand/fill, medium to fine, 5% gravel, (fill)
4	ft	6	ft	19 inches	3-1-PUSH-1	Dark brown sand, coarse to medium, 10% gravel, (SW), wet, top 4" dark brown peat, fine, (PT)
6	ft	8	ft	20 inches	2-3-6-5	Dark brown/brown sand, coarse to medium, 5% gravel, (SW), wet
8	ft	10	ft	12 inches	5-7-7-8	Light brown sand, coarse to medium, 10% gravel, (SW), wet
10	ft	15	ft	Direct Push		Rod Advancement
15	ft	17	ft	14 inches	4-4-5-8	Orangey tan sand, coarse to medium, 20% gravel, (SW), wet
17	ft	20	ft	Direct Push		Rod Advancement
20	ft	22	ft	15 inches	1-2-1-1	Light tan sand, coarse to fine, 10% gravel, (SW), wet
22	ft	25	ft	Direct Push		Rod Advancement
25	ft	27	ft	13 inches	1-1-1-2	Light brown sand, medium to fine, trace of gravel, (SW), wet
27	ft	30	ft	Direct Push		Rod Advancement
30	ft	32	ft	13 inches	3-3-5-6	Brown sand/trace of silts, medium to fine, trace of gravel, (SW)/(SM), wet
32	ft	35	ft	Direct Push		Rod Advancement
35	ft	37	ft	14 inches	3-4-5-6	Brown sand/trace of silts, fine, (SP)/(SM), wet

The boring / well has been finished at grade as contracted. It is the responsibility of the client and / or property owner to maintain the boring / well and have it legally abandoned when decommissioning is required.



DRILLER'S LOGS

BORING#: B-4

DATE: April 27, 2016
 SITE: 31 McDermott Ave
 Riverhead, NY

CONSULTANT: J. R. Holzmacher, P.E. LLC.
 Ronkonkoma, NY

DEPTH DRILLED: 57 feet
 CORING DEVICE: 2" x 24"
 AUTOMATIC SPT DROP HAMMER
 DRILL RIG / GEOPROBE TYPE: Geoprobe 78DT

DEPTH TO WATER: 3.5 feet
 TIME WATER WAS TAKEN: 12:00 PM
 WELL/BORING GROUTED : NO
 DRILLING METHOD: 3.5" Geoprobe rods

DRILLER: S. Pedersen

HELPER: C. Pedersen

DEPTH FROM		TO		RECOVERY	BLOWS / 6 INCHES	SAMPLE DESCRIPTION
0	ft	2	ft	20 inches	7-4-4-5	3" asphalt, top 14" brown sand/fill/asphalt, medium o fine, (fill), bottom 6" orange tan and, coarse to medium, trace of gravel, (SW)
2	ft	4	ft	16 inches	4-4-3-2	Light tan sand, coarse to medium to fine, 5% gravel, (SW), wet bottom 5"
4	ft	6	ft	16 inches	2-2-3-2	Brown sand, medium to fine, trace of gravel, (SW), wet
6	ft	8	ft	21 inches	2-1-1-1	Light brown sand, coarse to fine, 5% gravel, (SW), wet, bottom 8" dark brown peat, fine, (PT)
8	ft	10	ft	9 inches	2-4-5-7	Top 2" dark brown peat, (PT), light brown sand, coarse to medium, 20% gravel, (SW), wet
10	ft	15	ft	Direct Push		Rod Advancement
15	ft	17	ft	14 inches	3-4-6-6	Orange brown sand, coarse to medium to fine, 10% gravel, (SW), wet
17	ft	20	ft	Direct Push		Rod Advancement
20	ft	22	ft	13 inches	10-11-11-12	Orangey tan sand, fine to medium, trace of gravel, (SW), wet
22	ft	25	ft	Direct Push		Rod Advancement
25	ft	27	ft	15 inches	1-1-3-7	Brown/grey sand, coarse to medium to fine, 5% gravel, (SW), wet
27	ft	30	ft	Direct Push		Rod Advancement
30	ft	32	ft	9 inches	3-4-4-5	Light brown/tan sand, coarse to fine, 5% gravel, (SW), wet
32	ft	35	ft	Direct Push		Rod Advancement
35	ft	37	ft	17 inches	4-5-9-10	Light grey/tan sand/silty sandy clay, medium to fine/fine, trace of gravel, (SW)/(SC), wet
37	ft	40	ft	Direct Push		Rod Advancement

The boring / well has been finished at grade as contracted. It is the responsibility of the client and / or property owner to maintain the boring / well and have it legally abandoned when decommissioning is required.



DRILLER'S LOGS

BORING#: B-4 (con't)

Page# 2 of 2

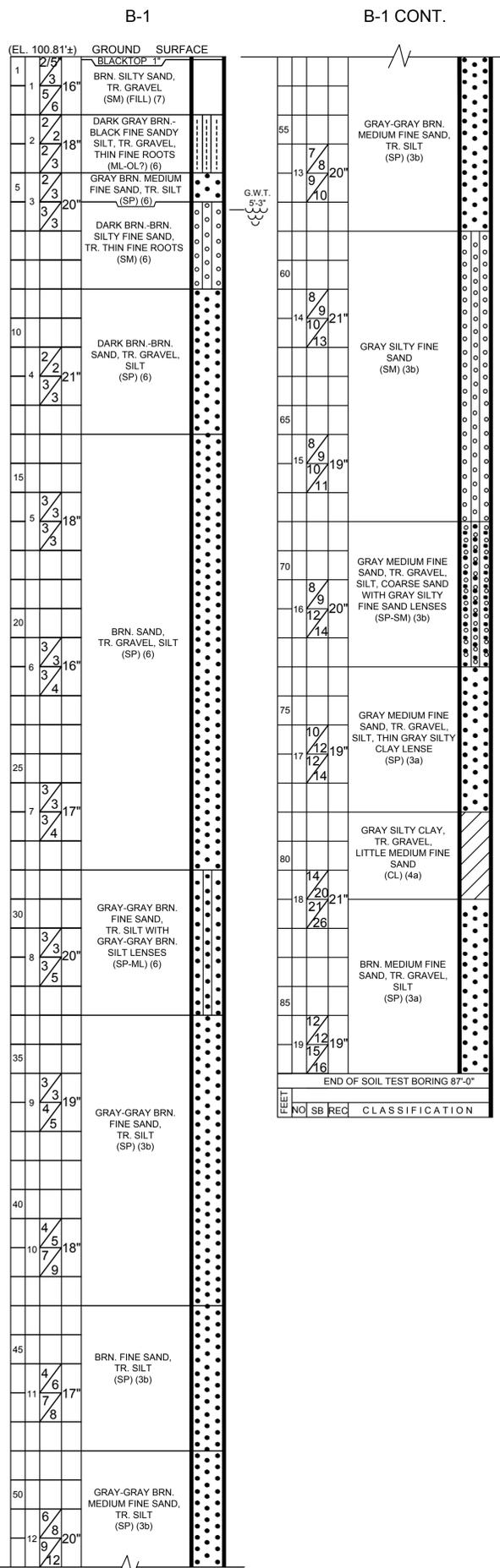
DATE: April 27, 2016
SITE: 31 McDermott Ave
Riverhead, NY

CONSULTANT: J. R. Holzmacher, P.E. LLC.
Ronkonkoma, NY

DRILLER: S. Pedersen

HELPER: C. Pedersen

DEPTH FROM		TO		RECOVERY	BLOWS / 6 INCHES	SAMPLE DESCRIPTION
40	ft	42	ft	17 inches	4-3-2-2	Light grey sand/silty sand clay, fine, trace of gravel, (SW)/(SC), wet
42	ft	45	ft	Direct Push		Rod Advancement
45	ft	47	ft	21 inches	2-PUSH	Grey sand/silty sand, medium to fine, trace of gravel, (SW)/(SM), wet
47	ft	50	ft	Direct Push		Rod Advancement
50	ft	52	ft	14 inches	3-3-4-7	Light grey sand, coarse to medium, 10% gravel, (SW), wet
52	ft	55	ft	Direct Push		Rod Advancement
55	ft	57	ft	12 inches	4-4-6-7	Grey sand, medium to fine, trace of gravel, (SW), wet



BORING LOCATION PLAN
DRAWING SCHEMATIC

NOTES

1. SOIL DESCRIPTIONS ARE BY VISUAL EXAMINATION OF SOIL SAMPLES RECOVERED DURING DRILLING OPERATIONS.
2. SOIL DESCRIPTIONS ARE IN ACCORD WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM.
3. GROUND WATER TABLE WAS MEASURED INSIDE THE DRILL CASING AT THE COMPLETION OF SOIL TEST BOREHOLE.
4. SOIL STRATIFICATIONS ARE ACCURATE TO WITHIN TWO FEET VERTICALLY.
5. SOIL SAMPLES WERE OBTAINED USING A CENTRAL MINE EQUIPMENT (CME) AUTOMATIC TRIP HAMMER.
6. SOIL TEST BORING GROUND SURFACE ELEVATION SHOWN IS REFERENCED TO TOP OF M.H. ASSUMED AT B.M. EL. 100.00'.

