



## TOWN OF RIVERHEAD PLANNING DEPARTMENT

201 HOWELL AVENUE, RIVERHEAD, NEW YORK 11901-2596  
(631) 727-3200, FAX (631) 727-9101

**Jefferson V. Murphree, AICP**  
*Town Building and Planning  
Administrator  
Ext. 239*

**Greg Bergman**  
*Planner  
Ext. 264*

**Matt Charters**  
*Planner  
Ext. 207*

**Heather Trojanowski**  
*Site Plan Reviewer  
Ext. 283*

**Tracy Stewart**  
*Principal Office  
Assistant  
Ext. 240*

### **VIA EMAIL**

June 16, 2023

**RE: Site Plan Application entitled *Venezia Square*  
6435 Route 25A, Wading River NY  
SCTM Nos 600-73-1-1.4; 1.16, 1.17, 1.18 & 1.19**

Dear Sir/Madam:

The Riverhead Planning Department has classified the above referenced project as a Type I action pursuant to 6 NYCRR Part 617.4 & Chapter 225 of the Riverhead Town Code. The Riverhead Planning Board is requesting Lead Agency Status for the purpose of SEQRA review.

**Project Description:** The above referenced application proposes a commercial center with the following intended uses and building areas: 27,000 sq. ft of retail within two (2) 10,000 sq. ft. buildings and one (1) 7,000 sq. ft. building; One (1) 4,000 sq. ft. bank with drive-through; One (1) 6,000 sq. ft building containing (1) 3,000 sq. ft. 76 seat restaurant and two (2) 1,500 sq. ft. take-out restaurants with 16 seats each. The project site is a 6.342-acre parcel located at 6435 NY-25A, on the south side of NY-25A approximately 789.64 feet west of the NY-25A / Wading River Manor Road intersection and is located within the Business CR (Rural Neighborhood Business) Zoning Use district more particularly identified as SCTM Nos. 600-73-1-1.4; 1.16; 1.17; 1.18 & 1.19.

Your agency has been identified as an involved or potentially involved agency. Pursuant to 617.6, a Lead Agency must be designated and agreed upon within 30 days from the date of your receipt of this notification. Please return the attached form to our office, indicating whether or not your agency wishes to assume lead agency status relative to this action.

Additional information is available at the Town of Riverhead Planning Department- 201 Howell Avenue Riverhead, NY 11901. Attachments include an Expanded Environmental Assessment (EEAF) prepared by Nelson Pope & Vorhees dated December 1, 2022, last revised February 24, 2023, A Site Plan prepared by Bohler Engineering September 18, 2008 last revised April 18, 2023 and a SEQRA Coordination Response Form.

Even if you decline lead agency status, please use this opportunity to review the proposal from your agency's standpoint and advise us of any concerns or relevant information you may have. The lead agency response form must be returned within 30 days.

You may contact me via email at [charters@townofriverheadny.gov](mailto:charters@townofriverheadny.gov)

Sincerely,

Matt Charters  
Planner

CC: Riverhead Water District (via email)  
Riverhead Highway Department (via email)  
New York State Department of Transportation (via email)  
New York State Department of Environmental Conservation (via email)  
New York State Office of Historic Preservation (via email)  
Suffolk County Planning Commission (via email)  
Central Pin Barrens Joint Planning & Policy Commission (via email)  
PSEG (via email)  
National Grid (via email)



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Riverhead Planning Department  
201 Howell Avenue  
Riverhead, NY 11901

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6435 Route 25A, Wading River NY  
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Dear Mr. Charters:

Your SEQRA coordination notification was received by our agency on \_\_\_\_\_.

Please be advised that our agency \_\_\_\_\_:

- \_\_\_\_\_ wants to assume lead agency status;
- \_\_\_\_\_ does not want to assume lead agency status;
- \_\_\_\_\_ will assume lead agency status if no other agency requests it.

Our agency \_\_\_\_\_ has \_\_\_\_\_ does not have comment to offer; which is \_\_\_\_\_ attached, \_\_\_\_\_ to be sent under separate cover.

Very truly yours,