



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 roadfront 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

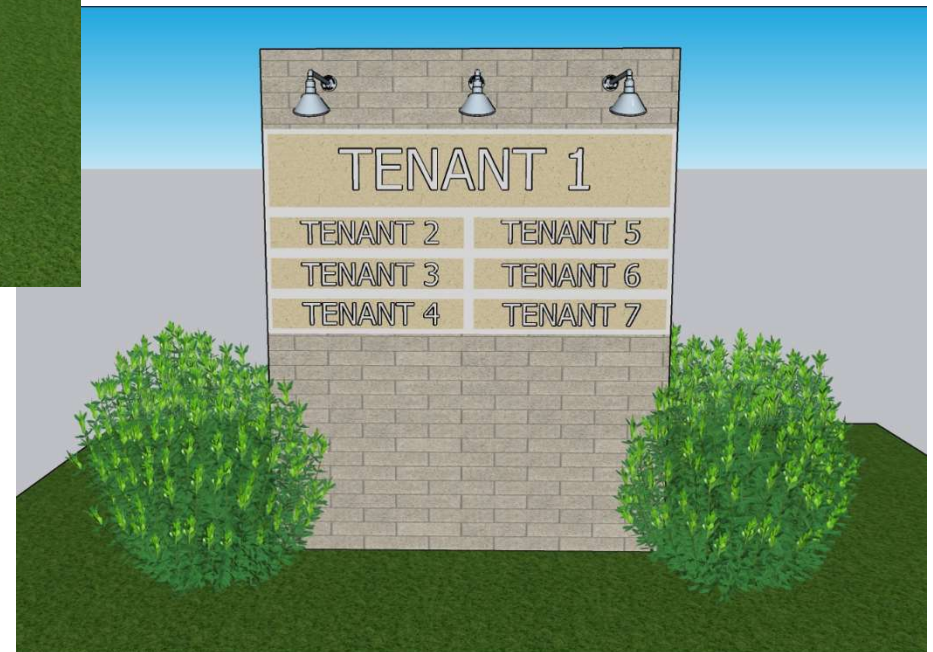


1984



Figure 3

Revised Sign Renderings/Details



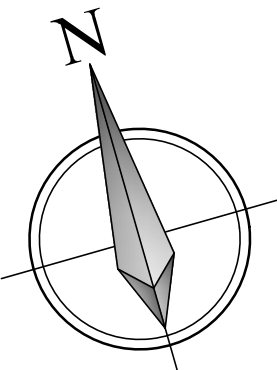
ATTACHMENTS

ATTACHMENT A

Site Plan Set

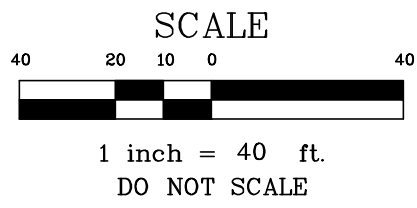
ATTACHMENT B

Revised Site Plan



LEGEND	
EXISTING	PROPOSED

KEY DESCRIPTION	
AS	ON-SITE ASPHALT PAVEMENT
BC	CONCRETE FILLED BOLLARD
BI	BIKE RACK
BP	BRICK PAVEMENT WALKWAY
CC	CONCRETE CURB
CP	CONCRETE PAD
CW	CONCRETE SIDEWALK
CY	CANOPY
ET	ELECTRIC TRANSFORMER
FC	6" CHAIN LINK FENCE W/ STOCKADE ATTACHED
HR	ACCESSIBLE RAMP
HS	PAINTED ACCESSIBLE PARKING SYMBOL / STRIPING (BLUE)
HY	FIRE HYDRANT
LS	LANDSCAPED AREA
SB	PAINTED STOP LINE
SD	"STOP" / "DO NOT ENTER" SIGNS (R1-1 AND R5-1, PER MUTCD)
SH	ACCESSIBLE PARKING SIGN
SN	"NO PARKING ANYTIME" SIGN
SS	STOP SIGN (R1-1C, PER MUTCD)
ST	PAINTED STRIPING
TE	TRASH ENCLOSURE



