

645 Grumman Blvd LLC  
c/o Signature Partners LLC



200 Madison Avenue  
Suite 1910  
New York, NY 10016

March 31, 2026

Julie Hargrave  
Pine Barrens Manager  
Central Pine Barrens Joint Planning & Policy Commission (the “Commission”)  
624 Old Riverhead Road  
Westhampton Beach, NY 11978

**RE:** 645 Grumman Boulevard, Calverton, Town of Riverhead (the “Property”)  
SCTM Number 600-141-2-2.1  
Central Pine Barrens Core Area

Dear Ms. Hargrave,

As follow-up to the Commission’s March 18, 2026 public hearing regarding the above-referenced matter, 645 Grumman Blvd LLC (the “Applicant”) is pleased to provide you with the following additional information:

- Amended proposed site plan reflecting a 94 space reduction in existing parking such that there would be 196 parking spaces and 15 land-banked parking spaces. This reduction will allow for 34,843 sf to be converted from covered asphalt area to new planted permeable ground (“Naturalization Area”) resulting in a total area of 57,657 sf of native plantings.
- The Applicant will agree to restrict the Naturalization Area as open planted ground through a conservation easement or other documentation. Our land use counsel, Charles Cuddy, will reach out to the Commission’s counsel to discuss this further.
- The Applicant has retained Land Use Ecological Services, Inc. to evaluate the items raised in the Department of Environmental Conservation’s (“NYSDEC”) letters to you dated March 12, 2026. Members of our team have already had preliminary conversations with staff at NYSDEC and will continue to do so as relates to the items NYSDEC raised and to other questions that may arise.



We thank you again for all of your guidance and assistance and look forward to appearing at the April 15, 2026 meeting of the Commission to answer any further questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew M. Weiss, Jr.", written in a cursive style.

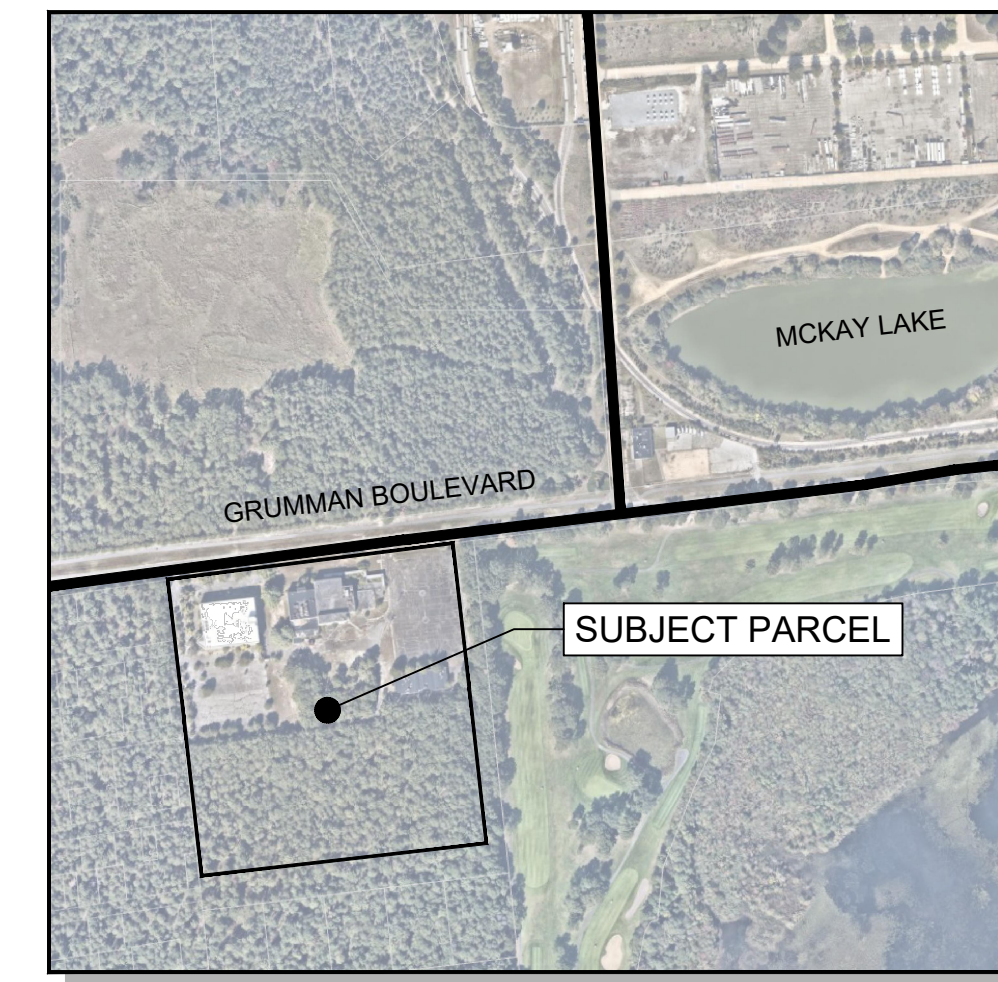
Andrew M. Weiss, Jr.  
Co-Managing Member, 645 Grumman Blvd LLC  
Chief Executive Officer, Signature Partners LLC  
weiss@signaturepartners.com

