

April 19, 2023

Julie Hargrave, Principal Environmental Planner
Central Pine Barrens Joint Planning & Policy Commission
624 Old Riverhead Road
Westhampton Beach, New York 11978

**RE: Venezia Square, Wading River
DRS Application
NPV #06180**

Dear Julie:

This letter provides additional information requested in the Draft Staff Report for the above referenced project. To assist in your review, attached, please find a full set of the project plans by Bohler Engineering (last dated 2/13/23) which includes the following (**Attachment A**):

- Cover Sheet (Sheet C-1)
- General Notes (Sheet C-2)
- Site Plan (Sheet C-3)
- Grading & Drainage Plan (Sheet C-4)
- Phase I SWPPP Plan (Sheet C-5)
- Phase II SWPPP Plan (Sheet C-6)
- SWPPP Plan Details (Sheet C-7)
- Utility & Sanitary Plans (Sheets C-8)
- Sanitary Details & Computations (Sheet C-9)
- Landscape Plan (Sheet C-10)
- Landscape Notes (Sheet C-11)
- Lighting Plan (Sheet C-12)
- Site Details (Sheet C-13)
- NYSDOT Details (Sheet C-14)
- Work Zone Traffic Control Plan (Sheet C-15)

In addition, each requested item in the Draft Staff Report is identified and responded to below:

Standards/Guidelines

G 5.3.3.1.2 Nitrate-Nitrogen: The SONIR model is accurate. The general inputs for both residential and commercial analysis are included on Page 1. The user must use the manual to determine which entries to make. The subsequent sheets of the model draw from the appropriate inputs. The commercial analysis was performed and the output date is accurate. The concentration of nitrogen in recharge is 2.20 mg/l, which is less than 2.5 mg/l and therefore complies.

S 5.3.3.3.1 Public Supply Wells: There are no public supply wells within 1 mile of the subject site. The site is not covered by the Suffolk County Water Authority (SCWA), where the nearest distribution system is to the west in the Town of Brookhaven. The SCWA Knight Drive Well Field is 10,000 feet west of the subject site and the future Long Pond Road well field is 5,600 feet south of the site. Riverhead Water District (RWD) service is present in the area. The nearest well fields are more than 6,000 feet to the south and upgradient of the site (see **Figures 1a** and **1b**). No impact to public supply wells will occur resulting in compliance with this Standard.

S 5.3.3.3.2 Private Well Protection: The site will be served by the RWD. RWD serves the area, but it is not definitively known if all structures in the area are served by RWD. The subject site will conform to Article 6 for sanitary density, and water supply design. The proposed project will use an Innovative/Alternative Onsite Wastewater Treatment System (I/A OWTS) and there is adequate separation between the on-site I/A system and any off-site wells. No impact to private wells will occur resulting in compliance with this standard.

S 5.3.3.5.1 Stormwater Recharge: Bohler Engineering has prepared a Stormwater Pollution Prevention Plan (SWPPP) which is pending review and finalization before the Riverhead Planning Board. The SWPPP will be approved by the Town and filed with NYSDEC prior to construction resulting in compliance with this standard. The SWPPP Phase I/II Plans, with erosion control and SWPPP Plan Details are included in the site plan set as Sheets C-5, C-6 and C-7.

G 5.3.3.5.5 Erosion Control: The proposed project will conform with all stormwater regulations of the Town of Riverhead including a SWPPP with erosion control plans as detailed in Sheets C-5, C-6 and C-7. The Planning Board and Town Engineer will review and approve the SWPPP and erosion control plans. Snow fencing will be used to protect natural areas from encroachment during construction. Given these safeguards, no erosion or stormwater runoff impacts will occur during construction resulting in compliance with this guideline.

S 5.3.3.6.1 Vegetation Clearance Limits: The proposed project will clear 4.2 acres or 65% of the site, retaining 2.2 acres or 35% of the site as natural, in compliance with this standard. It is confirmed that the cross-access and the NYSDOT dedication are included in the clearing limit. Please note that plans will be changed to move the cross-access from the west side of the site to the east side of the site. The Town has not required cross-access to the site to the west and it is impractical given the site circulation for the funeral home. It is not known if or when cross-access will be installed. It is possible that several trees would need to be removed if the east west cross-access is implemented. Trees on-site are part of an overall overgrown successional habitat and not individually significant based on site history as an agricultural field up until at least 1984 with succession since that time. Aerial photographs from 1984, 2004, 2010 and 2020 are included in **Figure 2**. It is noted that the location of the cross-access is only able to be located east of the drive aisle, south of the northeast building, and therefore cannot be shifted. The proposed project retains the required natural area to conform with S 5.3.3.6.1, Vegetation Clearance Limits.