1 inch = 40 ft.
DO NOT SCALE

NYSOT NOTES

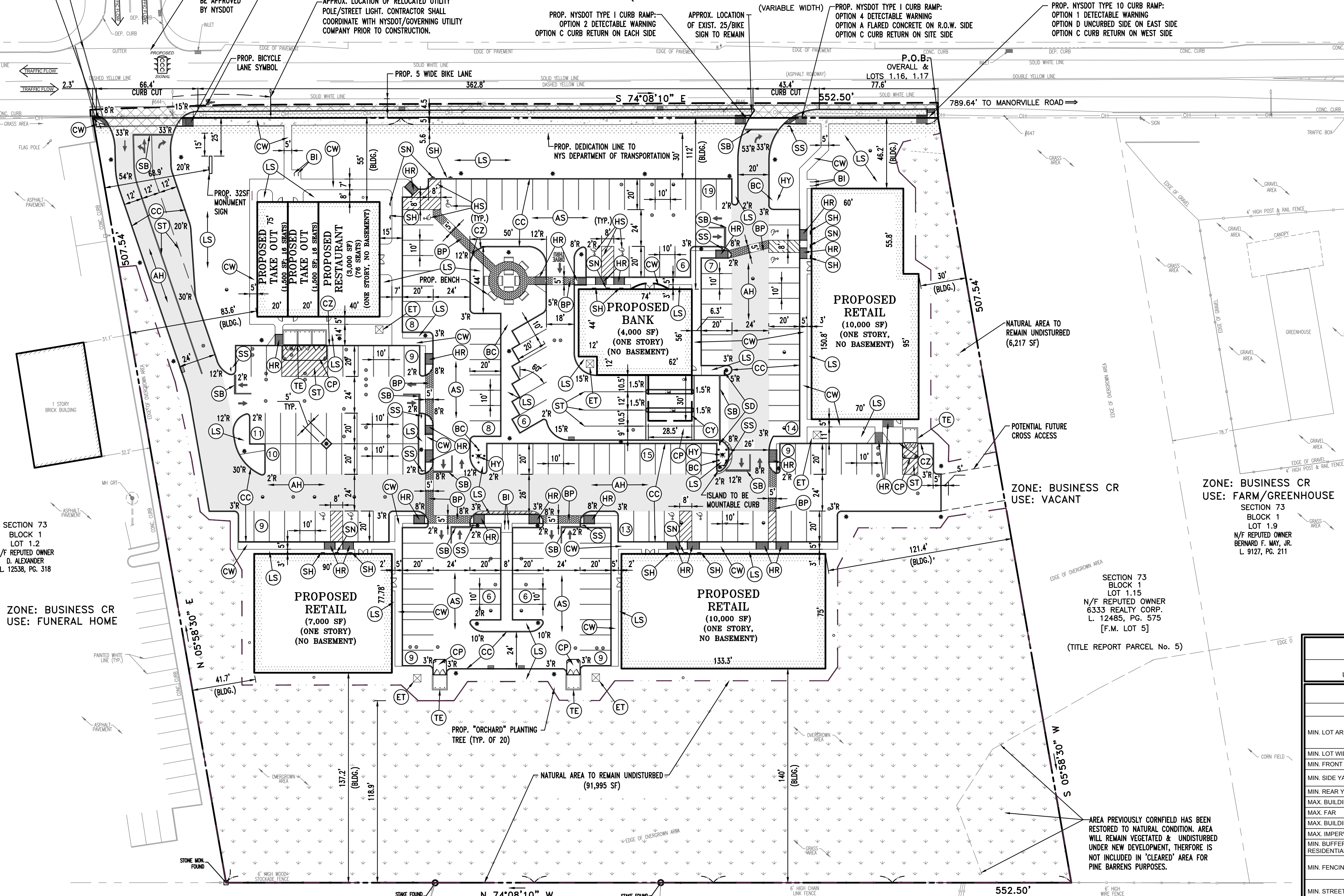
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL INTERCONNECT CABLE, DETECTOR CABLE, CONDUIT AND ALL UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION.
- PRIOR TO STARTING ANY WORK AT THIS LOCATION, THE CONTRACTOR SHALL NOTIFY THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION THAT A TONE-OUT SIGNAL EQUIPMENT IS NEEDED. CALL INFORM AT (631) 904-3050.
- ALL TRAFFIC SIGNALS SHALL BE MAINTAINED IN A TRAFFIC RESPONSIVE OPERATION AND ALL INTERCONNECT, WHERE EXISTING, SHALL BE MAINTAINED. THE CONTRACTOR SHALL PAY A LIQUIDATED DAMAGES CHARGE OF \$500.00 PER CALENDAR DAY IF ACTUATION AND COORDINATION IS NOT MAINTAINED.
- THE CONTRACTOR IS RESPONSIBLE TO CLEAN EXISTING DRAINAGE BASINS ALONG AND IMMEDIATELY ADJACENT TO THE NYS ROUTE 25A SITE FRONTAGE AT THE COMPLETION OF CONSTRUCTION.
- TACK COATING REQUIRED BETWEEN ALL LIFTS REGARDLESS WHEN PLACED.
- CONTRACTOR TO REPAIR EXISTING SHOULDER, SIDEWALK AND CURBING AS ORDERED BY STATE ENGINEER.
- THE SUBJECT SITE FALLS BETWEEN NYSOT MILE MARKER 25 0703 1417 AND 25 0703 1416.
- WORK WITHIN THE R.O.W. OF PORT JEFFERSON-RIVERHEAD ROAD SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARDS.
- ALL LANES MUST BE OPEN TO TRAFFIC BEFORE 10 AM AND AFTER 3 PM. NO LANE CLOSURES ARE PERMITTED ON WEEKENDS OR HOLIDAYS. NIGHTTIME LANE CLOSINGS WILL NOT BE PERMITTED WITHOUT PRIOR APPROVAL FROM THE STATE PERMIT INSPECTOR.
- ANY UTILITY WORK PROPOSED IN STATE HIGHWAY RIGHT-OF-WAY WILL REQUIRE A SEPARATE APPLICATION AND SUBMISSION OF UTILITY PLANS TO THE NYSOT MAINTENANCE FACILITY AT CENTRAL ISIP.
- ALL DRIVEWAYS SHALL CONFORM TO NYSOT 608-03 STANDARD SHEETS.
- CONTRACTOR MUST COORDINATE WITH NYSOT CASE NO. 32842 FOR WORK AT NORTHEAST CORNER OF DOGWOOD DRIVE.
- CONTRACTOR MUST INSTALL SURVEY MONUMENTS AT THE R.O.W. LINE FRONTING THE SUBJECT SITE.