UNIFIED SOIL CLASSIFICATION	
SOIL GROUPS	TYPICAL NAMES AND SOIL SYMBOLS
1a Thru 1d	BED ROCK
GW	WELL GRADED GRAVELS, GRAVEL SAND MIXTURES, LITTLE OR NO FINES
GP	POORLY GRADED GRAVELS OR GRAVEL SAND MIXTURES, LITTLE OR NO FINES
GM	SILTY GRAVELS, GRAVEL - SAND - SILT MIXTURE
GC	CLAYEY GRAVELS, GRAVEL - SAND - CLAY MIXTURE
SW	WELL GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
SP	POORLY GRADED SANDS OR GRAVELLY SANDS, LITTLE OR NO FINES
SM	SILTY SANDS, SAND - SILT MIXTURES
SC	CLAYEY SANDS, SAND - CLAY MIXTURES
ML	INORGANIC SILTS, VERY FINE SANDS, CLAYEY SILTS, SLIGHT PLASTICITY
CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS SANDY CLAYS, SILTY CLAYS
OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOILS, ELASTIC SILTS
CH	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS
OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
Pt	PEAT AND OTHER HIGHLY ORGANIC SOILS

ALLOWABLE SOIL BEARING PRESSURES, N.Y.C. BLDG. CODE TABLE 1804.1		
CLASS OF MATERIALS (Notes 1 and 3) *	MAXIMUM ALLOWABLE FOUNDATION PRESSURE (TSF)	MAXIMUM ALLOWABLE FOUNDATION PRESSURE (kPa)
1. BEDROCK (NOTES 2 and 7) *		
1a HARD SOUND ROCK - GNEISS, DIABASE, SCHIST	60	5,746
1b MEDIUM HARD ROCK - MARBLE, SERPENTINE	40	3,830
1c INTERMEDIATE ROCK - SHALE, SANDSTONE	20	1,915
1d SOFT ROCK - WEATHERED ROCK	8	766
2. SANDY GRAVEL & GRAVEL (GW, GP) (NOTES 3, 4, 8, and 9) *		
2a DENSE	10	958
2b MEDIUM	6	575
3. GRANULAR SOILS (GC, GM, SW, SP, SM, & SC) (NOTES 4, 5, 8, and 9) *		
3a DENSE	6	575
3b MEDIUM	3	287
4. CLAYS (SC, CL, & CH) (NOTES 4, 6, 8, and 9)		
4a HARD	5	479
4b STIFF	3	287
4c MEDIUM	2	192
5. SILTS & SILTY SOILS (ML & MH) (NOTES 4, 8, and 9) *		
5a DENSE	3	287
5b MEDIUM	1.5	144
6. ORGANIC SILTS, ORGANIC CLAYS, PEATS, SOFT CLAYS, LOOSE GRANULAR SOILS, & VARVED SILTS	SEE 1804.2.1 *	SEE 1804.2.1 *
7. CONTROLLED & UNCONTROLLED FILLS	SEE 1804.2.2 OR 1804.2.3 *	SEE 1804.2.2 OR 1804.2.3 *

COMPACTION RELATED TO SPOON BLOWS PER FOOT			
SAND & SILT		CLAY	
LOOSE	LESS THAN 10	SOFT	4 OR LESS
MEDIUM	10 TO 30	MEDIUM	GREATER THAN 8 TO 30
DENSE	GREATER THAN 31	HARD	GREATER THAN 30

"N" STANDARD PENETRATION TEST - ASTM 1586 2" SPOON, 140lb HAMMER @ 30" FALL

N=17 BLOWS PER FOOT SPOON BLOW COUNT IS GENERALLY SHOWN IN 6" INCREMENTS FOR 2' DRIVE TO OBTAIN BLOWS PER FOOT (N) USE THE 2ND & 3RD 6" INCREMENT

	ROTARY CASING	EXTRA HEAVY CASING	SAMPLE SPOON
SIZES, INCHES	2.5		2.0
HAMMER WEIGHT, POUNDS			140
HAMMER FALL, INCHES			30

CB - CASING BLOWS PER 1 FOOT DRIVE
 SB - SPOON BLOWS PER 6 INCH DRIVE
 P - PUSHED BY WEIGHT OF HAMMER
 WOR - WEIGHT OF ROD
 UD - UNDISTURBED SOIL SAMPLE
 NO - SAMPLE NUMBER
 FEET - DEPTH FROM GND. SUR. NOTED AT EACH 5'
 WOH - WEIGHT OF HAMMER
 REC - SOIL RECOVERY IN INCHES

THE LIABILITY OF SOIL MECHANICS DRILLING CORP., ITS OFFICERS OR EMPLOYEES, FOR ERRORS, OMISSIONS OR NEGLIGENCE RESULTING IN PERSONAL INJURIES, PROPERTY DAMAGE OR ANY CONSEQUENTIAL DAMAGES, IS LIMITED TO THE AMOUNT OF THE FEE PAID FOR THIS REPORT. THE RETENTION OR USE OF ANY PART OF THIS REPORT WILL CONSTITUTE AN ACCEPTANCE OF THIS LIMITED LIABILITY. IF THIS IS UNACCEPTABLE, THE CLIENT MUST NOTIFY SOIL MECHANICS DRILLING CORP. IN WRITING BY CERTIFIED MAIL, WITHIN SEVEN DAYS FROM THE DATE OF RECEIPT. THE FEE CHARGED FOR THIS REPORT IS BASED ON THIS LIMITATION OF LIABILITY WHICH IS THE ESSENCE OF THIS AGREEMENT. IF THE CLIENT WANTS A HIGHER LIMITATION OF LIABILITY, SOIL MECHANICS DRILLING CORP. WILL NEGOTIATE ONE, BASED UPON A HIGHER FEE BEING CHARGED FOR THE ADDITIONAL ASSUMPTION OF LIABILITY. SOIL MECHANICS DRILLING CORP., ITS OFFICERS OR EMPLOYEES, HAVE NO LIABILITY OR RESPONSIBILITY TO PERSONS OTHER THAN THE CLIENT FOR WHOM THIS REPORT WAS PREPARED. ANYONE, OTHER THAN OUR CLIENT, RELIES ON THIS REPORT AT THEIR OWN RISK.

SOIL MECHANICS DRILLING CORP.
subsoil investigations
 3770 MERRICK ROAD * SEAFORD, NEW YORK 11783 * 516 - 221-2333

SUBSURFACE INVESTIGATION
 221 EAST MAIN STREET
 RIVERHEAD, NEW YORK

VERTICAL BORING SCALE: 3/8" = 1'-0" UNLESS NOTED OTHERWISE	DRAWING DATE DECEMBER 16, 2016	DRAWING NUMBER 16R796.1
DATES OF BORING DECEMBER 14, 2016	DRAWN BY: NAR CHECKED BY: CV	REVISED DATE:

SHEET 1 OF 1

APPENDIX B
SOIL BEARING STRENGTH

APPENDIX B
Land, Air, Water Environmental Services, Inc.
221 E. Main Street
Riverhead, New York

Boring Performed April 26, 2016

B-1

Sample Depth (ft bg)		Blows	N	Bearing
From	To	(per 6")		Strength (TSF)
0	2	0		
		7		
		7	14	0.70
		10		
2	4	10		
		8		
		6	14	0.70
		5		
4	6	4		
		3		
		1	4	0.20
		PUSH		
6	8	2		
		4		
		6	10	0.50
		4		
8	10	6		
		10		
		11	21	1.04
		15		
15	17	2		
		3		
		4	7	0.35
		5		
20	22	2		
		3		
		3	6	0.30
		4		
25	27	3		
		3	7	0.35
		4		
		5		