S 5.3.3.6.2 Unfragmented Open Space: The open space on the site has been updated to address this comment based on the attached Bohler Site Plan (Sheet C-3) dated 4/18/23 (**Attachment B**). This plan shows the following improvements to the open space:

- The jagged edges are removed and the open space alignment is smoother and more contiguous.
- The cross-access is moved from west to east, leaving the west perimeter open space contiguous with the south open space.
- The northeast open space is wider and larger and will not be subject to degradation from wind other exposures/encroachments. This area will be retained in “as-is” condition.
- The cross-access is narrowed and the realignment of open space results in a net increase of open space area from 97,345 square feet (SF) or 2.23 acres (35.24%) to 98,212 SF or 2.25 acres (35.55%).

The proposed open space is unfragmented given this contiguity and the limited size of the potential future cross-access. Full revised plans will be submitted to be consistent with this updated Site Plan after the 4/19 hearing.

S 5.3.3.6.4 Native Plantings: The Landscape Plan is provided as Sheet C-10 with the full plan set. The plan uses trees, shrubs and groundcover appropriate for a commercial site plan on this portion of the 25A commercial corridor. Vegetation associated with the landscape plan is within the areas of the site that will be limited to the 15% fertilizer-dependent vegetation. Existing vegetation will be retained within the defined open space areas. The balance of the site is developed in conformance with Vegetation Clearance and Fertilizer-Dependent Vegetation limits, therefore, the site plan is consistent with this Standard.

S 5.3.3.7.1 Special Species: NPV is aware of the NYS Natural Heritage Program site file information and will conform with any and all NYSDEC requirements under Article 11 of the NYS Environmental Conservation Law (NYSECL).

G 5.3.3.8.1 Clearing Envelopes: The subject site has limited areas of steep slopes along the Route 25A road frontage that appear to be caused by grading for the construction of Route 25A. The project is for a site plan, not a subdivision, therefore this Guideline does not apply.

G 5.3.3.8.2 Stabilization and Erosion Control: Road areas avoid steep slopes as much as possible. The slopes are not natural, and were caused by grading for Route 25A. The site had been totally cleared and is subject to successional growth within these road bank areas. The site plan proposes grading along the site frontage to achieve site access and establish the proposed development areas. A Grading & Drainage Plan is provided as Sheet C-4, which depicts how grading and slope stabilization will occur. An Erosion Control Plan is provided as Sheet C-7. This depicts erosion control measures to ensure that erosion will not occur as a result of the development. Given the grading and erosion control plans, based on the language of this Guideline, the project complies.

G 5.3.3.8.5 Placement of Roadways: The site design requires grading of the development areas of the property. Retaining existing trees within the frontage area of the site is not possible. As noted, “The project minimizes traversing steep slopes greater than 10% when evaluated on a proportional basis” thereby providing compliance.

G 5.3.3.8.6 Retaining Walls: No retaining walls are proposed. As noted on the grading plan, curbs are used for some minor grade transitions and natural/vegetated slopes are proposed for grade transitions within the development area (see Grading & Drainage Plan, Sheet C-4), therefore, the project complies.

G 5.3.3.9.2 Clustering: Clustering is used to the maximum extent feasible to retain contiguous open space, thereby providing conformance.

G 5.3.3.11.1, 11.2 Cultural Resources: Trees along the roadside are unable to be retained. These trees are within the 65% development area and will be removed as a result of grading to achieve access and development. The Landscape Plan (Sheet C-10) provides for extensive tree and shrub installation along the road frontage, which will provide a screening buffer and scenic roadfront, in conformance with this Guideline.

G 5.3.3.11.3 Scenic/Recreational Resources: A Lighting Plan (Sheet C-12) is provided for review. The plan complies with Town of Riverhead dark sky requirements. Signage will be revised to eliminate the interior illumination and provide materials in keeping with the character of the Central Pine Barrens. A revised rendering/detail of the sign is included in **Figure 3**. A revised full signage package will be submitted after the 4/19 hearing.