cc: Charles R. Cuddy, Esq., Counsel to Applicant

**ZONING DATA**  
NATURAL RESOURCE PROTECTION (NRP)

ITEM	REQUIRED	EXISTING	PROPOSED
<b>DIMENSIONAL REQUIREMENTS</b>			
MIN. LOT AREA	40,000 SF	835,331 SF (19,1761 AC)	835,331 SF (19,1761 AC)
MIN. LOT WIDTH	150 FT	844.92 FT	844.92 FT
MAX LOT COVERAGE	25% OF 835,331 SF OR 208,834 SF	7.1% OR 60,051 SF	7.1% OR 60,051 SF
MAX FAR	5% OF 835,331 SF OR 41,767 SF	15% OR 126,169 SF	15% OR 126,169 SF
MAX IMPERVIOUS	7% OF 835,331 SF OR 59,473 SF	32% OR 269,013 SF	10.2% OR 151,705 SF
MAX BUILDING HEIGHT	35 FT OR 2-1/2 STORIES	50 FT	50 FT
<b>SETBACKS</b>			
FRONT YARD	100 FT	30.1 FT	30.1 FT
SIDE YARDS	50 FT	00 FT	00 FT
SIDE YARDS (COMBINED)	100 FT	331.3 FT	331.3 FT
REAR YARD	100 FT	717.3 FT	717.3 FT

PARKING REQUIREMENTS		
EXISTING/PROPOSED USES	INDOOR AGRICULTURE GROW FACILITY (AGRICULTURE BUILDING)	
PARKING COUNT	126,169 SF / 300 SF = 419.6 = 420 SPACES REQ. (PER DEFAULT VALUE FROM PARKING SCHEDULE) EXISTING PARKING: 305 SPACES PROPOSED PARKING SPACES: 196 SPACES PROPOSED LANDBANK SPACES: 15 SPACES TOTAL PROPOSED: 211 SPACES NET CHANGE: 44 SPACE REDUCTION	
HANDICAP ACCESSIBLE SPACES	PER NYSBC TABLE 1106.1: 4 SPACES	11 SPACES