DTW
4'-0"

DTW - DEPTH TO WATER

APPENDIX B
Land, Air, Water Environmental Services, Inc.
221 E. Main Street
Riverhead, New York

Boring Performed April 26, 2016

B-1 Continued

Sample Depth (ft bg)		Blows	N	Bearing
From	To	(per 6")		Strength (TSF)
30	32	5		
		6		
		6	12	0.60
		7		
35	37	2		
		4		
		5	9	0.45
		4		
40	42	1		
		1		
		1	2	0.10
		4		
45	47	5		
		8		
		10	18	0.90
		13		
50	52	3		
		5		
		6	11	0.55
		7		
55	57	1		
		3		
		4	7	0.35
		4		

APPENDIX B
Soil Mechanics Drilling Corp.
 221 E. Main Street
 Riverhead, New York

Boring Performed December 14, 2016

B-1 (A)

Sample Depth (ft bg)		Blows	N	Bearing
From	To	(per 6")		Strength (TSF)
0	2	2		
		3		
		5	8	0.40
		6		
2	4	2		
		2		
		2	4	0.20
		3		
4	6	2		
		3		
		3	6	0.30
		3		
10	13	2		
		2		
		3	5	0.25
		3		
15	18	3		
		3		
		3	6	0.30
		3		
20	23	3		
		3		
		3	6	0.30
		4		
25	28	3		
		3		
		3	6	0.30
		4		
30	33	3		
		3	6	0.30
		3		
		5		

DTW
5'-3"

DTW - DEPTH TO WATER

APPENDIX B
Soil Mechanics Drilling Corp.
221 E. Main Street
Riverhead, New York

Boring Performed December 14, 2016

B-1 (A) Continued

Sample Depth (ft bg)		Blows	N	Bearing
From	To	(per 6")		Strength (TSF)
35	38	3		
		3		
		4	7	0.35
		5		
40	43	4		
		5		
		7	12	0.60
		9		
45	48	4		
		6		
		7	13	0.65
		8		
50	53	6		
		8		
		9	17	0.85
		12		
55	58	7		
		8		
		9	17	0.85
		10		
60	63	8		
		9		
		10	19	0.94
		13		
65	68	8		
		9		
		10	19	0.94
		11		
70	73	8		
		9	21	1.04
		12		
		14		

APPENDIX B
Soil Mechanics Drilling Corp.
221 E. Main Street
Riverhead, New York

Boring Performed December 14, 2016

B-1 (A) Continued

Sample Depth (ft bg)		Blows	N	Bearing
From	To	(per 6")		Strength (TSF)
75	78	10		
		12		
		12	24	1.19
		14		
80	83	14		
		20		
		21	41	2.04
		26		
85	88	12		
		12		
		15	27	1.34
		16		

APPENDIX B
Land, Air, Water Environmental Services, Inc.
221 E. Main Street
Riverhead, New York

Boring Performed April 26, 2016

B-2

Sample Depth (ft bg)		Blows	N	Bearing
From	To	(per 6")		Strength (TSF)
0	2	9		
		5		
		4	9	0.45
		7		
2	4	11		
		9		
		7	16	0.80
		7		
4	6	1		
		2		
		3	5	0.25
		1		
6	8	3		
		4		
		5	9	0.45
		7		
8	10	5		
		5		
		4	9	0.45
		4		
15	17	1		
		1		
		1	2	0.10
		1		
20	22	1		
		2		
		3	5	0.25
		3		
25	27	3		
		2	4	0.20
		2		
		4		
30	32	4		
		3	7	0.35
		4		
		6		
35	37	5		
		6	13	0.65
		7		
		10		

DTW
4'-0"

DTW - DEPTH TO WATER

APPENDIX B
Land, Air, Water Environmental Services, Inc.
221 E. Main Street
Riverhead, New York

Boring Performed April 27, 2016

B-3

Sample Depth (ft bg)		Blows	N	Bearing
From	To	(per 6")		Strength (TSF)
0	2	7		
		4		
		4	8	0.40
		8		
2	4	9		
		7		
		5	12	0.60
		4		
4	6	3		
		1		
		PUSH	1	0.05
		1		
6	8	2		
		3		
		6	9	0.45
		5		
8	10	5		
		7		
		7	14	0.70
		8		
15	17	4		
		4		
		5	9	0.45
		8		
20	22	1		
		2		
		1	3	0.15
		1		
25	27	1		
		1	2	0.10
		1		
		2		
30	32	3		
		3	8	0.40
		5		
		6		
35	37	3		
		4	9	0.45
		5		
		6		

DTW
3'-8"

DTW - DEPTH TO WATER

APPENDIX B
Land, Air, Water Environmental Services, Inc.
31 McDermott Avenue
Riverhead, New York

Boring Performed April 27, 2016

B-4

Sample Depth (ft bg)		Blows	N	Bearing
From	To	(per 6")		Strength (TSF)
0	2	7		
		4		
		4	8	0.40
		5		
2	4	4		
		4		
		3	7	0.35
		2		
4	6	2		
		2		
		3	5	0.25
		2		
6	8	2		
		1		
		1	2	0.10
		1		
8	10	2		
		4		
		5	9	0.45
		7		
15	17	3		
		4		
		6	10	0.50
		6		
20	22	10		
		11		
		11	22	1.09
		12		
25	27	1		
		1	4	0.20
		3		
		7		

DTW
3'-6"

DTW - DEPTH TO WATER

APPENDIX B
Land, Air, Water Environmental Services, Inc.
221 E. Main Street
Riverhead, New York

Boring Performed April 27, 2016

B-4 Continued

Sample Depth (ft bg)		Blows	N	Bearing
From	To	(per 6")		Strength (TSF)
30	32	3		
		4		
		4	8	0.40
		5		
35	37	4		
		5		
		9	14	0.70
		10		
40	42	4		
		3		
		2	5	0.25
		2		
45	47	2		
		PUSH		
		PUSH	0	0.00
		PUSH		
50	52	3		
		3		
		4	7	0.35
		7		
55	57	4		
		4		
		6	10	0.50
		7		

APPENDIX C

USGS SEISMIC SUMMARY REPORT

Design Maps Summary Report

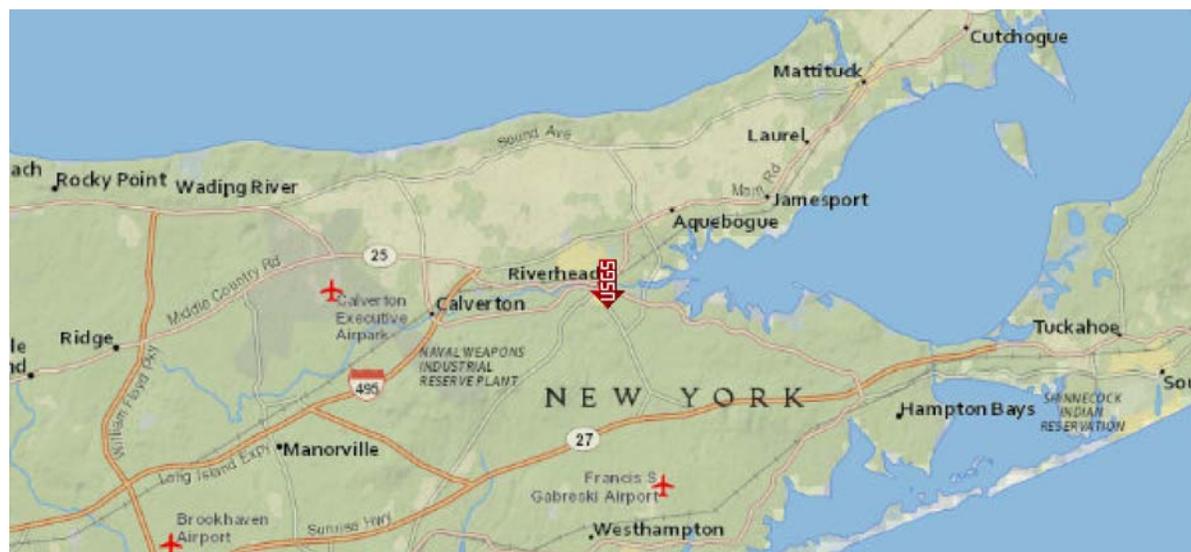
User-Specified Input

Building Code Reference Document 2009 NEHRP Recommended Seismic Provisions
(which utilizes USGS hazard data available in 2008)