G 5.3.3.11.4 Roadside Design: As noted, it is not possible to retain trees within the roadside part of the development area. Extensive landscaping is provided to establish screening and buffering. The proposed monument sign has been moved to the opening for the west curb cut as requested, and this is depicted in the revised Bohler Site Plan dated 4/18/2023. A revised rendering/detail of the sign is included in **Figure 3**. The full signage package will be updated and submitted after the 4/19 hearing. The main curb cut aligns with Dogwood Path, and as requested by the Town, a signal is proposed at this location. The signal will need to be approved by NYSDOT. The applicant will abide by the Town's request, and NYSDOT review for the signal. No change to the project scale is warranted since the signal was requested by the Town and is subject to NYSDOT approval.

Summary of Discussion Items

1. Proof of Ownership: **Attachment C** includes Proof of Ownership in the form of tax bills to Venezia Corp., and Corporation papers demonstrating ownership.
2. Single and Separate: The parcels are considered merged under zoning.
3. Wastewater. SONIR Analysis: The SONIR model is accurate as presented. The residential inputs are not part of the calculations. The correct commercial calculations were performed.
4. NYSDOT Dedication: The NYSDOT dedication is 5,525 SF (0.126 ac). This area is included in the clearing limit.
5. Roadfront Grading: The Grading & Drainage Plan (Sheet C-4) shows gradual vegetated slope grading for the road front area.

6. Test Hole Data. **Attachment D** includes the original Test Hole information completed by MacDonald Geoscience in 2008. Test holes exhibit suitable soils. The test hole information is subsurface, unchanged and does not expire.
7. Clearing and Grading
 - a. Covenants will be prepared and submitted for review and approval to the Commission, after project approval.
 - b. The cross-access is accounted for in the clearing limit, and conversely, is not counted in natural buffers/open space.
 - c. The cross-access will be moved to the east side. Several trees may need to be removed. Trees are part of the successional growth of the prior farm field. There is only one possible location for the east cross-access.
 - d. Cross-access to the east will be provided.
 - e. Covenants/easements will be prepared and submitted for review and approval to the Commission, after project approval. Once approved, these will be recorded and proof of recording submitted to the Commission prior to site disturbance.
 - f. Snow fencing will be installed on clearing limits or inspection prior to clearing.
 - g. The applicant will abide by any and all NYSDEC requirements per Article 11 of the NYSECL.
8. Open Space and Site Design
 - a. Jagged edges have been removed. A higher quality block of unfragmented open space has been created.
 - b. The buffer is moved to the northeast which is a wider, larger buffer, separated only by a minor driveway and will not be subject to degradation from wind other exposures/encroachments.
 - c. A Landscape Plan is provided. A mix of trees/shrubs are proposed, in keeping with the area limited to 15% fertilized vegetation.
 - d. A split rail fence will be installed on the boundary of the open space when construction is complete, and notification for inspection will be provided.
 - e. An As Built plan will be prepared and submitted after project completion.
 - f. A Lighting Plan (Sheet C-12) that complies with Town of Riverhead dark sky requirements is submitted for review.
 - g. The 6 foot chain link fence on the natural boundary has been removed based on the revised Site Plan.
9. Signage: The site plan will be revised to comply with this request. A revised rendering/detail of the sign is included. A revised full signage package will be submitted after the 4/19 hearing.
10. Traffic Impacts: The Town has requested the traffic signal at the site entrance, which is subject to approval by NYSDOT. The applicant will abide by the applicable agency requirements. The project is a DRS due to the Commission interpretation that Level of Service (LOS) changes are evaluated based on individual movements at the intersection, and without consideration of mitigation. In reality, minor signal timing adjustments can be used to improve the Level of Service as compared to existing conditions, based on documents previously submitted to the Commission. No alternative land use is proposed as the project conforms with Town Business CR zoning.



11. All necessary permits and approvals will be obtained prior to disturbance, grading, excavation and other site work.
12. It is understood that this material will be reviewed. The applicant has been responsive to all comments to date and requests a favorable determination in review of this submission and the further submission of a revised Site Plan set and a revised Signage package which will occur after the 4/19 hearing.

Please review this letter and the attached documents which are intended to thoroughly respond to the Draft Staff Report of 4/19/2023. If you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,

Nelson Pope Voorhis, LLC



Charles J. Voorhis, CEP, AICP
Principal

Figures

- Figure 1a – SCWA Wellfields
- Figure 1b – Community Pumping Wells
- Figure 2 – Historic Aerial Photographs
- Figure 3 – Revised Sign Renderings/Details

Attachments:

- Attachment A – Site Plan Set
- Attachment B – Revised Site Plan
- Attachment C - Proof of Ownership
- Attachment D – Test Hole Information

cc: Judy Jakobsen, Executive Director
John Milazzo, Esq., Attorney for the Commission
Joseph Vento, applicant
Dale Koch, PE, engineer