SECTION 73
BLOCK 1
LOT 1.51
N/F REPUTED OWNER
Dylan & Kathleen Trezlander
L 12304, PG. 942

14. NYSOT ITEM #S FOR PROPOSED WORK IN R.O.W.

ASPHALT/CONCRETE/COMPOSITE PAVEMENT CONSTRUCTION	
633.11	CLEANING, EXISTING PAVEMENT AND/OR SHOULDERS
633.12	CLEANING, SEALING AND/OR FILLING CRACKS
633.13	CLEANING, SEALING AND/OR FILLING JOINTS
10520.05	SAW CUTTING PORTLAND CEMENT CONCRETE AND COMPOSITE PAVEMENT
10520.09	SAW CUTTING ASPHALT PAVEMENT
490.40	MISCELLANEOUS COLD MILLING OF PORTLAND CEMENT
490.41	MISCELLANEOUS COLD MILLING OF BITUMINOUS PAVEMENT
407.0101	TACK COAT TO BE PLACED BETWEEN ALL HMA LIFTS
402.098102	9.5 MM F9 SUPERPAVE HMA, 80 SERIES COMPACTION
402.198902	19 MM F9 SUPERPAVE HMA, 80 SERIES COMPACTION
402.378902	37.5 MM F9 SUPERPAVE HMA, 80 SERIES COMPACTION
203.02	UNCLASSIFIED EXCAVATION AND DISPOSAL
403.09513201	COLD JOINTS SEALED
17304.101199	SUBBASE COURSE - TYPE 1011-2
CURBS	
520.6909002	SAW CUTTING CURB
608.01050109	CURB RAMP CONFIGURATION TYPE 1
608.01051009	CURB RAMP CONFIGURATION TYPE 10
609.0401	CAST-IN-PLACE CONCRETE CURB TYPE VF150
SIDEWALKS	
608.01050110	CONCRETE SIDEWALKS - UNREINFORCED (GRADING INCLUDED)
610.1403	EMBEDDED DETECTABLE WARNING
608.010609	CONSTRUCTION CONCRETE SIDEWALK CURB RAMPS
LANDSCAPE	
610.1602	TURF ESTABLISHMENT - LAWNS
610.1403	TOPSOIL - LAWNS
626.0111	FURNISH AND INSTALL NEW MONUMENT

PORT JEFFERSON-RIVERHEAD ROAD (A.K.A. NEW YORK STATE ROUTE 25A, S.H. 8111, SOUND AVENUE)

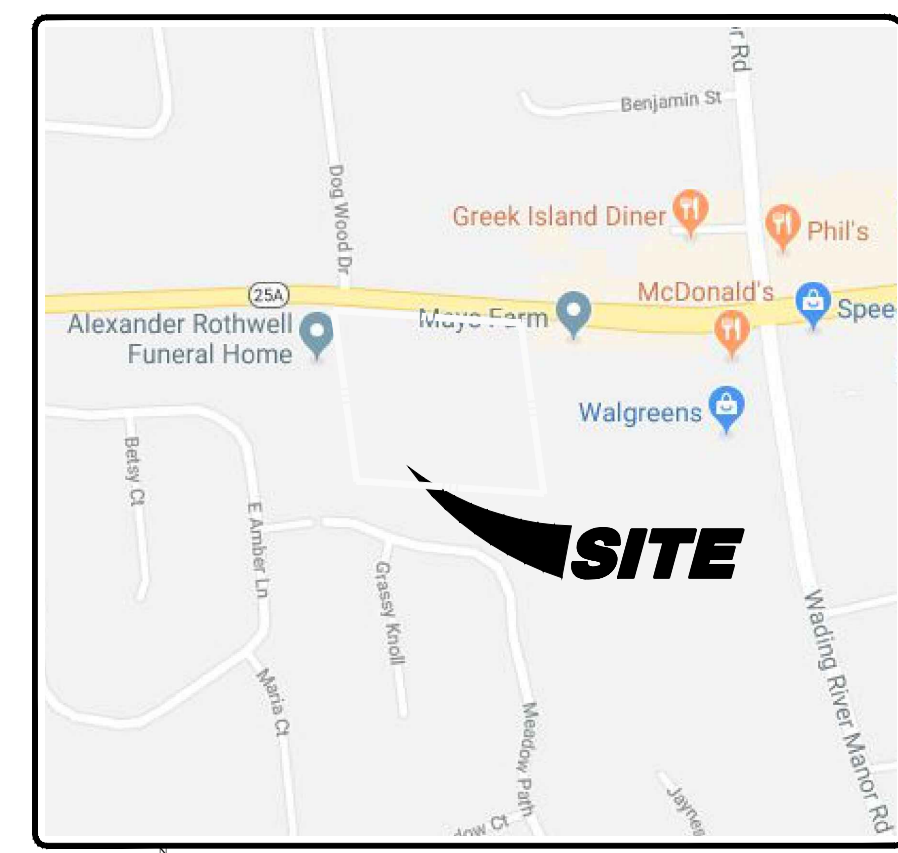


SITE CLEARING SUMMARY		
EXISTING	AREA	% OF SITE
SITE AREA	276,249 SF	-
NATURAL AREA	276,249 SF	100%
CLEARED AREA	0	0%
PROPOSED		
SITE AREA	276,249 SF	-
NATURAL AREA	98,212 SF	35.55 %
CLEARED AREA	178,037 SF	64.45 %