Site Coordinates 40.91783°N, 72.65883°W

Site Soil Classification Site Class E – “Soft Clay Soil”

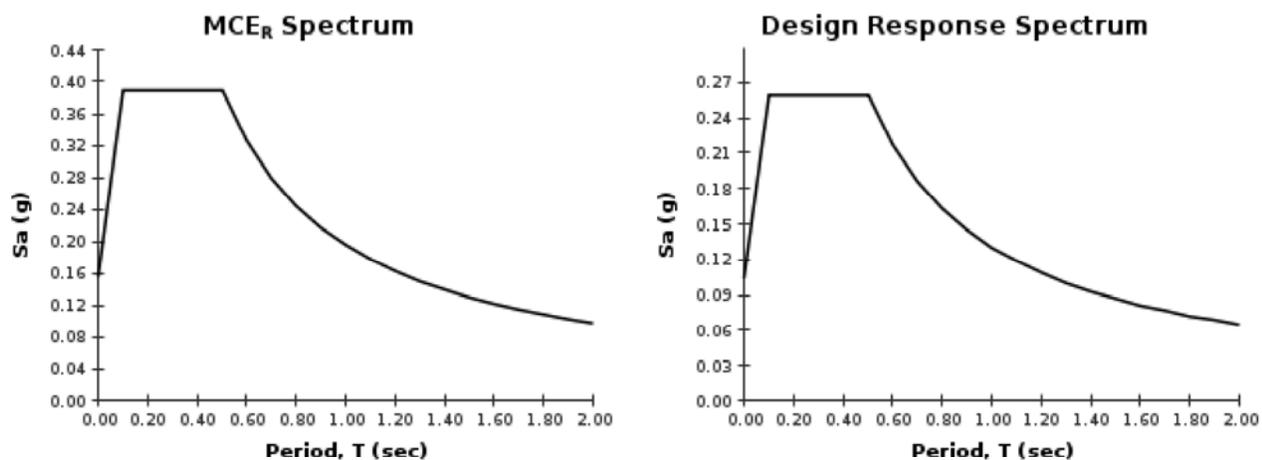
Risk Category I/II/III



USGS-Provided Output

$S_s = 0.155 \text{ g}$	$S_{MS} = 0.389 \text{ g}$	$S_{DS} = 0.259 \text{ g}$
$S_1 = 0.056 \text{ g}$	$S_{M1} = 0.196 \text{ g}$	$S_{D1} = 0.130 \text{ g}$

For information on how the S_s and S_1 values above have been calculated from probabilistic (risk-targeted) and deterministic ground motions in the direction of maximum horizontal response, please [view the detailed report](#).



For PGA_M , T_L , C_{RS} , and C_{R1} values, please [view the detailed report](#).

APPENDIX D
PERCOLATION TEST DATA

Percolation Test Data

Site: 221 East Main Street, Riverhead Job ID: SebeE 16-01
 Location: 6 feet south of B-2

Depth to Groundwater: 4 feet Test Conducted By: Ron Huttie
 Depth of Hole: 3 feet Date: April 27, 2016
 Depth to bottom of casing: 3 feet Weather Conditions: Partly cloudy to sunny
 Depth to added gravel: 2.5 feet 40°F to 48°F
 Presoaking time: overnight (17 hours)

	Time	Depth (in)	Time	Depth (in)	Time	Depth (in)	Time	Depth (in)
Start time	8:30am	0	9:35am	0	10:40am	0	11:45am	0
5 min	8:35am	0.75 in	9:40am	0.5 in	10:45am	0.5 in	11:50am	0.5 in
10 min	8:40am	1.50 in	9:45am	1.0 in	10:50am	1.0 in	11:55am	1.0 in
15 min	8:45am	2.375 in	9:50am	1.625 in	10:55am	1.625 in	12:00pm	1.5625 in
20 min	8:50am	3.00 in	9:55am	2.125 in	11:00am	2.1875 in	12:05pm	2.125 in
25 min	8:55am	3.75 in	10:00am	2.750 in	11:05am	2.9375 in	12:10pm	2.875 in
30 min	9:00am	4.125 in	10:05am	3.4375 in	11:10am	3.5625 in	12:15pm	3.375 in
45 min	9:15am	6.125 in	10:20am	5.0 in	11:25am	5.375 in	12:30pm	5.0625 in
1 hour	9:30am	7.125 in	10:35am	6.625 in	11:40am	6.875 in	12:45pm	6.5625 in

Appendix B-9
No Adverse Impact Letter

NYS OPRHP

November 1, 2016



Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

November 01, 2016

Mr. Matthew Ardito, Project Manager
Georgica Green Ventures, LLC
50 Jericho Quadrangle, Suite 200
Jericho, NY 11753

Re: HFA
Riverhead Apartments
221 East Main Street and 31 McDermott Avenue, Riverhead, NY.
16PR06896

Dear Mr. Ardito:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials for the above referenced project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential 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 State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6NYCRR Part 617).

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.

If there are substantive changes or unexpected discoveries, consultation with our office should resume. Please let me know if you have any questions, I can be reached at (518) 268-2170.

Sincerely,

Laurie E. Klenkel
Historic Site Restoration Coordinator
e-mail: Laurie.Klenkel@parks.ny.gov

via e-mail only

Division for Historic Preservation

Appendix B-10
Photo-Simulated View of Proposed Project



1. Simulated view of northeastern corner of proposed mixed-use structure, toward southwest across intersection of McDermott Ave and East Main Street.