FIGURES

Figure 1a

Suffolk County Water Authority Well Fields



SCWA Knight Drive: 10,000 feet to west

SCWA Long Pond Road: 5,600 feet to south

No Riverhead Water District wells within 1 mile of site

No downgradient wells; all well fields are either upgradient or cross-gradient from site

Figure 1b

Community Pumping Wells



SCWA Knight Drive: 10,000 feet to west

SCWA Long Pond Road: 5,600 feet to south

No Riverhead Water District wells within 1 mile of site

No downgradient wells; all well fields are either upgradient or cross-gradient from site

Figure 2

Historic Aerial Photographs

2020



2010



2004



1984



Figure 3

Revised Sign Renderings/Details



ATTACHMENTS



NPV

ATTACHMENT A

Site Plan Set

ATTACHMENT B

Revised Site Plan

ATTACHMENT C

Proof of Ownership

STATEMENT OF REAL PROPERTY TAXES

TOWN OF RIVERHEAD, SUFFOLK COUNTY, NEW YORK
DECEMBER 1, 2022 THROUGH NOVEMBER 30, 2023 TAX LEVY

BILL NUMBER 7350

IF PROPERTY HAS BEEN SOLD OR TRANSFERRED
AFTER MARCH 1, 2022, PLEASE FORWARD BILL
TO NEW OWNER OR RETURN TO THIS OFFICE.

MAKE FUNDS PAYABLE TO:
LAURIE A. ZANESKI

RECEIVER OF TAXES

TOWN OF RIVERHEAD

200 HOWELL AVENUE

RIVERHEAD, NEW YORK 11901

OFFICE PAYMENT HOURS
MONDAY TO FRIDAY 8:30 A.M. TO 4:30 P.M.
PHONE 631-727-3200 EXT. 248

NOTE: TAXES ARE PAYABLE BY CHECK, CASH, OR MONEY ORDER. ONLINE PAYMENTS ARE ACCEPTED (subject to a site fee): Visit www.townofriverheadny.gov to pay by credit/debit card or electronically. Checks will be accepted subject to collection for which this office assumes no responsibility. No cash by mail accepted.

CURRENT OWNER & TAX BILLING ADDRESS

		SUFFOLK COUNTY TAX MAP NUMBER				
SWIS	DISTRICT	SECTION	BLOCK	LOT	SIT	
473000	0600	073.000	0001	001.016	0000	
PROPERTY CODE		ACREAGE	TAX		ROLL	
CODE	CODE		CODE	SECTION		
	330	1.34	13		1	
OWNER AS OF TAXABLE STATUS DATE OF MARCH 1, 2022						
VENEZIA CORP						
EQUALIZATION RATE/RESIDENTIAL ASSESSMENT RATIO/UNIFORM						
PERCENT OF VALUE: 10.14%						

CODE	EXEMPTION INFORMATION DESCRIPTION	APPLIED TO	AMOUNT	FULL AMOUNT

This year's STAR savings cannot exceed last year's amount.

YOUR TAX SAVINGS THIS YEAR RESULTING FROM THE NEW YORK STATE SCHOOL TAX RELIEF (STAR) PROGRAM IS

TOTAL TAX TO BE LEVIED FOR SCHOOL:						65.08	%	\$	3,889.28
COUNTY GENERAL FUND	49,036,632	0.0	24,600	1.254					30.85
C COMM COLLEGE TAX	5,250,467	0.0	24,600	0.139					3.42

TOTAL TAX TO BE LEVIED FOR COUNTY: 00.57 % \$ 34.27

HIGHWAY 1,2,3 & 4	6,863,972	8.0	24,600	8.171		201.01
TOTAL TAX TO BE LEVIED FOR TOWN:			24.03	%	\$	1,435.78
YS REAL PROP TX LAW	4,017,286	22.5	24,600	4.808		118.28
Y STATE MTA TAX	2,852,203	0.0	24,600	0.048		1.18
UT OF COUNTYTUITION	15,102,281	4.1	24,600	0.281		6.91
ADING RIVER FIRE	3,618,000	11.8	24,600	11.702		287.87
ORTH SHORE PUB LBRY	3,511,453	0.0	24,600	5.567		136.95
IGHT DISTRICT	1,146,937	-2.6	24,600	1.241		30.53
ATER EXT 44S	1,426,750	1.2	24,600	1.421		34.96

