

TOWN OF RIVERHEAD

NOTICE OF SPECIAL TOWN BOARD MEETING FOR THE PURPOSE OF HOLDING A PUBLIC HEARING: JUNE 10, 2026 at 6:00 p.m.

PLEASE TAKE NOTICE that the Riverhead Town Board will meet to preside over a Public Hearing to be held at Riverhead Town Hall, 4 West Second St, Riverhead, New York, on Wednesday, June 10, 2026, at 6:00 p.m., for the purpose of considering the following:

The special permit and site plan applications entitled Peconic River Hotel, filed in connection with the Master Developer Agreement for the Town Square, which propose the construction of a five (5)-story 69,738 sq. ft. gross floor area 94-room hotel, which includes retail spaces, a restaurant, café, hotel common spaces and amenities, as well as nine (9) parking stalls on the lowest level, within an 18,480 sq. ft. project area which is located within the Downtown Center 1: Mainstreet (DC-1) Zoning Use District, situate at 117-217 E. Main Street, Riverhead, more particularly identified as p/o SCTM Nos. 600-129-1-13; 14 & 15 and p/o SCTM No. 600-128-6-86.1.

The public hearing is intended to provide opportunity for review of the plans submitted and receive information, comments and other evidence for the Town Board members to consider in deliberating upon the applications submitted.

Pursuant to Riverhead Town Code § 301-312, with respect to a Special Permit, the Town Board may consider, material factors and matters including but not limited to suitability of the site and proposed use, sufficiency of lot size for the use, characteristics of the proposed use together with surrounding uses, adequacy of accessibility, provision for emergencies, parking, design features to protect adjacent land uses, provision for stormwater, sanitary and waste collection or disposal, adequacy of existing municipal services, impact of construction activities, intensity of use within the zoning use district. Note that no single factor is to be considered dispositive and the foregoing factors are not exhaustive for the Town Board's consideration.

Pursuant to Riverhead Town Code § 301-305, with respect to a Site Plan application which includes legal data, natural features of the site for development, existing structures and utilities, and details relative to the proposed development, the applicant shall present the site plan to the Town Board and the Town Board shall review the site plan application, the Planning Department written report and comments from any other agencies and receive comments from the public. The Town Board shall receive written comments for 10 days following the close of the public hearing. Upon review of the application, recommendations from Planning staff and other agencies and departments and comments from the public, the Town Board may accept, deny or accept with modifications the plan presented.

PLEASE TAKE FURTHER NOTICE, that attendance by videoconferencing by a member of the Town Board may be used due to extraordinary circumstances pursuant to Town Code Section 101-26.

PLEASE TAKE FURTHER NOTICE, that in addition to in person attendance, the public can view the June 10, 2026 meeting of the Town Board via the following methods:

1. Live stream; namely, by viewing it on your television on Channel 22;

2. Logging on the Town of Riverhead website, www.townofriverheadny.gov and clicking on the link "Channel 22" on Quick Links on the home page or by connecting to the URL, which is as follows: townofriverheadny.viebit.com/player_live.php

3. Zoom Meeting, log in as follows:

<https://us02web.zoom.us/j/88485322839?pwd=Nsykj95bN6XB52QnnFZbb2z5mDJ9RQ.1>

Webinar ID: 884 8532 2839 Password: 520451 Dial by your location: (929) 205-6099

PLEASE TAKE FURTHER NOTICE, that upon entering the Zoom meeting, you will be placed in a virtual audience. From there, you may either passively watch the public hearing live, or communicate to the moderator/host your request to make a comment during the public comment section for **PUBLIC HEARINGS, RESOLUTIONS and/or OPEN COMMENTS**. To alert the moderator/host of your desire to be heard, use the "CHAT" or "RAISE HAND" feature, then use the "CHAT" feature to inform the moderator/host of the following:

1) Name; 2) Hamlet; 3) Public Hearing, Resolution and/or Open Comment Topic.

If you are calling in, please dial *9 to "raise your hand", so we can acknowledge your request to speak.

When it is your turn to speak, your status will be temporarily changed so you can be unmuted and visible for the three-minute comment period. After three minutes, you will be placed back in the audience.

All comments/questions will be limited to three minutes. Please be patient; your admittance will be based on the volume of participants. Any problems or issues getting to the Town Board meeting via telephone or computer should be directed to (631) 727-3200 x655.

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May 11, 2026

Mrs. Dawn Thomas, Esq. Administrator
Department of Economic Development, Planning & Building
Town Hall-4 West Second Street
Riverhead, NY 11901

RE: SEQRA Review of Consistency for Peconic River Hotel & Riverhead Downtown
Revitalization Projects Findings

Dear Mrs. Thomas,

The purpose of this letter report is to offer a review of the proposed Peconic River Hotel and its consistency with the Town of Riverhead's prior SEQRA determinations on projects within the Riverhead Downtown Revitalization study area. The hotel applicant, J. Petrocelli Riverhead Town Square, LLC has submitted a Site Plan, last dated April 30, 2026, prepared by VHB, Engineering, Surveying, Landscape Architecture & Geology, PC and MEP, Emtec Consulting Engineers inclusive of the following plan sheets, each dated April 30, 2026:

- C 1.00 Legend & General Notes
- C 2.00 Layout & Materials Plan
- C 3.00 Grading & Drainage Plan
- C 301 Boring Logs
- C 4.00 Utility Plan
- C 5.00 Erosion & Sediment Control Plan
- C 6.00 Site Details 1
- C 601 Site Details 2
- Additionally, the applicant submitted architectural plans prepared by Andrew V. Giambertone & Associates, Architects, PC with design sheets each dated April 30, 2026, described as:
 - A2.1 Lower-Level Floor Plan
 - A2.2 First Floor Plan
 - A2.3 Second Floor Plan
 - A2.4 Third Floor Plan
 - A2.5 Fourth Floor Plan
 - A2.6 Fifth Floor Plan