**Riverview Lofts
Riverhead
Voluntary DEIS**



2. Simulated view of eastern side of proposed mixed-use structure, toward southwest across McDermott Ave.

**Riverview Lofts
Riverhead**

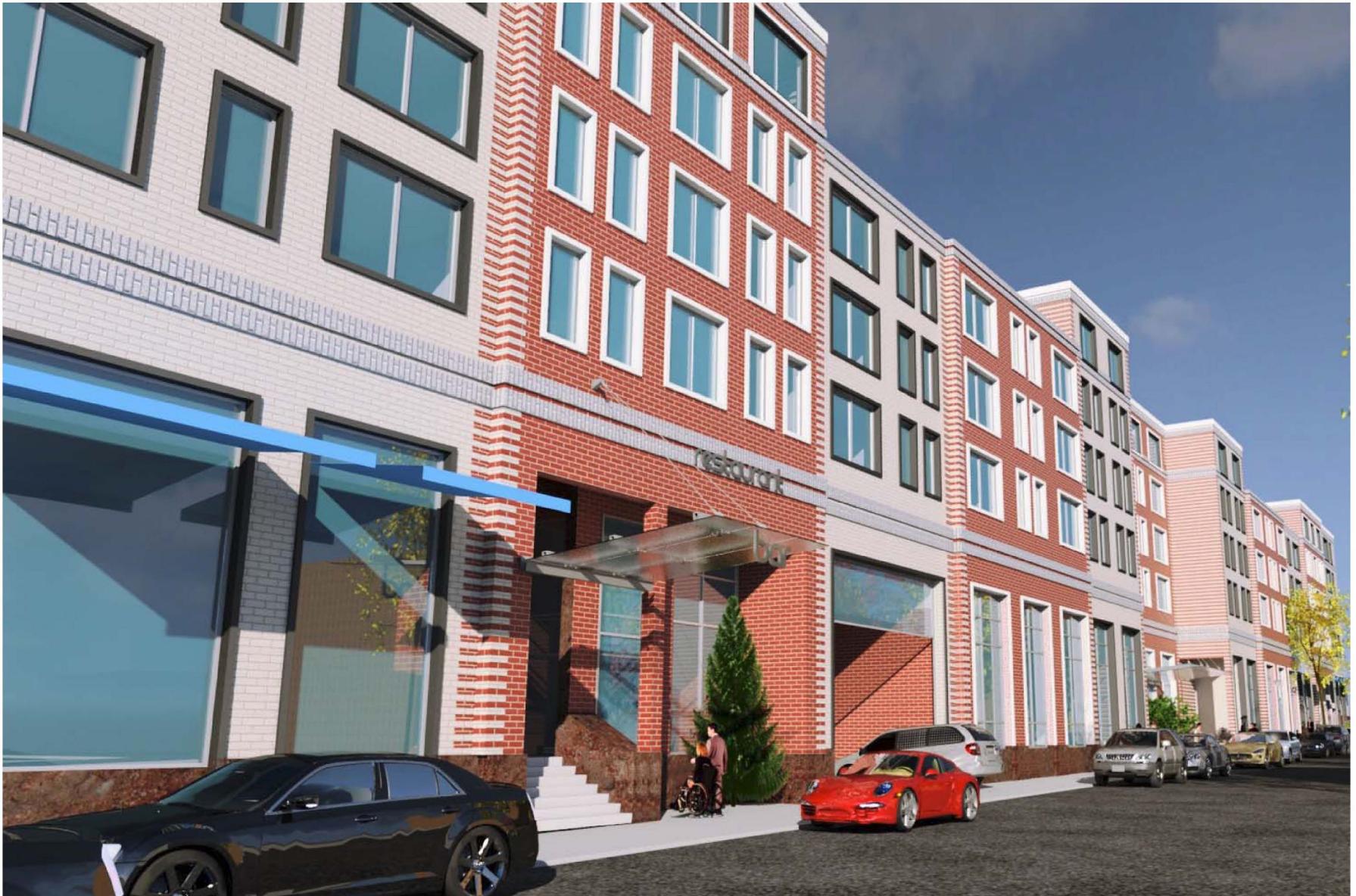
Voluntary DEIS



3. Simulated view of central portion of eastern side of proposed mixed-use structure, toward southwest across McDermott Ave.

**Riverview Lofts
Riverhead**

Voluntary DEIS



4. Simulated view of southeastern portion of the eastern side of proposed mixed-use structure, toward northwest across McDermott Ave.

**Riverview Lofts
Riverhead**

Voluntary DEIS



5. Simulated view of southern side of proposed mixed-use structure, toward northwest across McDermott Ave.

**Riverview Lofts
Riverhead**

Voluntary DEIS



**6. Simulated view of western side of proposed mixed-use structure, toward southeast, from East Main Street.
Note: proposed building at 203-213 East Main Street not shown.**

**Riverview Lofts
Riverhead
Voluntary DEIS**

Appendix B-11
Photo-Simulation Analysis: Comparison of Views of Project Site,
Existing Conditions vs. Proposed Project



1. Existing view of northeastern corner of project site, toward southwest across intersection of McDermott Ave and East Main St.

**Riverview Lofts
Riverhead**

Voluntary DEIS

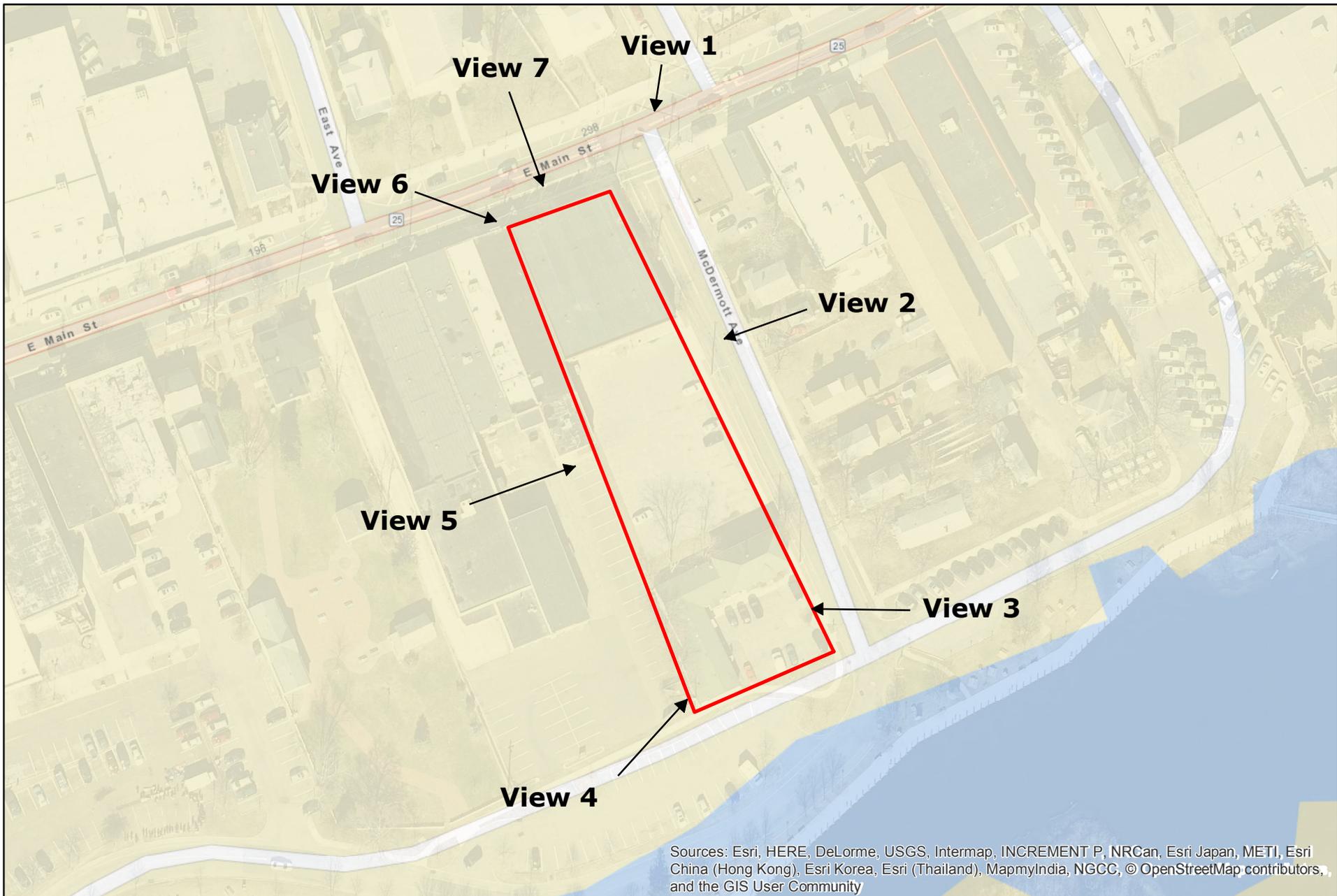


2. Simulated view of northeastern corner of project site, toward southwest across intersection of McDermott Ave and East Main Street.

**Riverview Lofts
Riverhead**

Voluntary DEIS

Appendix B-12
Cumulative Photo-Simulation Analysis: Comparison of Views of
Project Site and Adjacent Site, Existing Conditions vs. Proposed
Projects



Key Map

Source: ESRI WMS: NYS Orthophotography, 2016
Scale: 1 inch = 100 feet



**Riverview Lofts
Riverhead**

Voluntary DEIS



View 1 - Existing



Northeastern corner of existing vacant commercial building, toward southwest across intersection of McDermott Avenue and East Main Street.

**Riverview Lofts
Riverhead
Voluntary DEIS**



View 1 - Proposed



Northeastern corner of proposed mixed-use building, toward southwest across intersection of McDermott Avenue and East Main Street.

**Riverview Lofts
Riverhead**

Voluntary DEIS



View 2 - Existing



Eastern side of project site, toward west across McDermott Avenue, shows surface parking in foreground and vacant site beyond.

**Riverview Lofts
Riverhead
Voluntary DEIS**



View 2 - Proposed



**Eastern side of proposed site, toward west across
McDermott Avenue.**

**Riverview Lofts
Riverhead**

Voluntary DEIS



View 3 - Existing



**Southeastern corner of project site, toward northwest
across McDermott Avenue.**

**Riverview Lofts
Riverhead
Voluntary DEIS**



View 3 - Proposed



**Southeastern corner of project site, toward
northwest across McDermott Avenue.**

**Riverview Lofts
Riverhead**

Voluntary DEIS



View 4 - Existing



Toward northeast across vacant site of former Sears building at 203-213 East Main Street from Heidi Behr Way.

**Riverview Lofts
Riverhead
Voluntary DEIS**



View 4 - Proposed



**Toward northeast of southwestern corner of proposed 203-213
East Main Street structure, from Heidi Behr Way.**

**Riverview Lofts
Riverhead**

Voluntary DEIS



View 5 - Existing



Western side of vacant commercial structure at project site, across vacant site of former Sears building at 203-213 East Main Street, from within East End Arts Park.