OTHER TOTAL TAX TO BE LEVIED:	10.32 %	\$ 616.68
FIRST HALF DUE JANUARY 10, 2023 W/O PENALTY: \$ 2,988.01	SECOND HALF DUE MAY 31, 2023 W/O PENALTY: \$ 2,988.00	TOTAL TAXES TO BE LEVIED \$ 5,976.01

STATEMENT OF REAL PROPERTY TAXES

TOWN OF RIVERHEAD, SUFFOLK COUNTY, NEW YORK
DECEMBER 1, 2022 THROUGH NOVEMBER 30, 2023 TAX LEVY

TAXABLE STATUS DATE MARCH 1, 2022

TAXES BECOME A LIEN DECEMBER 1, 2022

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AFTER MARCH 1, 2022, PLEASE FORWARD BILL
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check. Checks will be accepted subject to collection for which
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BILL NUMBER **7351**

ESTIMATED STATE-AID

TOWN 318,304,995
SCHOOL 40,602,769

SWIS	DISTRICT	SUFFOLK COUNTY TAX MAP NUMBER			
		SECTION	BLOCK	LOT	SITE
PROPERTY CODE		ACREAGE	TAX CODE	ROLL SECTION	
473000	0600	073.000	0001	001.017	0000

330 1.34 13 1

CURRENT OWNER & TAX BILLING ADDRESS

VENEZIA CORP
15 SEVILLE LN
STONY BROOK, NY 11790

OWNER AS OF TAXABLE STATUS DATE OF MARCH 1, 2022
VENEZIA CORP

EQUALIZATION RATE/RESIDENTIAL ASSESSMENT RATIO/UNIFORM
PERCENT OF VALUE: 10.14%

CODE	EXEMPTION INFORMATION DESCRIPTION	APPLIED TO	AMOUNT	FULL AMOUNT

PHYSICAL LOCATION BANK & LOAN # LAND ASSESSMENT TOTAL ASSESSMENT FULL VALUE AS OF JULY 1, 2021

5399 ROUTE 25A

24,600 24,600 242,604

LEVY DESCRIPTION	TOTAL DISTRICT LEVY	% CHANGE OVER LAST YEAR	TAXABLE VALUE	TAX RATE PER \$1000	TAX TO BE LEVIED	TAX AMOUNT
ADING RIVER CSD #1	56,569,724	1.7	24,600	158.101	3,889.28	3,889.28

This year's STAR savings cannot exceed last years amount.

YOUR TAX SAVINGS THIS YEAR RESULTING FROM THE NEW YORK STATE SCHOOL TAX RELIEF (STAR) PROGRAM IS:

\$

TOTAL TAX TO BE LEVIED FOR SCHOOL: 65.08 % \$ 3,889.28

OUNTY GENERAL FUND	49,036,632	0.0	24,600	1.254		30.85
C COMM COLLEGE TAX	5,250,467	0.0	24,600	0.139		3.42

TOTAL TAX TO BE LEVIED FOR COUNTY: 00.57 % \$ 34.27

IVERHEAD TOWN TAX	42,178,128	4.2	24,600	50.194		1,234.77
IGHWAY 1,2,3 & 4	6,863,972	8.0	24,600	8.171		201.01

TOTAL TAX TO BE LEVIED FOR TOWN: 24.03 % \$ 1,435.78

YS REAL PROP TX LAW	4,017,286	22.5	24,600	4.808		118.28
Y STATE MTA TAX	2,852,203	0.0	24,600	0.048		1.18
UT OF COUNTYTUITION	15,102,281	4.1	24,600	0.281		6.91
ADING RIVER FIRE	3,618,000	11.8	24,600	11.702		287.87
ORTH SHORE PUB LBRY	3,511,453	0.0	24,600	5.567		136.95
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330		1.34		13		1					
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VENEZIA CORP											
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PERCENT OF VALUE: 10.14%											

CODE	EXEMPTION INFORMATION DESCRIPTION	APPLIED TO	AMOUNT	FULL AMOUNT

PHYSICAL LOCATION	BANK & LOAN #	LAND ASSESSMENT	TOTAL ASSESSMENT	FULL VALUE AS OF JULY 1, 2021		
411 ROUTE 25A		24,600	24,600	242,604		
LEVY DESCRIPTION	TOTAL DISTRICT LEVY	% CHANGE OVER LAST YEAR	TAXABLE VALUE	TAX RATE PER \$1000	TAX TO BE LEVIED	TAX AMOUNT
ADING RIVER CSD #1	56,569,724	1.7	24,600	158.101	3,889.28	3,889.28
This year's STAR savings cannot exceed last years amount.						\$
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7353