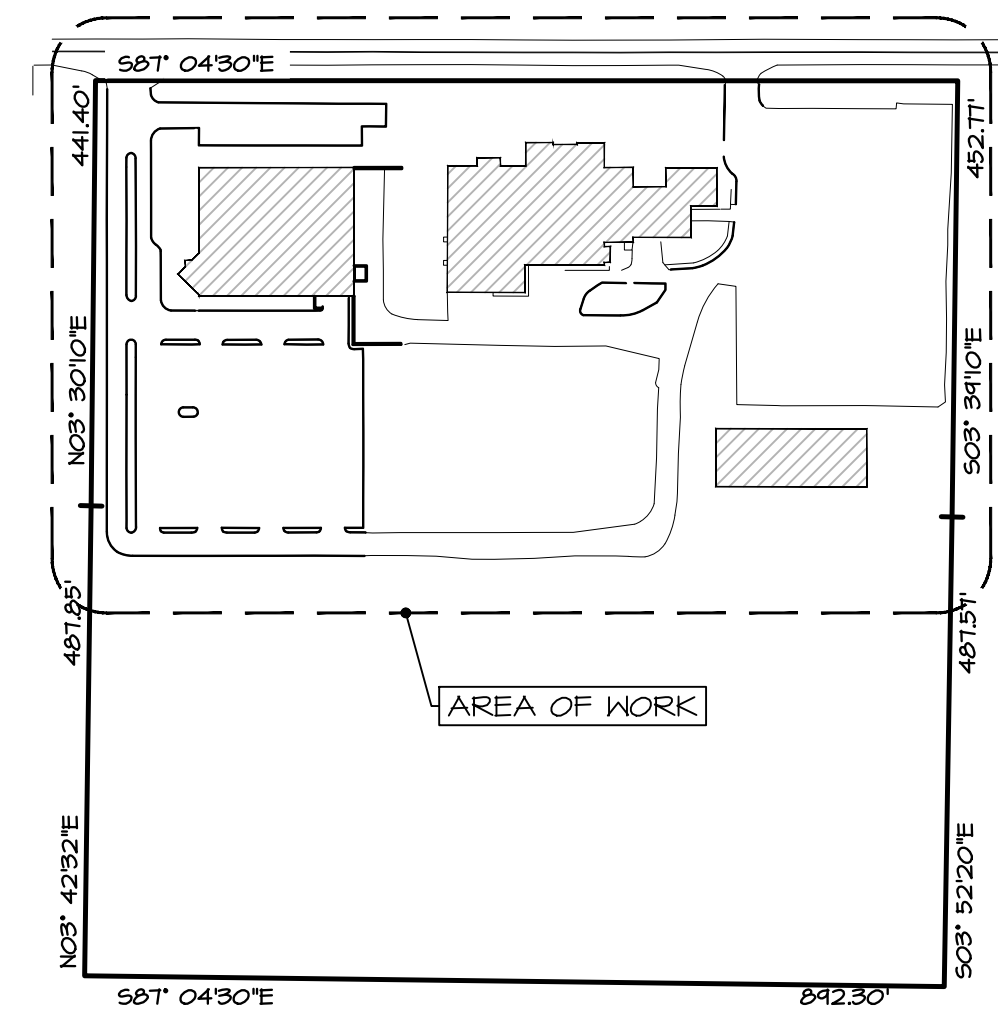
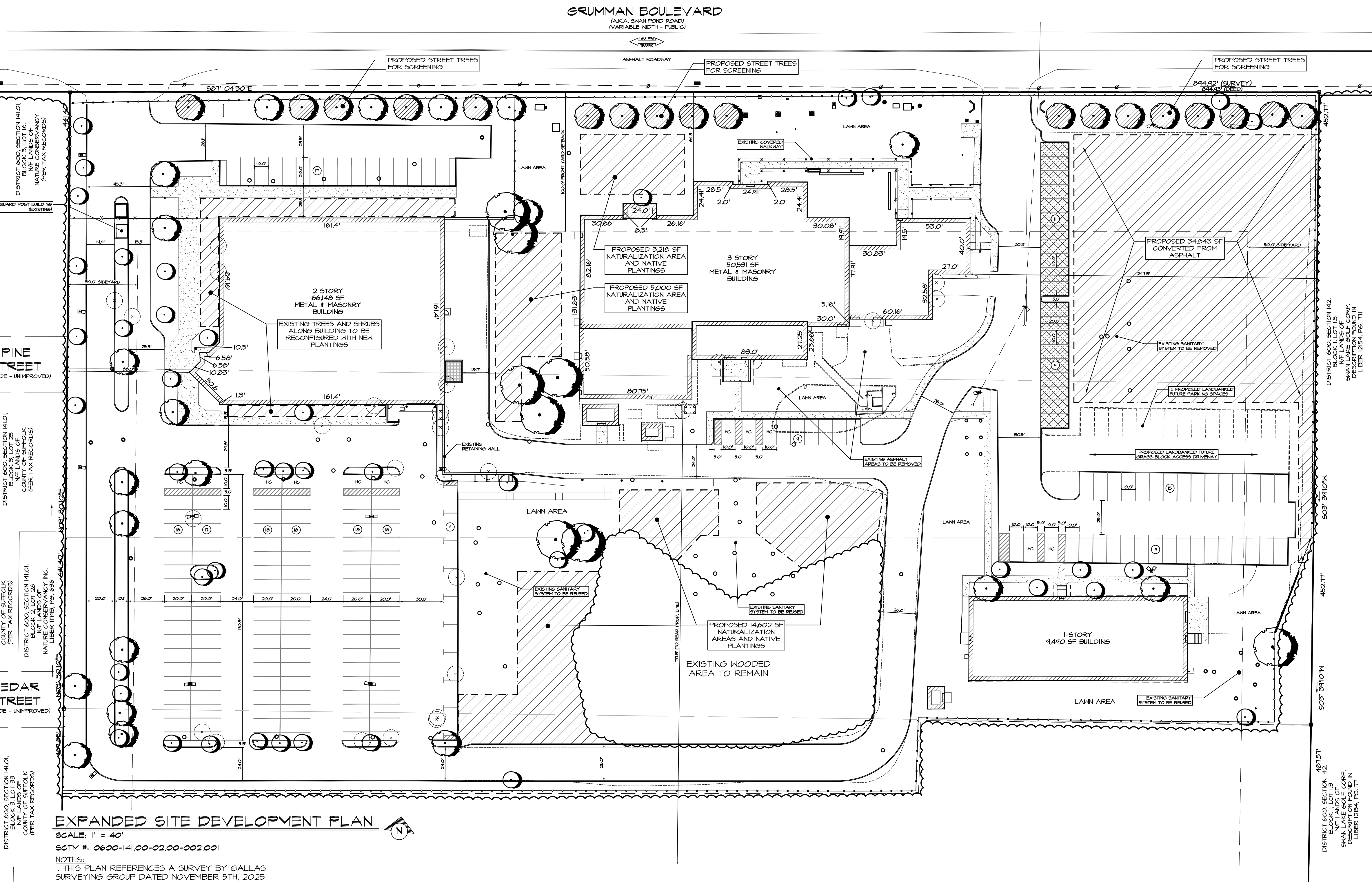