**Riverview Lofts
Riverhead
Voluntary DEIS**



View 5 - Proposed



Western side of proposed 203-213 East Main Street building from within East End Arts Park, portion of western side of proposed project in center.

**Riverview Lofts
Riverhead**

Voluntary DEIS



View 6 - Existing



Northwestern corner of vacant commercial structure on project site, toward southeast across East Main Street; vacant site of former Sears building in center.

**Riverview Lofts
Riverhead
Voluntary DEIS**



View 6 - Proposed



View toward southeast of northwestern portion of proposed project and 203-213 East Main Street project, across East Main Street.

**Riverview Lofts
Riverhead
Voluntary DEIS**



View 7 - Existing



Northern side of vacant commercial structure on project site toward south across East Main Street; vacant site of former Sears building on right.

**Riverview Lofts
Riverhead
Voluntary DEIS**



Northern side of proposed mixed-use structure on project site, toward south across East Main Street; proposed structure at 203-213 East Main Street on right.

**Riverview Lofts
Riverhead
Voluntary DEIS**

Appendix B-13
Architectural Review Board Approval Recommendation

May 17, 2017



MEMORANDUM

TO: TOWN BOARD
FROM: ARCHITECTURAL REVIEW BOARD
SUBJECT: GEORGICA GREEN VENTURES SCTM NO. 600-129-1-21 & 22
DATE: MAY 17, 2017
CC: KARIN GLUTH, JILL LEWIS

The Architectural Review Board and the Landmarks Preservation Committee reviewed the aforementioned project at various meetings, the latest meeting being held on April 19, 2017.

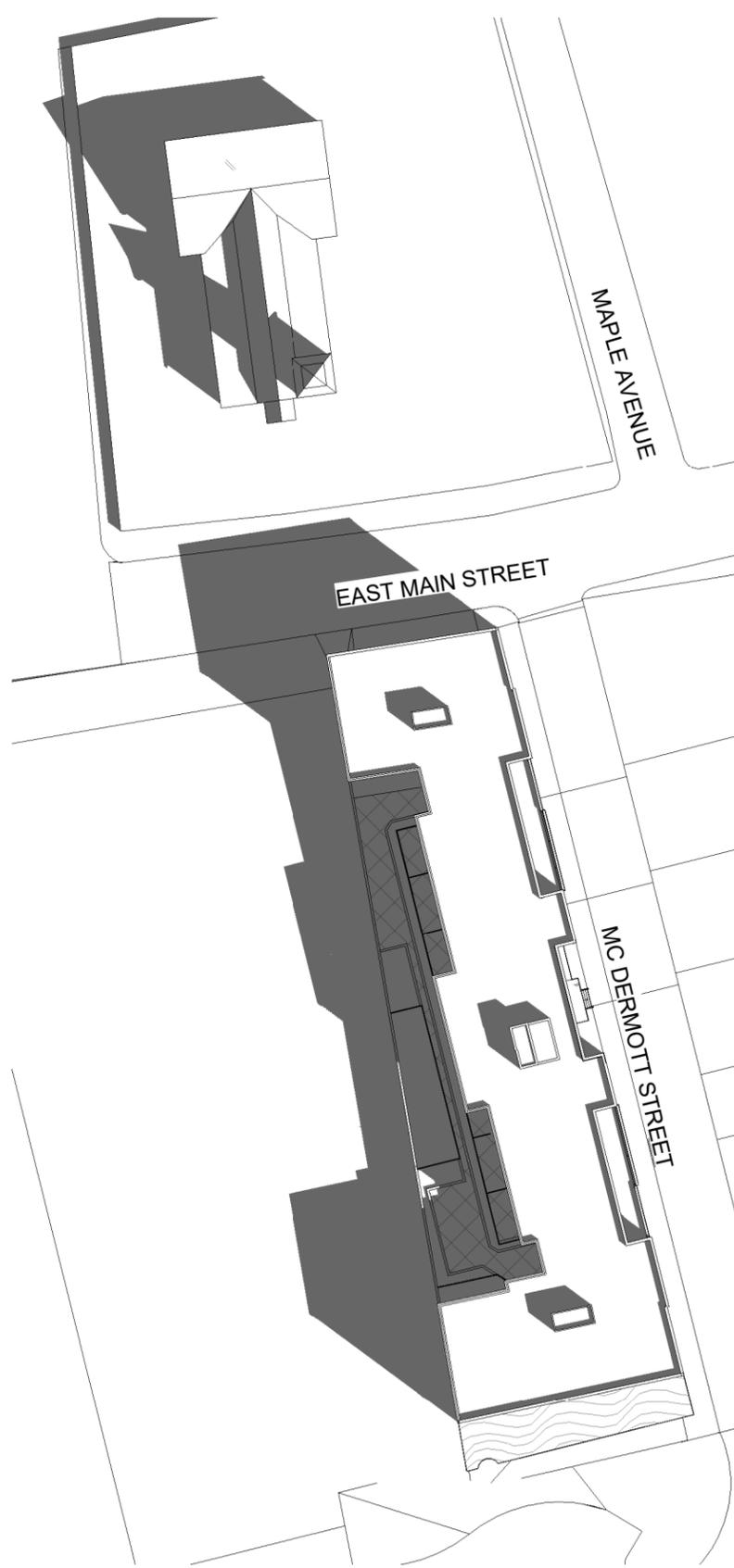
The applicant, as agreed, has since submitted final renderings dated April 25, 2017.

The ARB recommends approval with the following comments:

- More development should be made of the cornice
- Please submit final working drawings with all necessary details when available