ESTIMATED STATE-AID

TOWN 318,304,995
SCHOOL 40,602,769

SWIS	DISTRICT	SECTION	BLOCK	LOT	SITE
473000	0600	073.000	0001	001.019	0000
PROPERTY CODE CODE	ACREAGE	TAX CODE	ROLL SECTION		
330	1.74	13	1		

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VENEZIA CORP

EQUALIZATION RATE/RESIDENTIAL ASSESSMENT RATIO/UNIFORM
PERCENT OF VALUE: 10.14%

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PHYSICAL LOCATION	BANK & LOAN #	LAND ASSESSMENT	TOTAL ASSESSMENT	FULL VALUE AS OF JULY 1, 2021
6423 ROUTE 25A		25,600	25,600	252,465

LEVY DESCRIPTION	TOTAL DISTRICT LEVY	% CHANGE OVER LAST YEAR	TAXABLE VALUE	TAX RATE PER \$1000	TAX TO BE LEVIED	TAX AMOUNT
WADING RIVER CSD #1	56,569,724	1.7	25,600	158.101	4,047.39	4,047.39

This year's STAR savings cannot exceed last years amount.

YOUR TAX SAVINGS THIS YEAR RESULTING FROM THE NEW YORK STATE SCHOOL TAX RELIEF (STAR) PROGRAM IS: \$

TOTAL TAX TO BE LEVIED FOR SCHOOL: 65.08 % \$ 4,047.39

COUNTY GENERAL FUND	49,036,632	0.0	25,600	1.254		32.10
SC COMM COLLEGE TAX	5,250,467	0.0	25,600	0.139		3.56

TOTAL TAX TO BE LEVIED FOR COUNTY: 00.57 % \$ 35.66

RIVERHEAD TOWN TAX HIGHWAY 1,2,3 & 4	42,178,128 6,863,972	4.2 8.0	25,600 25,600	50.194 8.171		1,284.97 209.18
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TOTAL TAX TO BE LEVIED FOR TOWN: 24.03 % \$ 1,494.15

NYS REAL PROP TX LAW	4,017,286	22.5	25,600	4.808		123.08
NY STATE MTA TAX	2,852,203	0.0	25,600	0.048		1.23
OUT OF COUNTY TUITION	15,102,281	4.1	25,600	0.281		7.19
WADING RIVER FIRE	3,618,000	11.8	25,600	11.702		299.57
NORTH SHORE PUB LBRY	3,511,453	0.0	25,600	5.567		142.52
LIGHT DISTRICT	1,146,937	-2.6	25,600	1.241		31.77
WATER EXT 44S	1,426,750	1.2	25,600	1.421		36.38

OTHER TOTAL TAX TO BE LEVIED: 10.32 % \$ 641.74

FIRST HALF DUE JANUARY 10, 2023 W/O PENALTY: \$	\$3,109.47	SECOND HALF DUE MAY 31, 2023 W/O PENALTY: \$	\$3,109.47	TOTAL TAXES TO BE LEVIED	\$6,218.94
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**CORPORATE DATA
FOR**

VENEZIA CORPORATION

December 21 , 19 95

Date of Incorporation: November 29, 1995

State of Incorporation: New York

Principal Place of Business: Suffolk County, New York

Directors: JOSEPH VENTO and ANN VENTO

Officers:

President	JOSEPH VENTO
Vice-President	ANN VENTO
Secretary	ANN VENTO
Treasurer	JOSEPH VENTO

Bank Accounts:

Annual Meeting Date: December 21

Shareholders:

<u>Name</u>	<u>Number of Shares</u>
JOSEPH VENTO	74
ANN VENTO	74
JOSEPH VENTO, JR.	48
LAURA MARTIN	4

MINUTES OF ORGANIZATION MEETING OF
VENEZIA CORPORATION

The undersigned, being the sole incorporator of this corporation, held an organization meeting at the date and place set forth below, at which meeting the following action was taken:

It was resolved that a copy of the certificate of incorporation together with the receipt issued by the Department of State showing payment of the statutory organization tax and the date and payment of the fee for filing the original certificate of incorporation be appended to these minutes.

By-laws regulating the conduct of the business and affairs of the corporation, as prepared by PETER J. COSTIGAN, ESQUIRE

counsel for the corporation were adopted and ordered appended hereto.

The persons whose name appear below were named as directors.

The board of directors was authorized to issue all of the unsubscribed shares of the corporation at such time and in such amounts as determined by the board and to accept in payment or other property, tangible or intangible, actually received or labor or services actually performed for the corporation or for its benefit or in its formation.

