

Adopted

October 6, 1998

TOWN OF RIVERHEAD

Resolution # 849

APPROVES AMENDMENT TO COMPREHENSIVE MASTER PLAN

COUNCILMAN KWASNA

_____ offered the following resolution which

COUNCILMAN KENT

was seconded by _____

WHEREAS, by resolution #6 of 1995, the Riverhead Town Board and Riverhead Community Development Agency did authorize the preparation of a comprehensive plan for the redevelopment and reuse of the Calverton Naval Weapons Industrial Reserve Plant in order to allow for the successful economic redevelopment of the property, and

WHEREAS, such Comprehensive Master Plan was submitted to the Town Board in March of 1996 entitled A Comprehensive Reuse Strategy for the Naval Weapons Industrial Reserve Plant at Calverton (Hamilton, Rabinowitz and Alschuler, Inc. 1996)

WHEREAS, the level of redevelopment and the anticipated land use was considered to be a significant departure from those land uses contemplated in the Town of Riverhead Comprehensive Master Plan (McRosky-Reuter, 1973) requiring a formal amendment to the Master Plan pursuant to Section 272-a of the Town Law, and

WHEREAS, by resolution #422 of 1997 the Town Board did adopt a resolution determining such amendment to be a Type I Action pursuant to NYCRR Part 617.4 requiring the preparation of an Environmental Impact Statement as contemplated by NYCRR Part 617.10(a)(4) and Part 617.15(a), and

WHEREAS by resolution #422 of 1997, the Town Board did accept a Draft Generic Environmental Impact Statement assessing the environmental impacts to the natural and social environment expected to result from adoption of such amendment, and

WHEREAS, by resolution #614 of 1998, the Town Board did accept a Final Environmental Impact Statement in this regard, and

WHEREAS, a public hearing pursuant to Section 272-a of the Town Law was held on the 27th day of July, 1998 in order to allow for parties of interest to make comments on the amendment, and

WHEREAS, such amendment was referred to the Riverhead Planning Board for its report and recommendation pursuant to Section 272-a of the Town Law; such Planning Board recommending approval of the amendment, and

WHEREAS, such amendment was referred to the Suffolk County Planning Commission for its report and recommendation pursuant to Section 272-a of the Town Law; such Planning Commission recommending approval of the amendment, and

WHEREAS, the Riverhead Town Board has carefully considered the merits of the Comprehensive Re-Use Plan (HRA, 1996), the NEPA record created to date, the SEQRA record created to date, the report of the Suffolk County Planning Commission, the report of the Riverhead Planning Board, the commentary made part of the record at the relevant public hearing, as well as all other relevant regional planning, zoning and environmental information, now

THEREFORE, BE IT

RESOLVED, that in the matter of the amendment to the Town of Riverhead Comprehensive Master Plan (McRosky-Reuter 1973) respecting the redevelopment and re-use of the former Calverton Naval Weapons Industrial Reserve Plant, the Riverhead Town Board hereby adopts the Findings Statement attached to this resolution prepared pursuant to NYCRR Part 617.11 and Part 617.15, and

BE IT FURTHER

RESOLVED, that based upon its adopted findings, the Riverhead Town Board hereby adopts land use alternative one and its attending qualitative descriptions as contained within the document entitled A Comprehensive Reuse Strategy for the Naval Weapons Industrials Reserve Plant at Calverton, New York (HRA, 1996) as an amendment to the Comprehensive Master Plan of the Town of Riverhead pursuant to Section 272-a of the New York Town Law, and

BE IT FURTHER

RESOLVED, that all future land use regulations adopted for the described area shall be in accordance with such amendment, the environmental impacts of such regulation being assessed and analyzed by such Generic Environmental Impact Statement described herein, and

BE IT FURTHER

RESOLVED, that the amendment described herein shall be filed in the office of the Town Clerk and in the office of the Suffolk County Planning Commission.

THE VOTE

Cardinale <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Kant <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Kwaana <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Lull <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Villola <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

THE RESOLUTION WAS WAS NOT

THEREUPON DULY DECLARED ADOPTED

Comprehensive Master Plan of the Town of Riverhead pursuant to Section 272-a of the Town Law, and

WHEREAS, on December 15, 1998, the Town Board did hold a public hearing upon the inclusion of the Planned Industrial Park District into the text of the Zoning Ordinance and upon the Zoning Use District Map of the Town of Riverhead, and

WHEREAS, on June 15, 1999, the Town Board did hold a public hearing upon the inclusion of the Planned Recreational Park District into the text of the Zoning Ordinance and upon the Zoning Use District Map of the Town of Riverhead, and

WHEREAS, such Planned Industrial Park District and such Planned Recreational Park District was referred to the Riverhead Planning Board for its report and recommendation; such Planning Board recommending approval of the proposed zoning districts and map amendments with certain conditions, and