**LOCATION MAP**  
SCALE: 1" = 600'

DATE: 12-16-2025  
ISSUED: SCHEMATIC SITE PLAN  
03-31-2025  
REVISED AND RESUBMITTED FOR PBC REVIEW



**SENDELEWSKI ARCHITECTS, P.C.**  
ARCHITECTS - PLANNERS  
215 ROANOKE AVENUE  
RIVERHEAD, NY 11901  
(631) 727-5352



**PROPERTY KEY PLAN**  
SCALE: 1" = 200'

**LEGEND**

- EXISTING TREE (40" CALIPER OR MORE)
- EXISTING TREE (20" TO 39" CALIPER)
- EXISTING TREE (5" TO 19" CALIPER)
- PROPOSED STREET TREE
- EXISTING TREE/SHRUB TO BE REMOVED
- EXISTING CURB / ASPHALT TO BE REMOVED
- PROPOSED NATURAL RECLAMATION/PLANTING AREAS
- PROPOSED SIDEWALK
- PARKING SPACE
- GRASS BLOCK (PERMEABLE) PARKING SPACE

**PROPOSED ADAPTIVE REUSE**  
**645 GRUMMAN BOULEVARD**  
**CALVERTON, NY 11949**

**SITE DEVELOPMENT PLAN**

PROJECT No. **2511**

CHECKED BY: **AR**

DRAWING:

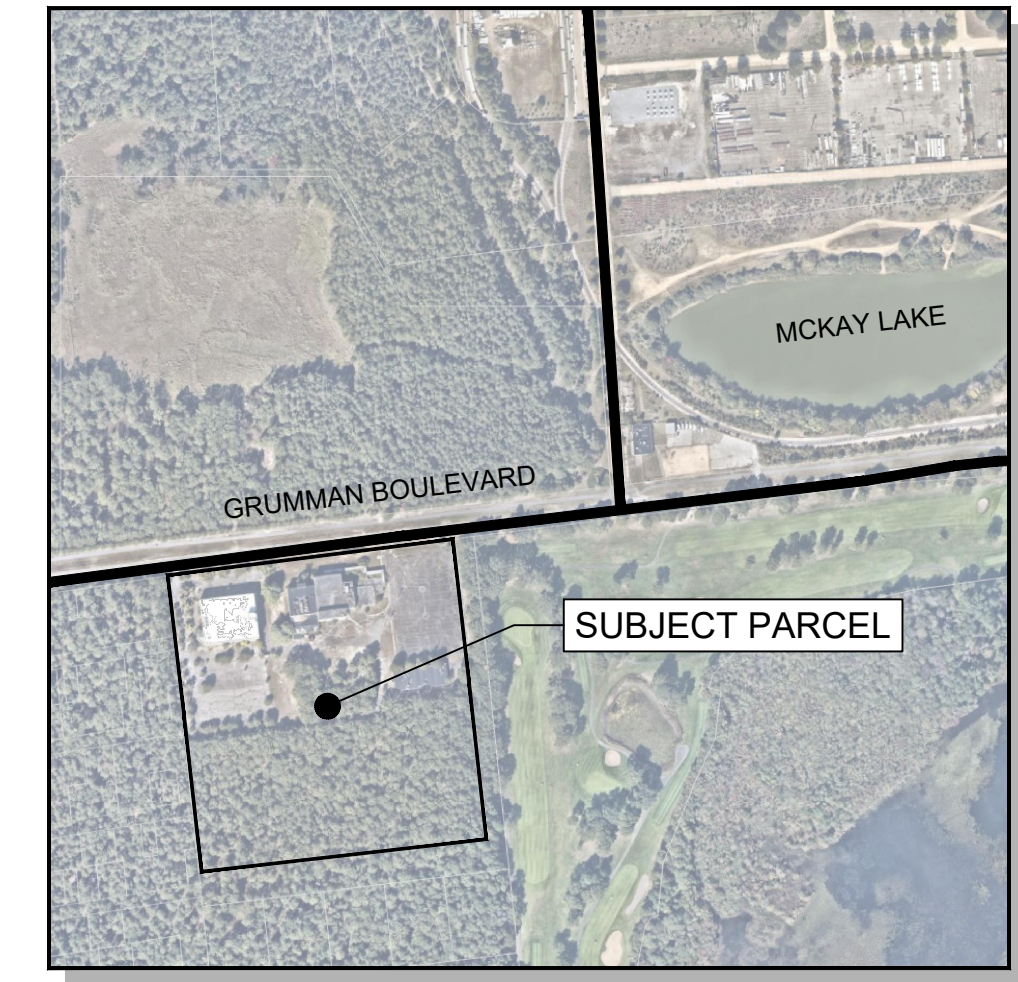
**SP-100**

**EXPANDED SITE DEVELOPMENT PLAN**  
SCALE: 1" = 40'  
SCTM #: 0600-141.00-02.00-002.001  
NOTES:  
1. THIS PLAN REFERENCES A SURVEY BY GALLAS SURVEYING GROUP DATED NOVEMBER 5TH, 2025