Appendix B-14
Shadow Study

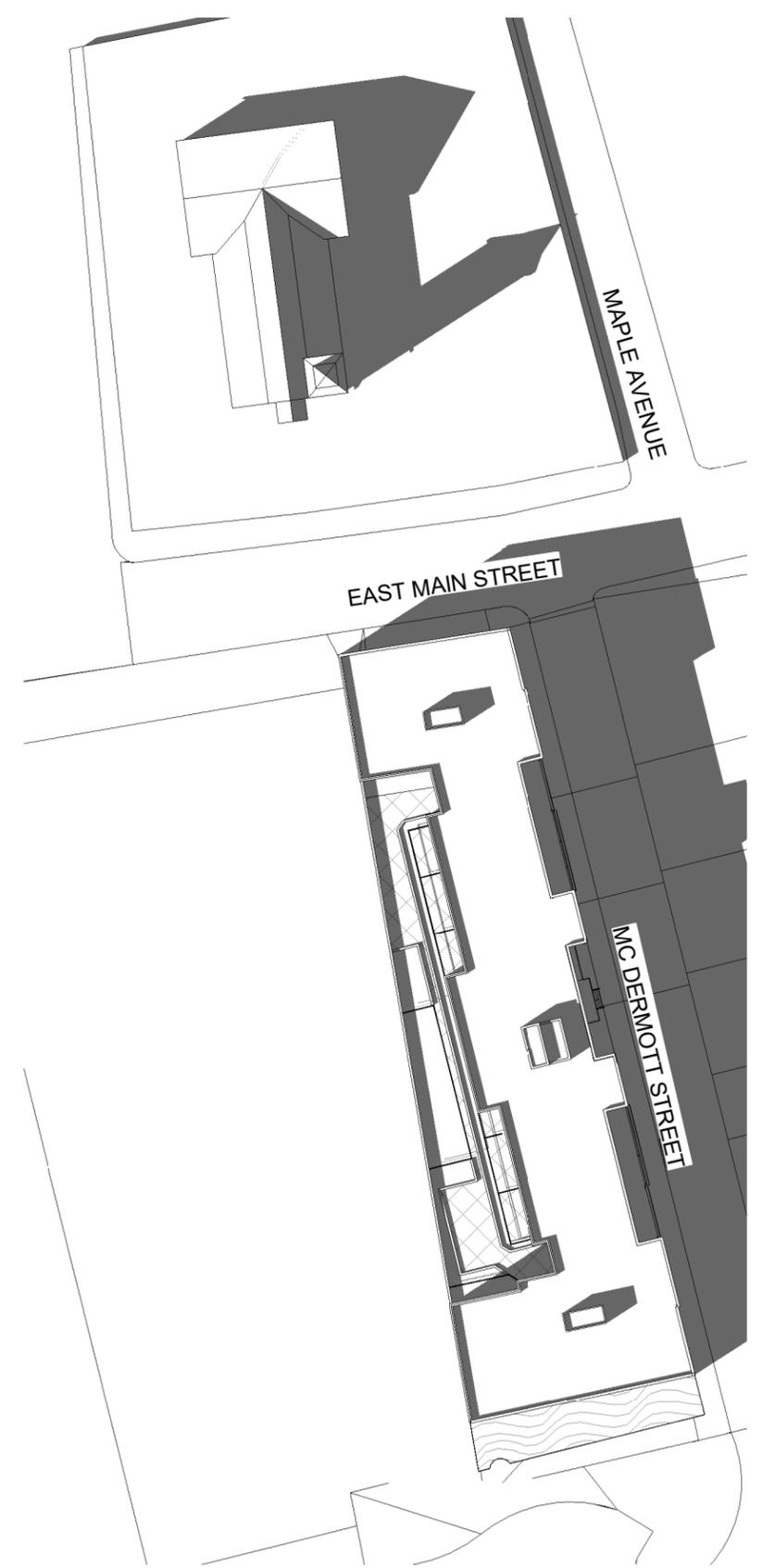
SBJ Group, LLC



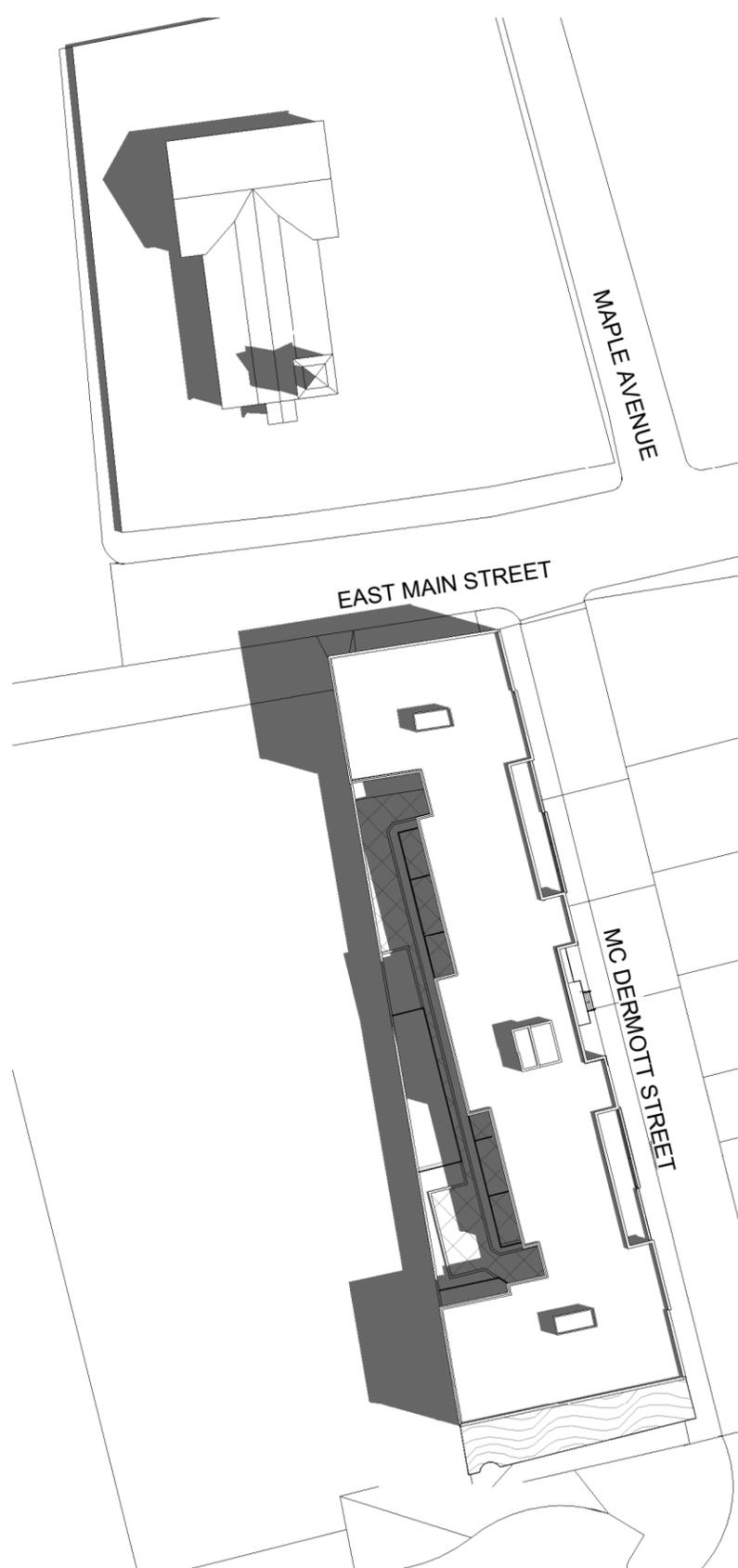
SPRING/FALL EQUINOX - 9AM



SPRING/FALL EQUINOX - 12PM



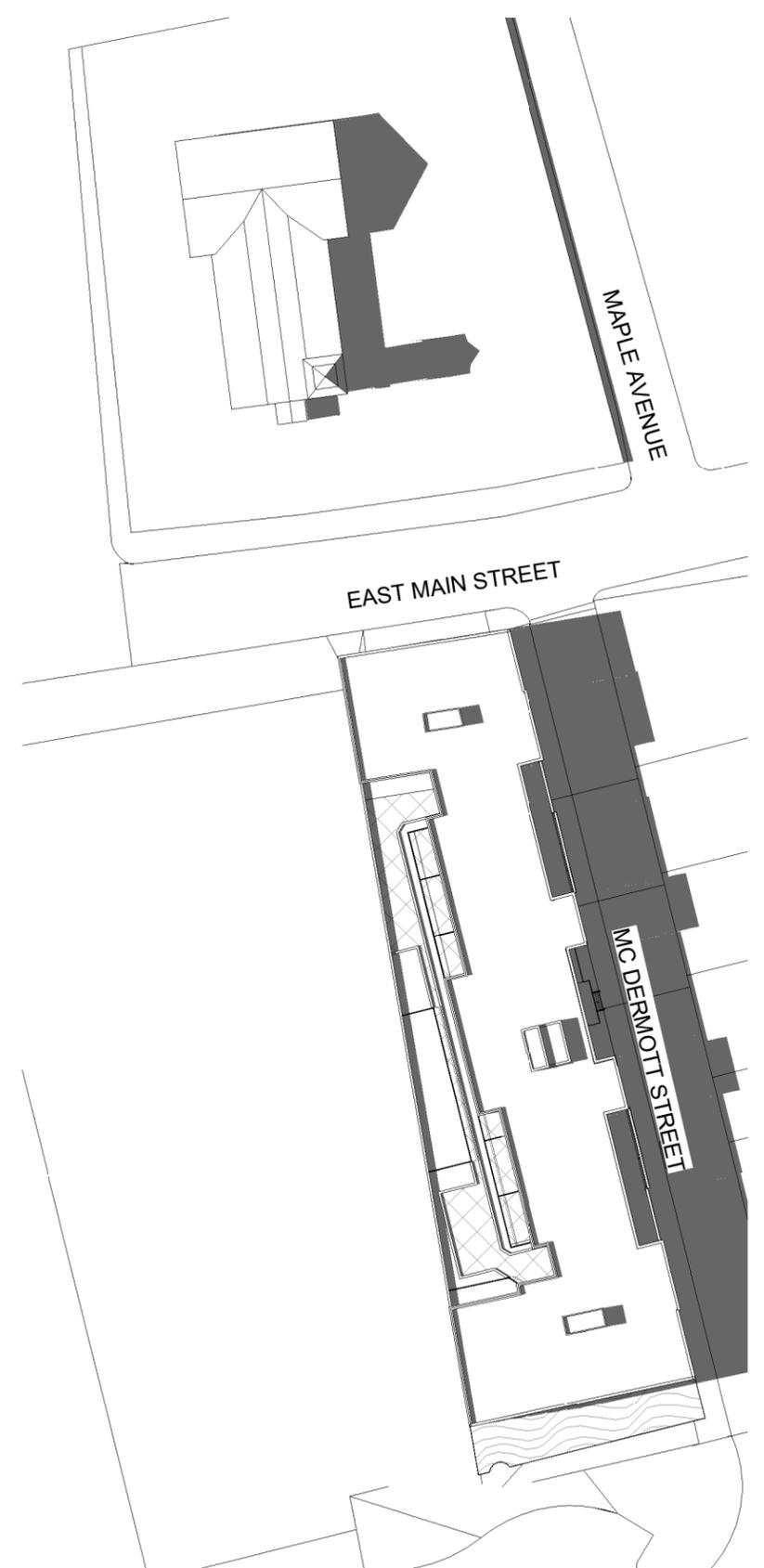
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SUMMER SOLSTICE - 9AM