SITE AREA SUMMARY		
COVERAGE TYPE	AREA	% OF SITE
FERTILIZED LANDSCAPING	38066	0.874 13.8
UNFERTILIZED LANDSCAPING	4344	0.100 1.6
AREA TO REMAIN NATURAL	98212	2.255 35.6
BUILDINGS	37855	0.869 13.7
HARDSCAPE	97772	2.245 35.4
TOTAL SITE AREA	276249.0	6.342 100.0

SIGNAGE REQUIREMENTS			
ITEM	CODE	PERMITTED	PROPOSED
MAX. NUMBER OF PRIMARY SIGNS	§ 301-249C	1	1 (FREESTANDING SIGN)
MAX. FREESTANDING SIGN AREA	§ 301-249C (2)	32 SF	32 SF
MIN. FREESTANDING SIGN SETBACK	§ 301-249C (4)	15' (FRONT/REAR) 25' (SIDES)	25' (FRONT) 68.9' (SIDE)
MAX. FREESTANDING SIGN HEIGHT ABOVE GRADE	§ 301-249C (3)	10'	10'

PARKING REQUIREMENTS			
ITEM	CODE	PERMITTED	PROPOSED
MIN. STALL SIZE	§ 301-231E (2)	10' X 20'	10' X 20'
MIN. ACCESSIBLE STALL SIZE	§ 301-231M (1)	8' ACCESSIBLE AISLE	8' ACCESSIBLE AISLE
MIN. AISLE WIDTH	§ 301-231E (1)	24' (90' STALLS) 18' (60' STALLS)	24' (90' STALLS) 18' (60' STALLS)
MIN. NUMBER OF STALLS	§ 301 ATT. 1	171	174
MIN. CURB CUT WIDTH	§ 301-231E (3)	ONE-WAY = 18' TWO-WAY = 24'	ONE-WAY = 43.4' TWO-WAY = 66.4'
MIN. CURB CUT SEPARATION	§ 301-98B (5)	400'	362.8'
MIN. LANDSCAPE COVERAGE WITHIN PARKING FIELD	§ 301-98B (7)	15% (13,114.63 SF)	16.81% (13,866.18 SF)
MIN. TREES WITHIN PARKING FIELD	§ 301-98B (8)	1 TREE / 10 STALLS	19 TREES
REQUIRED FOR BANK = 1 STALL/150 SF = 4,000 SF X 1/150 SF = 27 STALLS REQUIRED FOR RETAIL = 1 STALL/250 SF = 27,000 SF X 1/250 = 108 STALLS REQUIRED FOR RESTAURANT = 1 STALL/5 SEATS = 108 SEATS X 1/5 = 36 STALLS TOTAL STALLS REQUIRED = 171 STALLS TOTAL STALLS PROVIDED = 174 STALLS (INCLUDING 10 ACCESSIBLE STALLS)			
PINE BARRENS COMPATIBLE GROWTH AREA			
ITEM	CODE	PERMITTED	PROPOSED
MAX. CLEARING OF NATURAL VEGETATION	§ 301-197A (8)(a)	65% (179,561.85 SF)	64.45% (178,037 SF)
MAX. FERTILIZER DEPENDENT VEGETATION	§ 301-197A (9)	15%	13.78%



SITE LOCATION MAP

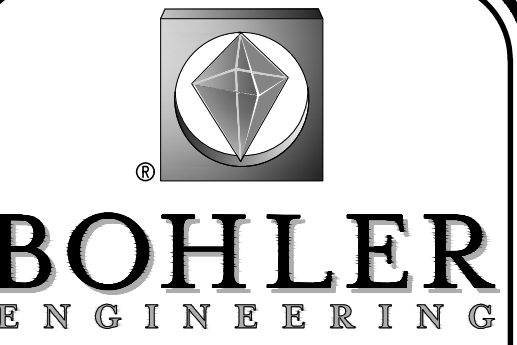
SCALE: 1" = 600'
Copyright Map Data ©2018 Google