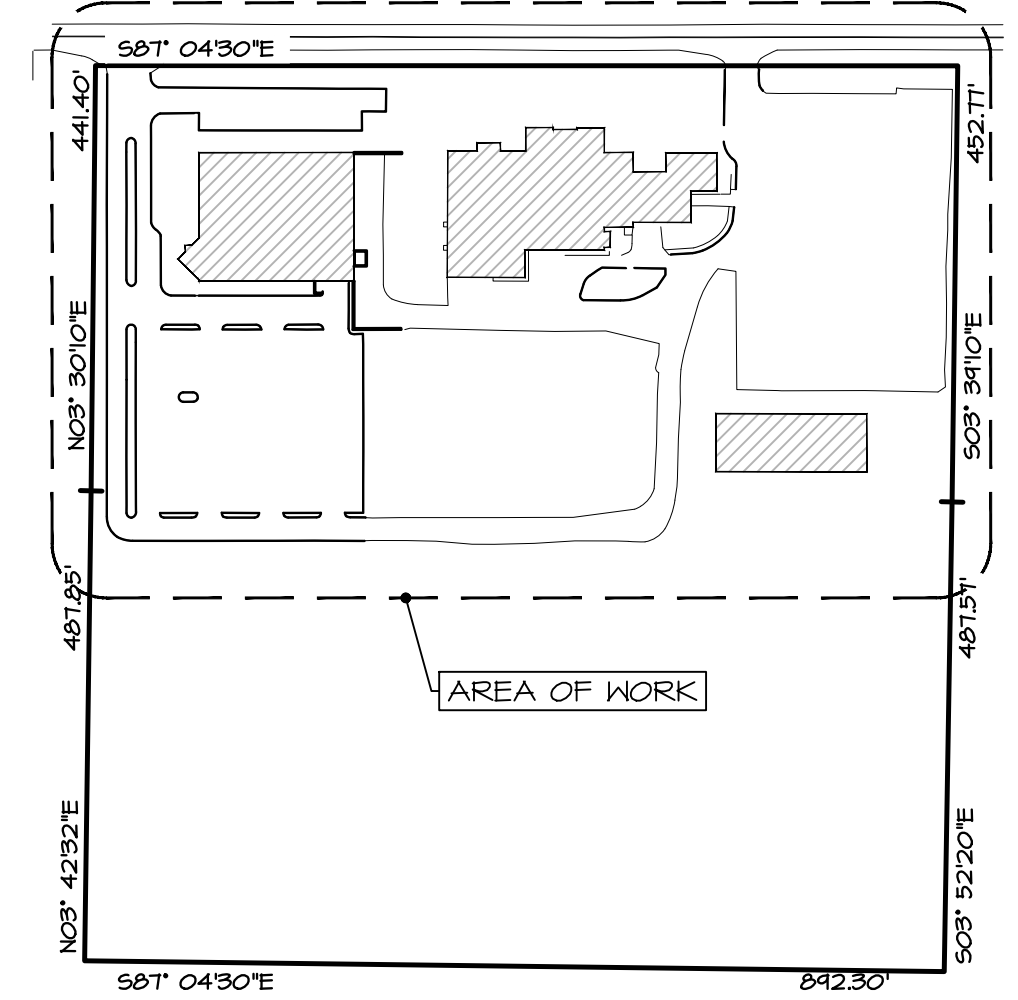
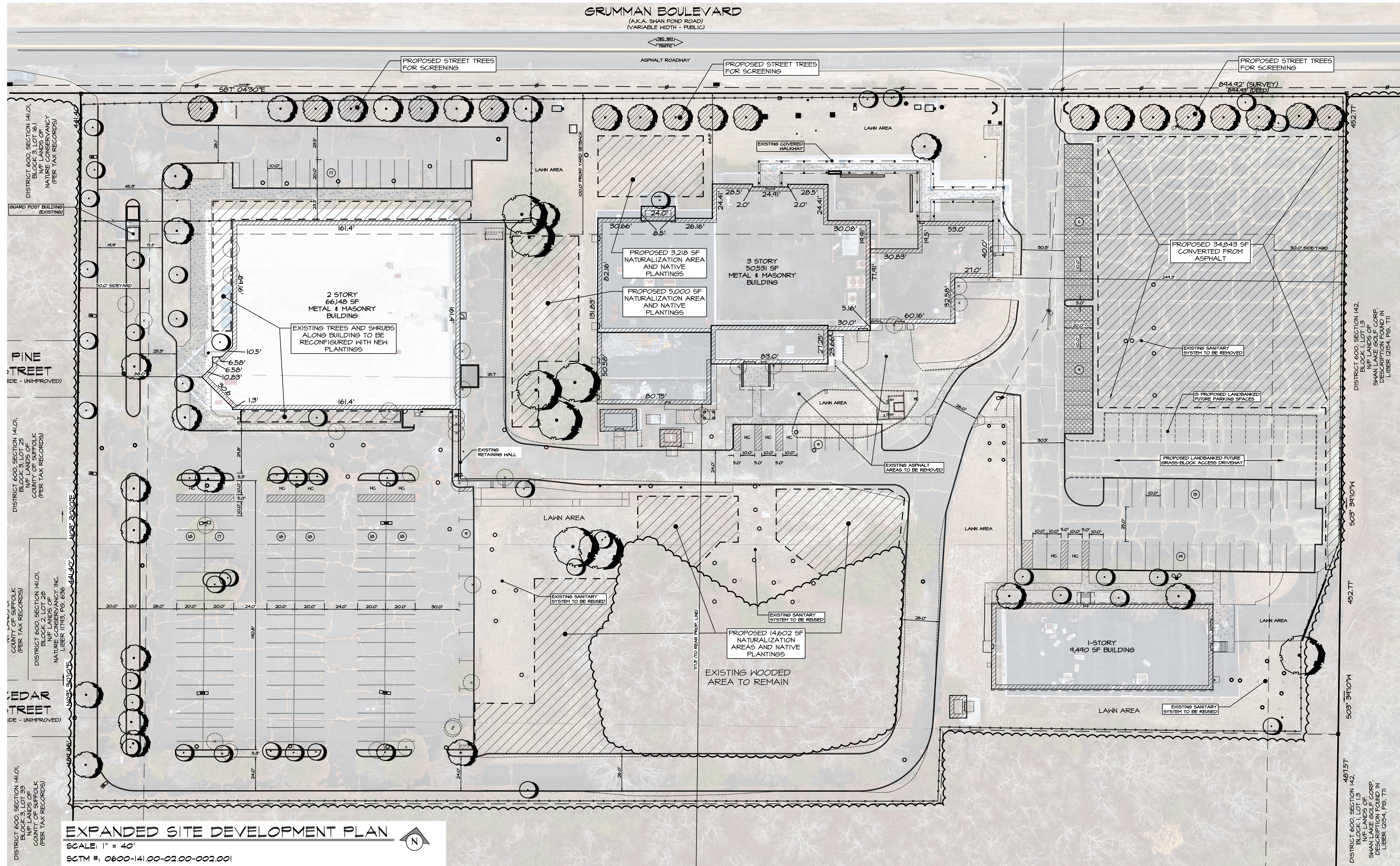
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