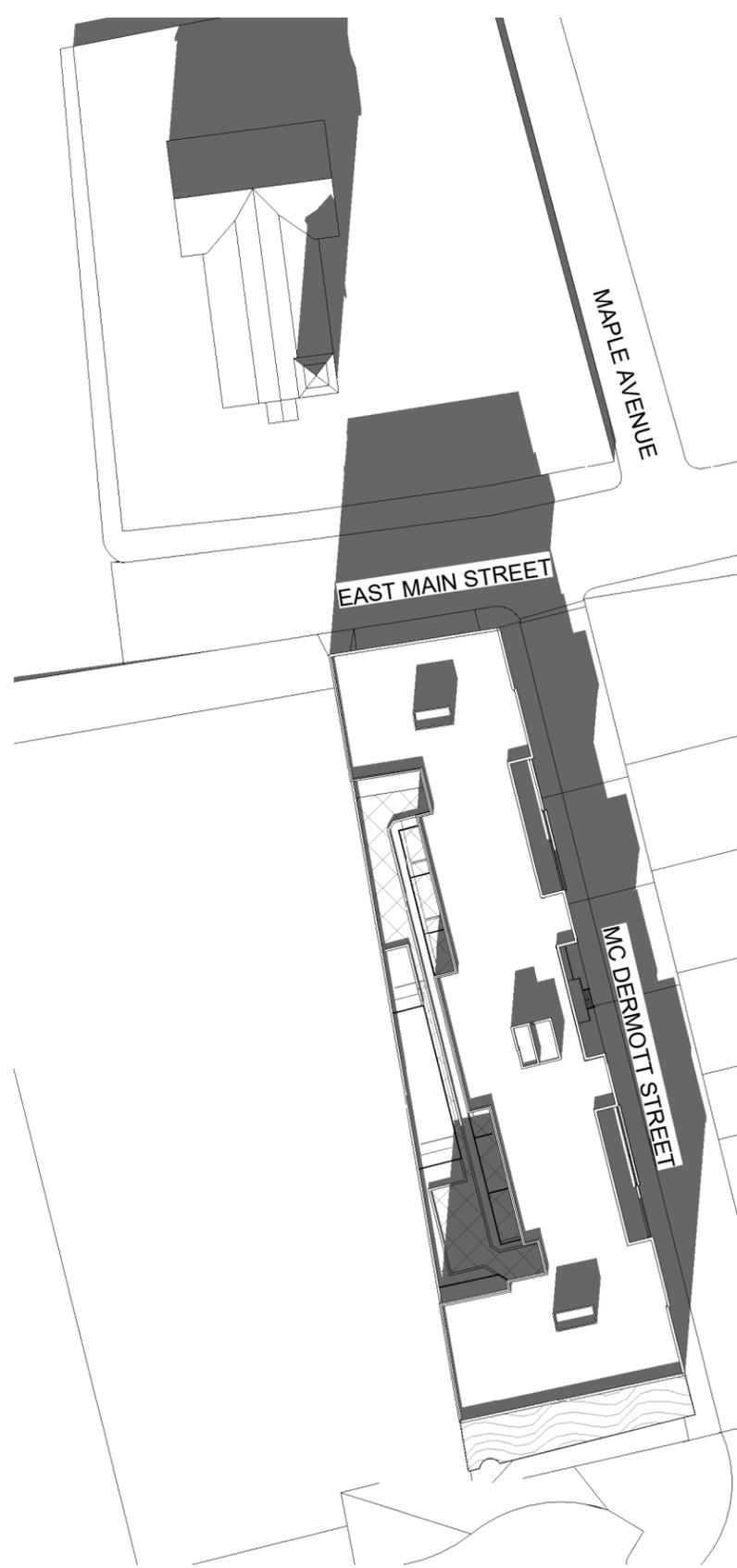
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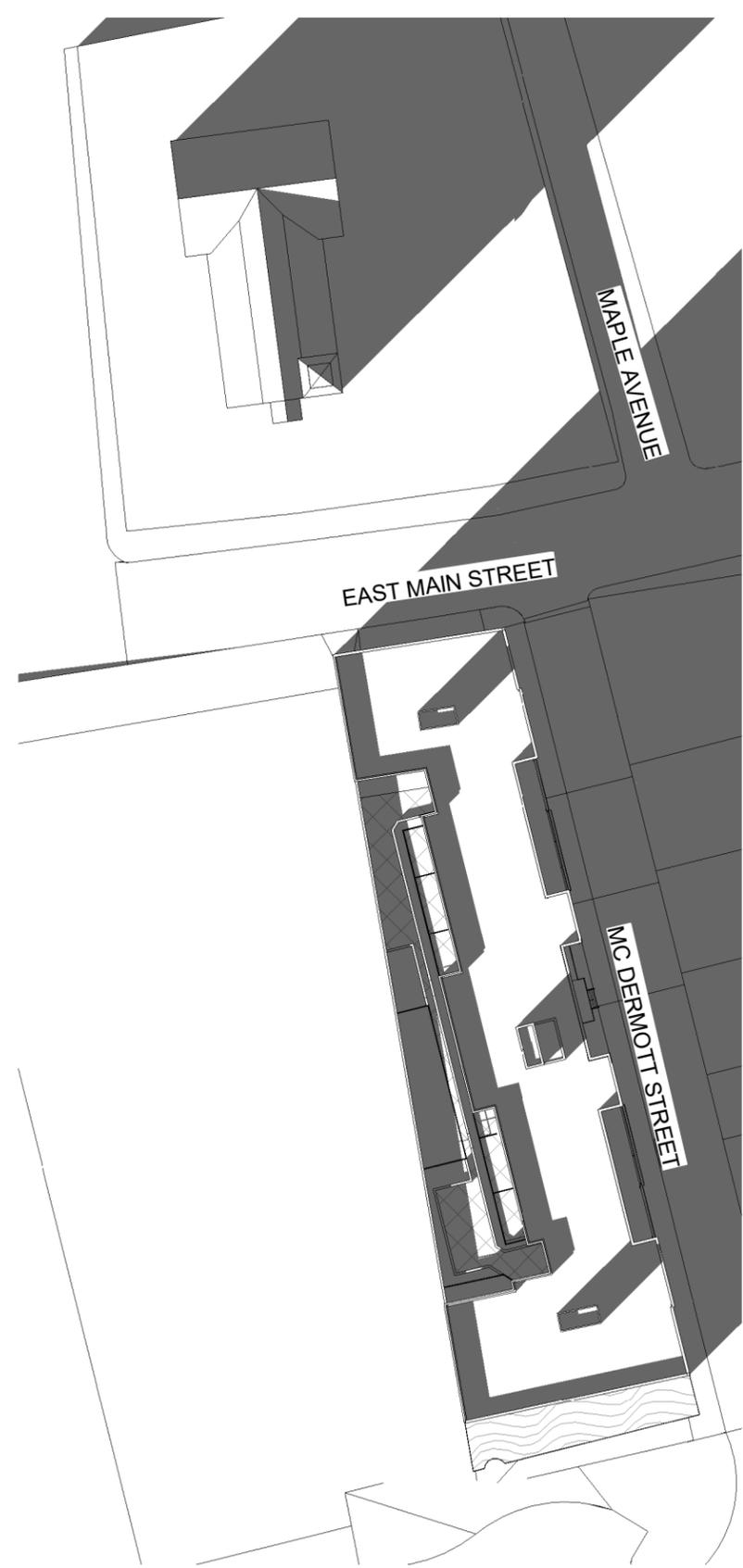
SUMMER SOLSTICE - 3PM



WINTER SOLSTICE - 9AM



WINTER SOLSTICE - 12PM



WINTER SOLSTICE - 3PM