SITE PLAN NOTES

- THE GENERAL NOTES SHEET SHALL BE PART OF THIS ENTIRE DOCUMENT PACKAGE AND IS PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES SHEET IS REFERENCED HEREIN AND IS TO BE REFERRED TO BY THE CONTRACTOR. THE CONTRACTOR IS TO FAMILIARIZE HIMSELF AND ACKNOWLEDGE HIS FAMILIARITY WITH ALL THE NOTES ON THE GENERAL NOTES SHEET AS WELL AS ANY AND ALL DRAWING SHEET SPECIFIC NOTES BELOW.
- SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH §301-249, THE SIGNAGE ORDINANCE. SIGNS TO BE FILED UNDER SEPARATE APPLICATIONS.
- LIGHTING FIXTURES SHALL BE "FULL CUTOFF" TYPE AND SHALL BE SHIELDED SO AS NOT TO SHINE ONTO NEIGHBORING PROPERTIES AND CANNOT BE METAL HALIDE.
- LOCATION OF EXISTING AND PROPOSED SERVICES SHOWN ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR WITH THE UTILITY COMPANIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. IF DISCREPANCIES EXIST, NOTIFY THE ENGINEER IMMEDIATELY IN WRITING.
- STORMWATER RUNOFF WITHIN PROPERTY TO BE COLLECTED ON-SITE WITH NO OVERLAND RUNOFF ONTO RIGHT-OF-WAY OR ADJACENT PROPERTIES.
- UNSATURABLE MATERIAL, CONSTRUCTION DEBRIS, EXCESS SOILS, ETC. SHALL BE PROPERLY REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND LAWS.
- THE CONTRACTOR IS RESPONSIBLE TO TAKE EROSION CONTROL MEASURES NECESSARY IN ACCORDANCE WITH NYS GUIDELINES FOR URBAN EROSION & SEDIMENT CONTROL TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT PROPERTIES.
- DIRECTIONAL SIGNAGE TO COMPLY WITH THE LATEST NYS MUTCD STANDARDS.
- ALL SIDEWALKS, CURBS, AND PAVEMENT DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED OR REPLACED, WHETHER SPECIFIED ON THIS PLAN OR NOT.
- ALL TRASH GENERATED BY THE PROPOSED BANK WILL BE STORED INDOORS AND COLLECTED DAILY FOR DISPOSAL DUE TO THE SENSITIVE NATURE OF THE MATERIAL. AN OUTDOOR TRASH ENCLOSURE WILL NOT BE PROVIDED.
- RELOCATION AND/OR REMOVAL OF EXISTING UTILITY POLES, TRAFFIC SIGNS, ETC., SHALL BE COORDINATED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR FIELD-VERIFYING THEIR PRESENCE.
- EXCAVATION SHALL BE PROPERLY BACKFILLED WITH CLEAN MATERIALS. CONTRACTOR SHALL REFER TO GEOTECHNICAL ENGINEER REPORTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPACTION TESTING AND SHALL SUBMIT SUCH REPORTS AND RESULTS TO THE ENGINEER OF RECORD AND OWNER.
- WORK WITHIN THE R.O.W. OF PORT JEFFERSON-RIVERHEAD ROAD SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF NEW YORK STATE DEPARTMENT OF TRANSPORTATION.
- OWNER/ OPERATOR SHALL FILE THE NOI FOR NPDES PERMITS AT APPROPRIATE TIMEFRAMES BASED UPON THE DESIRED START OF CONSTRUCTION. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES (INCLUDING STORMWATER POLLUTION PREVENTION PLAN, PER TOWN OF RIVERHEAD REQUIREMENTS). THE CONTRACTOR SHALL STRICTLY ADHERE TO THE APPROVED SWPPP PLAN DURING CONSTRUCTION OPERATIONS (IF PROVIDED).
- NO RETAIL BUSINESS ESTABLISHMENT SHALL REMAIN OPEN BETWEEN THE HOURS OF 12:00 MIDNIGHT AND 5:00AM

ZONING TABLE

ZONE: BUSINESS CR (RURAL NEIGHBORHOOD BUSINESS)			
USE: RETAIL, RESTAURANTS & BANKS PERMITTED PER §301-96 A AND §301-96C.			
BULK REQUIREMENTS			
ITEM	CODE	PERMITTED	PROPOSED
MIN. LOT AREA	§ 301 ATT. 3	40,000 SF	276,249 SF (6,342 AC) (270,724 SF - 6,215 AC AFTER DOT DEDICATION)
MIN. LOT WIDTH AT FRONT STREET	§ 301 ATT. 3	200'	522.50'
MIN. FRONT YARD	§ 301 ATT. 3	30'	46.2'
MIN. SIDE YARD	§ 301 ATT. 3	25' EACH / 50' COMBINED	30' (MIN.) / 71.7' COMBINED
MIN. REAR YARD	§ 301 ATT. 3	25'	137.20'
MAX. BUILDING HEIGHT	§ 301 ATT. 3	35'	<35'
MAX. FAR	§ 301 ATT. 3	0.20	0.137 (37,855 SF)
MAX. BUILDING COVERAGE	§ 301 ATT. 3	15%	13.70% (37,855 SF)
MAX. IMPERVIOUS SURFACE	§ 301 ATT. 3	75%	49.10% (135,627 SF)
MIN. BUFFER ADJOINING RESIDENTIAL USE	§ 301-236A (2)	10' W/ MIN. 8' HIGH EVERGREEN PLANTINGS	118.9'
MIN. FENCING/ SCREENING	§ 301-236C (2)	6' HIGH CLEW STOCKADE ATTACHED ALONG RESIDENTIAL BUFFERS	COMPLIES
MIN. STREET TREES	§ 301-236B	SPACED AT AVERAGE DIAMETER OF BRANCHING HABIT AT MATURITY	COMPLIES (SEE LANDSCAPE PLAN)
MIN. LANDSCAPE ISLANDS	§ 301-236D	20 SF OF LANDSCAPE ISLAND PER STALL MIN. 8' WIDE W/ 1 TREE PER 100 SF (3,560 SF)	3,936.53 SF
MIN. NUMBER OF BUILDINGS	§ 301-98A (1)	5 BUILDINGS (FOR PARCELS > 3 ACRES)	5 BUILDINGS
MAX. PARKING STALLS IN FRONT YARD	§ 301-98A (2)(a)	35 STALLS (20% OF TOTAL PARKING)	19 STALLS
MIN. FRONT YARD PARKING SETBACK	§ 301-98A (2)(b)	1	1 ROW
CENTRAL SQUARE VISIBILITY	§ 301-98A (4)(a)	VISIBLE FROM FRONT & ADJOINING STREETS	COMPLIES
CENTRAL SQUARE AREA DIMENSION	§ 301-98A (4)(b)	MIN. 50' X 30'	50' X 44'
CENTRAL SQUARE LOCATION	§ 301-98A (4)(c)	OUTSIDE OF REQUIRED YARDS	COMPLIES
CENTRAL SQUARE FEATURES	§ 301-98A (4)(d)	PAVERS, SEATING, SHADE ELEMENTS, ETC.	COMPLIES
STRUCTURES LOCATED WITHIN REQUIRED YARDS	§ 301-98A (5)	PROHIBITED	COMPLIES
BUILDING ORIENTATION	§ 301-98A (6)	ALONG SIDES OF CENTRAL SQUARE W/ ENTRANCES FACING CENTRAL SQUARE	COMPLIES
SECONDARY BUILDING ENTRY	§ 301-98A (7)	PERMITTED IF PRIMARY ENTRANCE FACES CENTRAL SQUARE	COMPLIES
BUILDING ORIENTATION CONT'D.	§ 301-98A (8)	REAR OF BLDG. MAY NOT FACE R.O.W.	COMPLIES
CROSS ACCESS TO ADJ. PARCELS	§ 301-98A (9)	IMPROVED CROSS ACCESS	COMPLIES
PEDESTRIAN WALKWAYS	§ 301-98A (11)	PEDESTRIAN WALKWAYS TO EACH BUILDING AND R.O.W.	COMPLIES
BUILDING & WALKWAY PLACEMENT	§ 301-98A (12)	BREAK BUILDINGS INTO UNITS <200' INTERSPERSED WITH WALKWAYS	COMPLIES
TRASH ENCLOSURE SCREENING	§ 301-98A (17)(a)	WOOD FENCE OR LANDSCAPING	COMPLIES (SEE LANDSCAPE PLAN)
USE OF REQ'D YARDS	§ 301-98A (17)(b)	OPEN SPACE OR LANDSCAPED	COMPLIES (SEE LANDSCAPE PLAN)
RESIDENTIAL BUFFER	§ 301-98A (17)(c)	LANDSCAPE W/ CANOPY TREES & EVERGREENS	COMPLIES (SEE LANDSCAPE PLAN)