The principal office of the corporation was fixed at 19 Lodge Lane, Port Jefferson, New York 11777

Dated at Port Jefferson, New York
the 21st day of December, 19 95

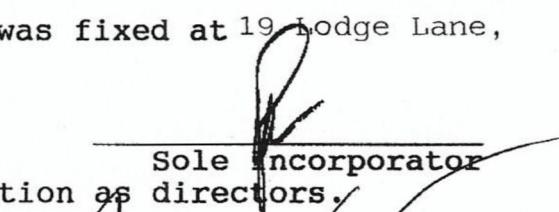
The undersigned accept their nomination as directors.

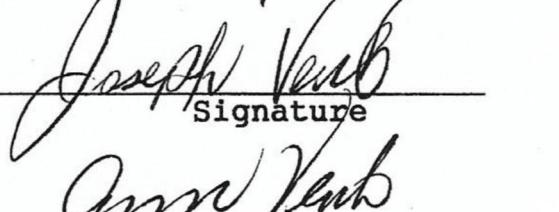
JOSEPH VENTO

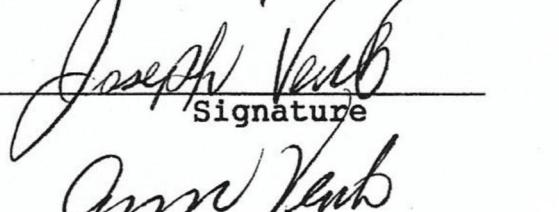
Type Director's Name

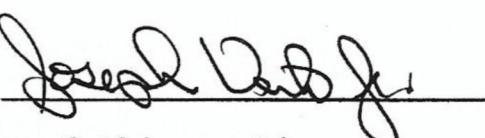
ANN VENTO

JOSEPH VENTO, JR.


Sole incorporator


Signature


Ann Vento


Joseph Vento, Jr.

The following are appended to the minutes of this meeting:
Copy of certificate of incorporation, filed on
Receipt of department of state
By-laws

The Secretary then presented to the meeting a written proposal from
to this Corporation.

Upon motion duly made and carried, the said proposal was ordered filed
with the Secretary, and he was requested to spread the same at length upon the minutes,
said proposal being as follows:

JOSEPH VENTO and ANN VENTO hereby propose to convey
to VENEZIA CORPORATION certain real property at Wading River,
County of Suffolk and State of New York, known as Lots 6, 7, 8
and 9 on a certain map entitled "Map of Wading River Manor
Associates at Wading River" which said map was filed in the
Office of the Clerk of the County of Suffolk on July 12, 1983,
as Map No. 7201, together with an adjoining described parcel, in
consideration of VENEZIA CORPORATION issuing 200 shares of the
capital stock of the Corporation as follows:

74 shares to JOSEPH VENTO; 74 shares to ANN VENTO;
44 shares to JOSEPH VENTO, JR., as the nominee of JOSEPH VENTO
and ANN VENTO, in consideration of his previous investment in
said real property; 4 shares to JOSEPH VENTO, JR., as nominee
of JOSEPH VENTO and ANN VENTO, and representing a gift to the
said JOSEPH VENTO, JR., and 4 shares to LAURA MARTIN, as nominee
of JOSEPH VENTO and ANN VENTO, and representing a gift to the
said LAURA MARTIN, the aforesaid real property having a value
of One Million (\$1,000,000.00) Dollars and said shares having
a value of Five Thousand (\$5,000.00) Dollars each.

The proposal was taken up for consideration and the following resolution was on motion unanimously adopted:

WHEREAS, a written proposal had been made to this Corporation by JOSEPH VENTO and ANN VENTO

in the form as set forth above in these minutes, and

WHEREAS, in the judgement of this Board of Directors, the assets proposed to be transferred to the Corporation are reasonably worth the amount of the consideration demanded therefor, and that it is in the best interests of this Corporation to accept the said offer as set forth in said proposal, now, therefore, it is

RESOLVED, that said offer, as set forth in said proposal, be and the same hereby is approved and accepted, and that in accordance with the terms thereof, this Corporation, shall as full payment for said property issue and deliver to said offeror(s) or nominee(s) shares of this Corporation, and it is further

RESOLVED, that upon the delivery to this Corporation of said assets and the execution and delivery of such proper instruments as may be necessary to transfer and convey the same to this Corporation, the officers of this Corporation are authorized and directed to issue and deliver the shares of this Corporation required to be issued and delivered on acceptance of said offer, in accordance with the foregoing resolution. and it is further

RESOLVED, that this Corporation acknowledges receipt of a deed of conveyance of said real property, dated December 21, 1995, conveying said real property to this Corporation, a copy of said deed being spread upon these minutes and the original to be sent to the County Clerk of Suffolk County for recording.