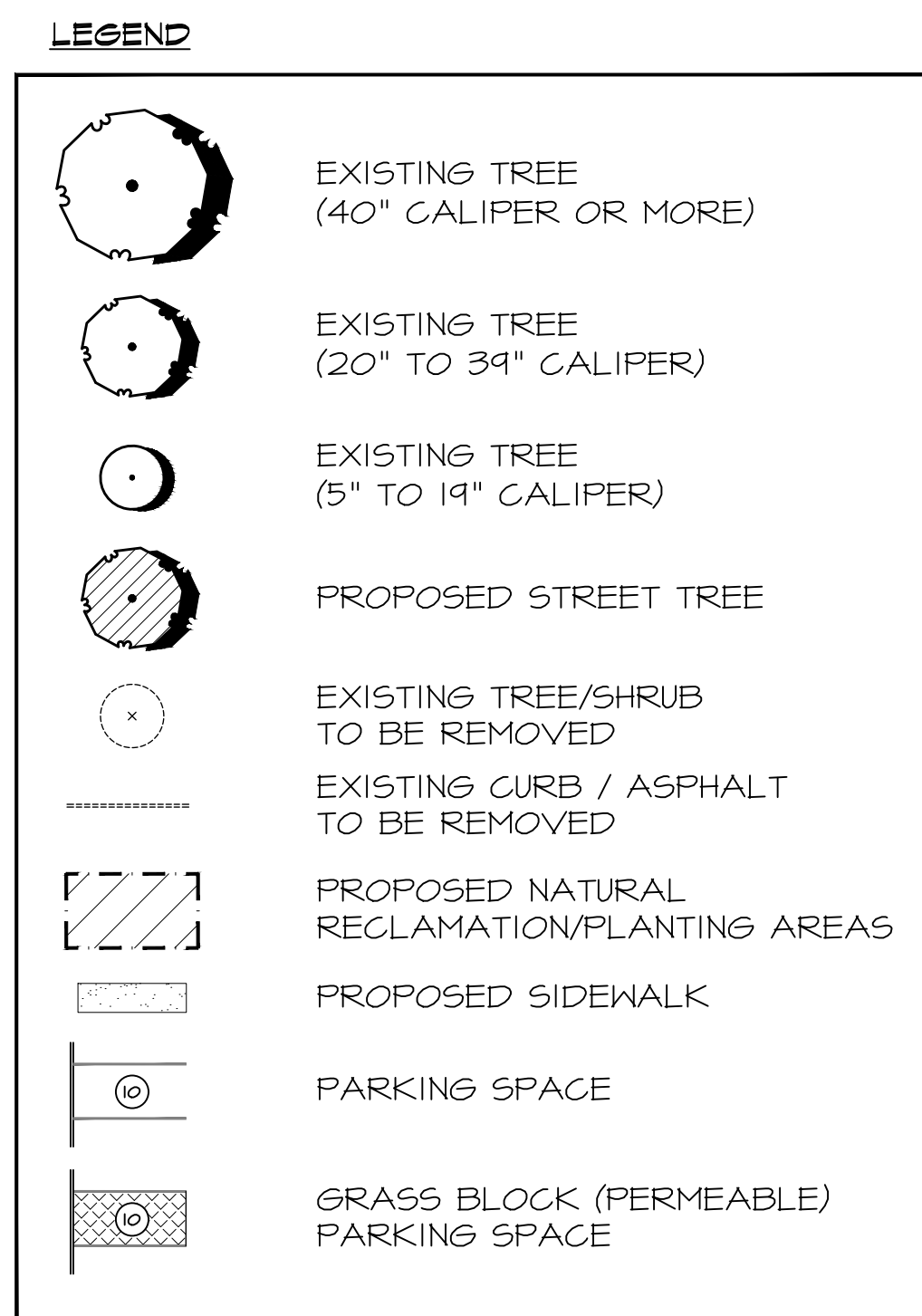
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