BOHLER ENGINEERING
WARREN, NJ - CORPORATE OFFICE
WHITE PLAINS, NY
ALBANY, NY
BOWIE, MD
TOWSON, MD
CHALFONT, PA
CENTER VALLEY, PA
SOUTHBOROUGH, MA
STERLING, VA
WARRENTON, OR
FT. LAUDERDALE, FL

THE EDUCATION LAW OF THE STATE OF NEW YORK PROHIBITS ANY PERSON ALTERING ANYTHING ON THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER WHERE SUCH ALTERATIONS ARE MADE. THE PROFESSIONAL ENGINEER MUST SIGN, SEAL, DATE AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS (NYS EDUCATION LAW SECTION 2209.2)

REVISIONS		
No.	Date	Description
1	12/30/20	REVISED AS PER SCHEMATIC COMMENTS
2	1/18/21	REV. PER TOWN PLANNING DEPARTMENT COMMENTS
3	9/20/21	REV. PER DISTURBED AREA
4	3/16/21	REV. LAYOUT & NYSOT COMMENTS
5	1/19/21	REV. PER NYSOT COMMENTS
6	12/21/20	TOWN OF RIVERHEAD SUBMISSION
7	2/13/23	REV. SITE COVERAGE AREAS
8	4/18/23	REV. SITE COVERAGE AREAS

APPROVALS		
DATE	09/18/08	DRAWN BY: MD
SCALE	AS SHOWN	CHECKED BY: JPC
CAD ID No.	NB029-SS-BA	PROJECT No: NB0829
NOT FOR CONSTRUCTION		
NYSOT CASE #:	N/A	
HEALTH DEP. REF. #:	N/A	
CLIENT/ PROJECT:	VENEZIA SQUARE, LLC c/o THE NORTHWIND GROUP	
PORT JEFFERSON-RIVERHEAD ROAD (NYS ROUTE 25A) WADING RIVER TOWN OF RIVERHEAD SUFFOLK COUNTY, NY 11792 TAX MAP # : 600-73-1-1.4, 1.16-1.19		
TITLE:		
SITE PLAN		
SHEET NO. C-3 OF 15		



BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS

2929 EXPRESSWAY DRIVE NORTH
HAUPPAUGE, NY 11749

Phone: 631.738.1200
Fax: 631.285.6464

WWW.BOHLERENGINEERING.COM

JOSEPH A. DEAL

PROFESSIONAL ENGINEER
NEW YORK LICENSE NO. 087122

DATE: 09/18/08 DRAWN BY: MD
SCALE: AS SHOWN CHECKED BY: JPC
CAD ID No.: NB029-SS-BA PROJECT No: NB0829

NOT FOR CONSTRUCTION

NYSOT CASE #: N/A
HEALTH DEP. REF. #: N/A

CLIENT/ PROJECT: VENEZIA SQUARE, LLC c/o

THE NORTHWIND GROUP

PORT JEFFERSON-RIVERHEAD ROAD (NYS ROUTE 25A)

WADING RIVER TOWN OF RIVERHEAD SUFFOLK COUNTY, NY 11792

TAX MAP # : 600-73-1-1.4, 1.16-1.19

TITLE:

SITE PLAN

SHEET NO. C-3 OF 15

REVISIONS

DATE: 09/18/08 DRAWN BY: MD
SCALE: AS SHOWN CHECKED BY: JPC
CAD ID No.: NB029-SS-BA PROJECT No: NB0829

ATTACHMENT C

Proof of Ownership

IF THE WORD "ARREARS" IS PRINTED HERE,
SEE NOTICE OF ARREARS ON THE REVERSE SIDE.