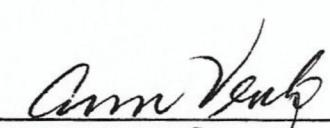
On motion duly made, seconded and unanimously carried, it was

RESOLVED, that the By-Laws adopted at the Incorporator's Organization Meeting and made a part of the minutes of said meeting, be and they hereby are adopted as the By-Laws of this Corporation, and it was further

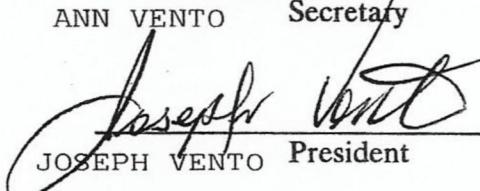
RESOLVED, that all of the other acts taken and decisions made at the Incorporator's Organization Meeting be and they hereby are ratified and adopted by this Board of Directors.

There being no further business before the meeting, the same was, on motion, duly adjourned.

Dated the 21st day of December, 1995.



ANN VENTO Secretary



JOSEPH VENTO President

ATTACHMENT D

Test Hole Information

**McDONALD
GEOSCIENCE**

Box 1000 • Southold, New York 11971 • (631) 765-3677

TEST HOLE DATA SHEET

Name: Northwind Group 81

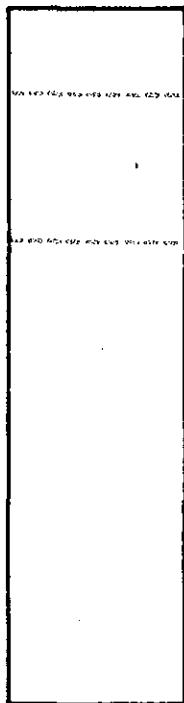
Surveyor:

Location: Wading River

Tax Map Number: 600-73-1-3, 4, 16, 17, 18, 19

Project Description: Site plan

Date: 10/2/08



Brown silty loam OL

2'

Brown fine to coarse sand SW

7'

Pale brown fine to medium sand SP

23'

Comments: No water encountered

Test hole boring (R1-84) . . . ~~\$110.00~~

**McDONALD
GEOSCIENCE**

Box 1000 • Southold, New York 11971 • (631) 765-3677

TEST HOLE DATA SHEET

Name: Northland Group B2

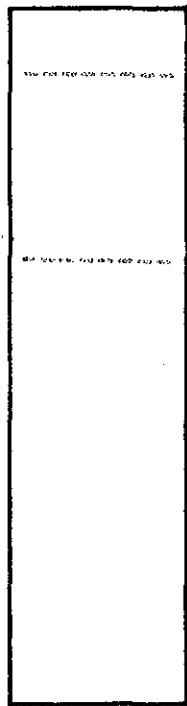
Surveyor:

Location:

Tax Map Number:

Project Description:

Date: 10/2/06



2' Brown silty loam OL

2' 6" Pale brown fine to coarse sand
with 5-10% gravel, SW

3' 0" Pale brown fine to medium sand SP

23'

Comments: No water encountered

**McDONALD
GEOSCIENCE**

Box 1000 • Southold, New York 11971 • (631) 765-3677

TEST HOLE DATA SHEET

Name: Northwing Group B3

Surveyor:

Location:

Tax Map Number:

Project Description:

Date: 10/2/08



4'	Brown loam	GL
3'	Brown silty sand	SM
10'	Pale brown fine to coarse sand	SP
14'	Pale brown fine to medium sand	SP
23'		

Comments: No water encountered

**McDONALD
GEOSCIENCE**

Box 1000 • Southold, New York 11971 • (631) 765-3677

TEST HOLE DATA SHEET

Name: Northwing Group 24

Surveyor:

Location:

Tax Map Number:

Project Description:

Date: 10/2/08



0' - 2' Dark brown loam O2

2' - 3' Brown silty ML

3' - 4' Brown silty sand SM

4' - 7' Brown fine to coarse sand SW

7'

Pale brown fine to medium sand SP

23'

Comments: No water encountered

POR T JEFFERSON RIVERHEAD ROAD
A.C. NEW YORK STATE BUREAU OF SURVEYORS

OWNER MAP
GONE 1000