WHEREAS, such Planned Industrial Park District and such Planned Recreational Park District was referred to the Suffolk County Planning Commission for its report and recommendation such Planning Commission recommending approval of the proposed zoning districts and map amendments with certain conditions, and

WHEREAS, the Town Board of the Town of Riverhead has carefully considered the merits of the subject zoning amendments, the SEQRA record created to date, the commentary made at the relevant public hearings, the report of the Riverhead Planning Department, the SEQRA Finding Statement attending the Comprehensive Master Plan amendment, the report of the Planning Board the report of the Suffolk County Planning Commission, the commentary made at the relevant public hearings, the prevalent Pine Barrens Overlay District as well as all other pertinent planning, zoning and environmental information, now

THEREFORE, BE IT

RESOLVED, that in the matter of the motion of the Riverhead Town Board to amend the text of the Riverhead Zoning Ordinance to include the Planned Industrial Park District and the Planned Recreational Park District and to amend the Zoning Use District Map of the Town of Riverhead to provide for geographic boundaries for such districts, this Board makes the following findings:

- (i) That the proposed zoning use districts and their geographic locations are in conformance with the Comprehensive Master Plan of the Town of Riverhead and its amendments;
- (ii) That the proposed zoning use districts and their geographic locations are in conformance with the Central Suffolk Pine Barrens Comprehensive Master Plan as well as the Pine Barrens Overlay District as contained in the Zoning Ordinance of the Town of Riverhead;

- (iii) That the proposed zoning use districts and their geographic locations promote the health, safety and general welfare of the community, and

BE IT FURTHER

RESOLVED, that based upon its findings, the Riverhead Town Board hereby amends the Town of Riverhead Zoning Ordinance to include the Planned Industrial Park District and the Planned Recreational Park District as included in this resolution, and

BE IT FURTHER

RESOLVED, that based upon its findings, the Riverhead Town Board hereby amends the Town of Riverhead Zoning Ordinance to include the Planned Industrial Park District and the Planned Recreational Park District as included in this resolution, and

BE IT FURTHER

RESOLVED, that based upon its findings, the Riverhead Town Board hereby amends the Zoning Use District Map of the Town of Riverhead to provide for the Planned Industrial Park District and the Planned Recreational Park District as geographically identified in this resolution, and

BE IT FURTHER

RESOLVED, that the Town Clerk be directed to enter into the minutes of the Town Board the text of the Planned Industrial Park District and the Planned Recreational Park District, and

BE IT FURTHER

RESOLVED, that the Town Clerk be authorized to publish the aforementioned zoning amendments together with the maps annexed thereto and made a part thereof in the official newspaper of the Town of Riverhead, and

BE IT FURTHER

RESOLVED, that such described zoning amendments shall take effect ten (10) days after the aforementioned publication, and

BE IT FURTHER

RESOLVED, that the Town Clerk transmit the adopted map amendments to Young & Young for depiction upon the Zoning Use District Map of the Town of Riverhead.

THE VOTE

Cardinale	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Kent	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Kwasna	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Lull	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Villella	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No			

THE RESOLUTION WAS WAS NOT

THEREUPON DULY DECLARED ADOPTED

ABSTRACT

The adopted zoning changes amends both the Zoning Ordinance and the Zoning Use District Map of the Town of Riverhead pursuant to Section 265 of the Town Law. As graphically depicted in the map made part of this publication, the real property formally known as Calverton Naval Weapons Industrial Reserve Plant (Suffolk County Tax Map Nos. 0600-135-1-7.1; 7.2; 7.3; 7.4; 7.5) has been rezoned from the existing Defense Institutional Zoning Use District into two (2) distinct zoning use districts; the Planned Industrial Park District (PIP) and the Planned Recreational Park District (PRP). The new districts were created to implement an amendment to the Master Plan of the Town of Riverhead made pursuant to Section 265 of the Town Law and adopted by the Town Board of the Town of Riverhead by resolution number 830 of 1999.


The text of the Planned Industrial Park District identifies as its purpose the encouragement of industrial and office development in a comprehensively planned and designed environment which will attract private investment, increase the tax base of the Town of Riverhead and provide new employment opportunities while maintaining the integrity of the environment. The district provides for both permitted and accessory uses which would allow for the development in conformance with the expressed purpose of the PIP. The regulations require the approval of a Comprehensive Development Plan (CDP) consistent with the special permit procedures of the Town of Riverhead prior to the approval of the site plan necessary to construct any of the permitted or specially permitted uses. The PIP further regulates development with regard to general lot yard and height requirements by particular use, design standards for construction layout for subdivision of real property, and standards for signs. The district provides for additional development standards consistent with the Central Suffolk Pine Barrens Comprehensive Development Plan as enumerated in Article XXXV of the Town Zoning Ordinance – Pine Barrens Overlay District.