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

BILL NUMBER 7345

ESTIMATED STATE-AID

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

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 electronic
check. Checks will be accepted subject to collection for which
this office assumes no responsibility. No cash by mail accepted.

SUFFOLK COUNTY TAX MAP NUMBER
SWIS DISTRICT SECTION BLOCK LOT SITE
473000 0600 073.000 0001 001.004 0000

PROPERTY CODE ACREAGE TAX CODE ROLL SECTION
330 0.59 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
5435 ROUTE 25A		11,100	11,100	109,467

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	11,100	158.101	1,754.92	1,754.92

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 % \$ 1,754.92

COUNTY GENERAL FUND	49,036,632	0.0	11,100	1.254		13.92
C COMM COLLEGE TAX	5,250,467	0.0	11,100	0.139		1.54

TOTAL TAX TO BE LEVIED FOR COUNTY: 00.57 % \$ 15.46

RIVERHEAD TOWN TAX	42,178,128	4.2	11,100	50.194		557.15
HIGHWAY 1,2,3 & 4	6,863,972	8.0	11,100	8.171		90.70

TOTAL TAX TO BE LEVIED FOR TOWN: 24.03 % \$ 647.85

YS REAL PROP TX LAW	4,017,286	22.5	11,100	4.808		53.37
Y STATE MTA TAX	2,852,203	0.0	11,100	0.048		0.53
UT OF COUNTY TUITION	15,102,281	4.1	11,100	0.281		3.12
ADING RIVER FIRE	3,618,000	11.8	11,100	11.702		129.89
ORTH SHORE PUB LBRY	3,511,453	0.0	11,100	5.567		61.79
IGHT DISTRICT	1,146,937	-2.6	11,100	1.241		13.78
ATER EXT 44S	1,426,750	1.2	11,100	1.421		15.77

OTHER TOTAL TAX TO BE LEVIED: 10.32 % \$ 278.25

FIRST HALF DUE JANUARY 10, 2023 W/O PENALTY: \$	13,421.74 ✓ \$1,348.24	SECOND HALF DUE MAY 31, 2023 W/O PENALTY: \$	13,421.74 ✓ \$1,348.24	TOTAL TAXES TO BE LEVIED	\$2,696.48
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#109 1/2/23

INCREASE +460
4.4, 2022 26,383.24

26,843.45

TOWN HALL WILL BE CLOSED ON DEC 26 JAN 2 & MAY 30

IF THE WORD "ARREARS" IS PRINTED HERE,
SEE NOTICE OF ARREARS ON THE REVERSE SIDE.

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.

TAXABLE STATUS DATE MARCH 1, 2022
TAXES BECOME A LIEN DECEMBER 1, 2022

ESTIMATED STATE-AID
TOWN 318,304,995
SCHOOL 40,602,769

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.
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SWIS	DISTRICT	SUFFOLK COUNTY TAX MAP NUMBER	SECTION	BLOCK	LOT	SITE
473000	0600	073.000	0001	001.016	0000	

PROPERTY CODE	ACREAGE	TAX CODE	ROLL SECTION
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

5387 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

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

RIVERHEAD 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
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
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TOWN HALL WILL BE CLOSED ON DEC 26 JAN 2 & MAY 30

IF THE WORD "ARREARS" IS PRINTED HERE,
SEE NOTICE OF ARREARS ON THE REVERSE SIDE.

STATEMENT OF REAL PROPERTY TAXES

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

BILL NUMBER 7351

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

TAXABLE STATUS DATE MARCH 1, 2022
TAXES BECOME A LIEN DECEMBER 1, 2022

ESTIMATED STATE-AID

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

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.
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SWIS	DISTRICT	SUFFOLK COUNTY TAX MAP NUMBER	SECTION	BLOCK	LOT	SITE
473000	0600	073.000	0001	001.017	0000	

PROPERTY CODE	ACREAGE	TAX CODE	ROLL SECTION
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 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

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 COUNTY TUITION	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
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TOWN HALL WILL BE CLOSED ON DEC 26 JAN 2 & MAY 30

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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

BILL NUMBER 7352

ESTIMATED STATE-AID

TOWN 318,304,995

SCHOOL 40,602,769

IF PROPERTY HAS BEEN SOLD OR TRANSFERRED
AFTER MARCH 1, 2022, PLEASE FORWARD BILL
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MAKE FUNDS PAYABLE TO:

LAURIE A. ZANESKI

RECEIVER OF TAXES

TOWN OF RIVERHEAD

200 HOWELL AVENUE

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SUFFOLK COUNTY TAX MAP NUMBER					
SWIS	DISTRICT	SECTION	BLOCK	LOT	SITE
473000	0600	073.000	0001	001.018	0000

PROPERTY CODE	ACREAGE	TAX CODE	ROLL SECTION
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

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
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\$

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:

100.57 %

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24.03 %

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10.32 %

\$ 616.68

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TOWN HALL WILL BE CLOSED ON DEC 26 JAN 2 & MAY 30

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STATEMENT OF REAL PROPERTY TAXES

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

BILL NUMBER 7353

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

TAXABLE STATUS DATE MARCH 1, 2022
TAXES BECOME A LIEN DECEMBER 1, 2022

ESTIMATED STATE-AID

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

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

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this office assumes no responsibility. No cash by mail accepted.