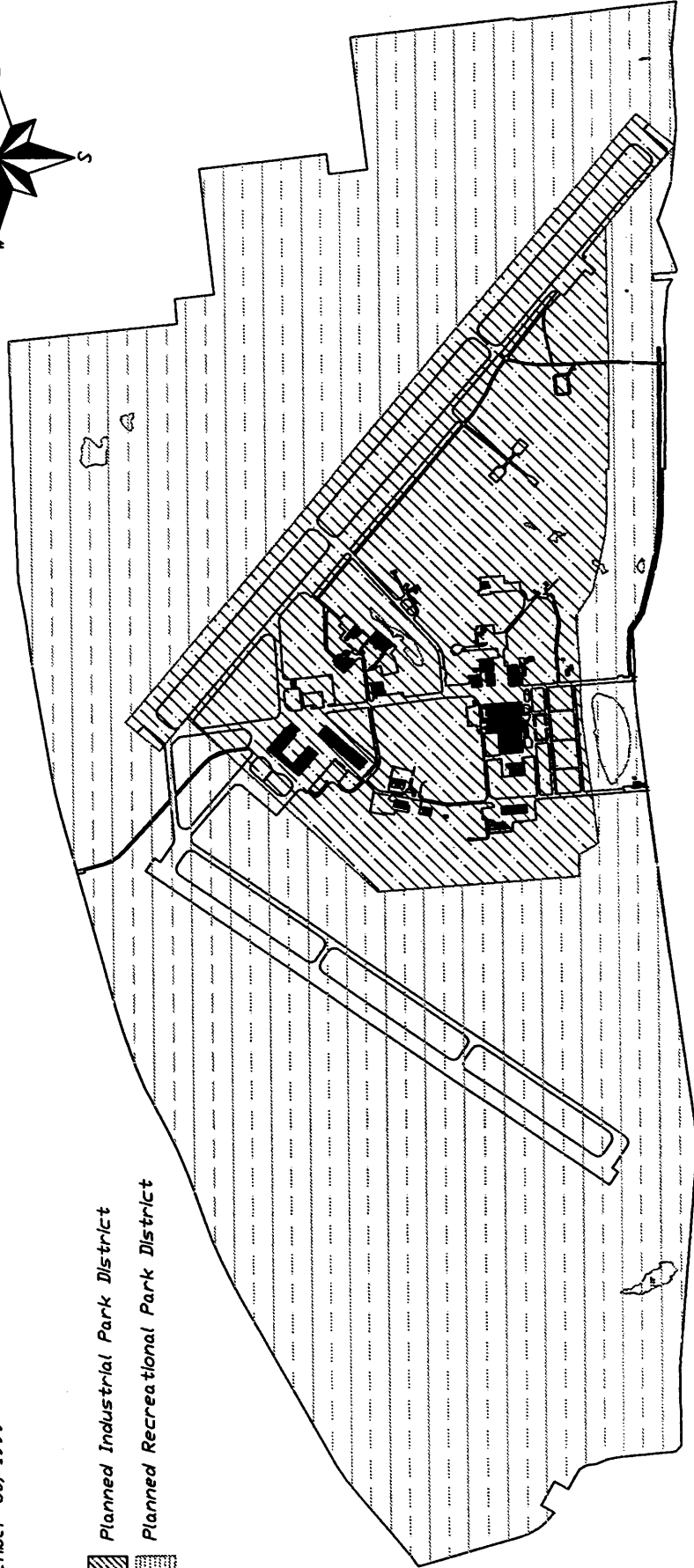
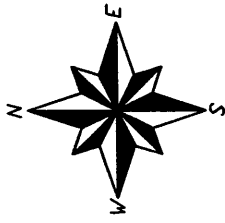
The text of the Planned Recreational Park District identifies as its purpose the attraction of regional recreational uses, theme attractions, amusement parks, sports venues, hotel and conference centers, golf courses and open space areas which would draw upon the leisure and tourism market of the east end of Long Island. The purpose further includes the encouragement of private investment to increase the town tax base and to create employment

opportunities while maintaining the integrity of the environment. The PRP provides for a number of permitted and accessory uses which would allow for development in conformance with the purposes of the PRP. The regulations of the district require the approval of a schematic land use and infrastructure network plan by the Town Board prior to the submission of a site plan application for land development. The PRP further regulates development with regard to general lot, yard and height requirements, design standards for construction, layout for subdivision of real property, and standards for signs, exterior lighting, pedestrian pathway and common open spaces. The PRP further provides for a maximum development area of particular land uses through attending sub-district regulations. The PRP provides for additional design standards consistent with the Central Suffolk Pine Barrens Comprehensive Development Plan as enumerated in Article XXXV of Town Zoning Ordinance – Pine Barrens Overlay District.

CALVERTON ENTERPRISE PARK

Town of Riverhead
Suffolk County, New York
September 30, 1999

-  Planned Industrial Park District
-  Planned Recreational Park District



Town of Riverhead
Superior Vincent & Villa
200 Main Ave.
Riverhead NY 11901

Richard V. Harty
Planning Director

Robert E. Vigorini
Computer Graphics Manager