SWIS		DISTRICT		SUFFOLK COUNTY TAX MAP NUMBER		
				SECTION	BLOCK	LOT
473000		0600		073.000	0001	001.019 0000
PROPERTY CODE		ACREAGE		TAX CODE		ROLL SECTION
330		1.74		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

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 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 %

\$ 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	42,178,128	4.2	25,600	50.194		1,284.97
HIGHWAY 1,2,3 & 4	6,863,972	8.0	25,600	8.171		209.18

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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TOWN HALL WILL BE CLOSED ON DEC 26 JAN 2 & MAY 20

**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:

Fiscal Year: Calendar year

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

Sole Incorporator

The undersigned accept their nomination as directors.

JOSEPH VENTO

Type Director's Name

ANN VENTO

JOSEPH VENTO, JR.

Signature

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.

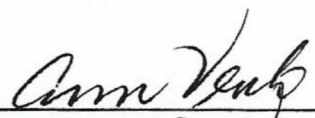
On motion duly made, seconded and unanimously carried, it was

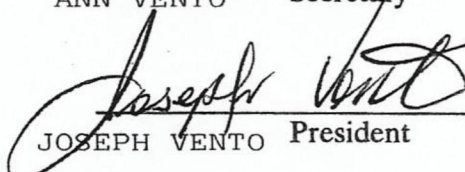
RESOLVED, that the By-Laws adopted at the Incorporator's Organization Meeting and made a part of the minutes of said meeting, be and they hereby are adopted as the By-Laws of this Corporation, and it was further

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 E1

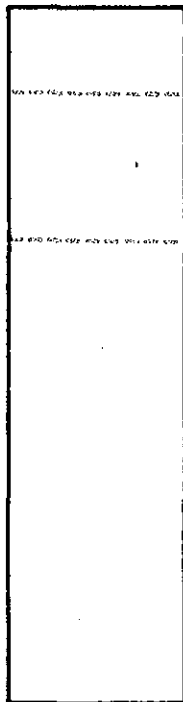
Surveyor:

Location: Wading River

Tax Map Number: 500-73-1-1.4, 1.16, 1.17, 1.18, 1.19

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 (E1-S4).... ~~23.00~~

**McDONALD
GEOSCIENCE**

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

TEST HOLE DATA SHEET

Name: Northwind Group B2

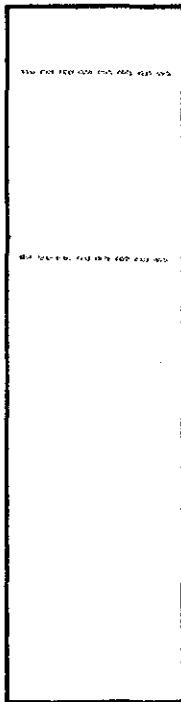
Surveyor:

Location:

Tax Map Number:

Project Description:

Date: 10/2/08



2' Brown silty loam OL

8' Pale brown fine to coarse sand SW
with 5-10% gravel,

23' Pale brown fine to medium sand SP

Comments: No water encountered

**McDONALD
GEOSCIENCE**

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

TEST HOLE DATA SHEET

Name: Northwing Group B3

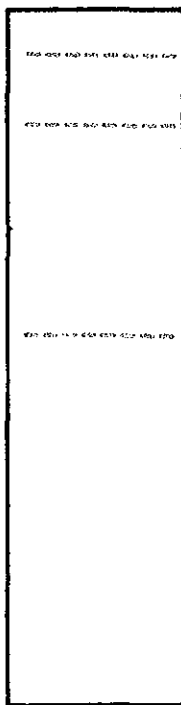
Surveyor:

Location:

Tax Map Number:

Project Description:

Date: 10/2/08



1' Brown loam OL
3' Brown silty sand SM
10' Pale brown fine to coarse sand SW
23' Pale brown fine to medium sand SP

Comments: No water encountered

**McDONALD
GEOSCIENCE**

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

TEST HOLE DATA SHEET

Name: Northwing Group 24

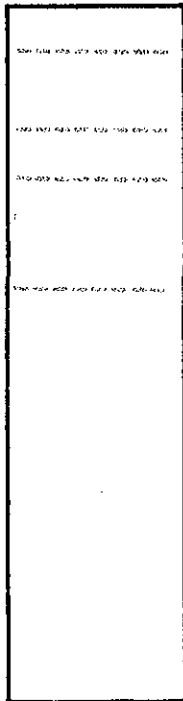
Surveyor:

Location:

Tax Map Number:

Project Description:

Date: 10/2/03



1' Dark brown loam OL

Brown silt ML

3' Brown silty sand SM

4' Brown fine to coarse sand SW

7' Pale brown fine to medium sand SP

23'

Comments: No water encountered

