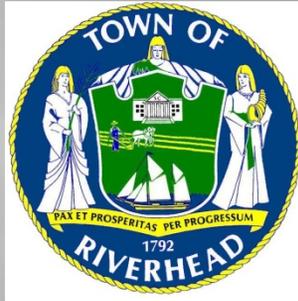


Town of Riverhead



Enterprise Park At Calverton
(EPCAL)





EPCAL

“Open for Business”



John Dunleavy
Councilman

Jim Wooten
Councilman

Sean M. Walter
Town Supervisor

Jodi Giglio
Councilwoman

George Gabrielsen
Councilman

Progress over Process

Background

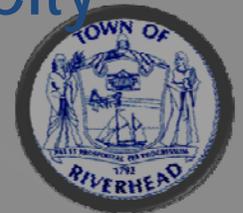
- ▣ The Enterprise Park at Calverton is part of a planned redevelopment of a 2,900 acre property formerly known as the Naval Weapons Industrial Reserve Plant at Calverton. It was assembled by the Navy and leased to the Grumman Corporation for final assembly and flight testing of military aircraft.
- ▣ Planning and redevelopment efforts by the Navy and the Town of Riverhead resulted the Comprehensive Reuse Development Plan



Site Specifications

LOCATION:

- ▣ The site is located within the 2,900 acre Enterprise Park at Calverton Park with entrances along New York State Route 25 and River Road. The site is less than four miles from four exits off Interstate 495, the Long Island Expressway
- ▣ The property is located entirely within the Town of Riverhead in Suffolk County
- ▣ EPCAL is approximately 65 miles from New York City

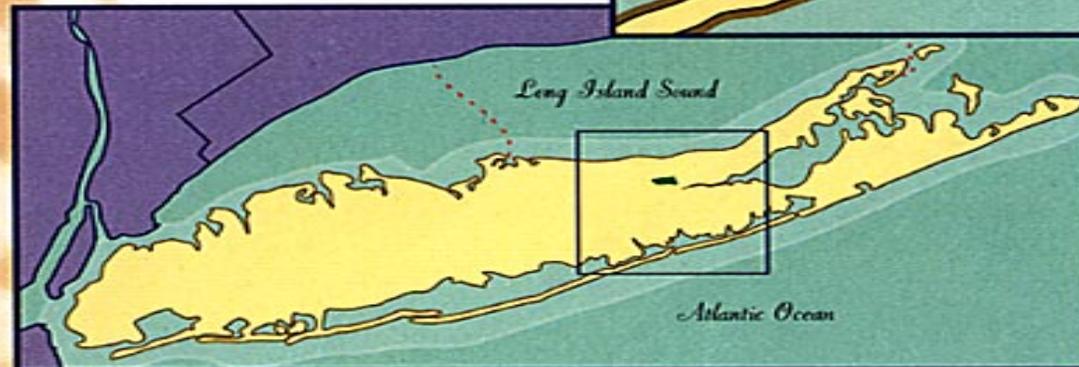
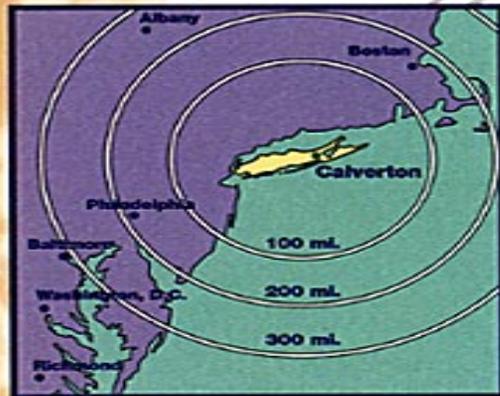


Existing Site Access & Infrastructure

The property is located between Grumman Boulevard/Swan Road and New York State Route 25 with access off Exit 69 of Long Island Expressway (I-495). The property is also in close proximity to Long Island's North Fork and South Fork ("Hamptons") communities. The site is within sixty miles of JFK International Airport, LaGuardia Airport, and Islip/MacArthur Airport and transportation is available to the market area by rail as well. An active 10,000-foot runway and a rail spur under redevelopment within the Calverton Enterprise Park are available to serve the operating industrial core site of approximately 492 acres and the pending developments at two additional sites (a 300 acre industrial park and a 755 acre commercial-recreational project). The property is serviced by the Town of Riverhead Water District and the Calverton Sewer District. In 2001 the Town of Riverhead CDA sold approximately 492 acres of the Planned Industrial Park zoned core to Calverton Camelot LLC. Currently, a little more than 1 million square feet of industrial and office space exists employing over 500 with subdivision plans for development of an additional 2 million square feet in 37 separate parcels.

Location, Location, Location

Just one hour from New York City – the financial, entertainment and communications capital of the world, Enterprise Park at Calverton offers a unique combination of the high-tech modern world in an idyllic rural setting.

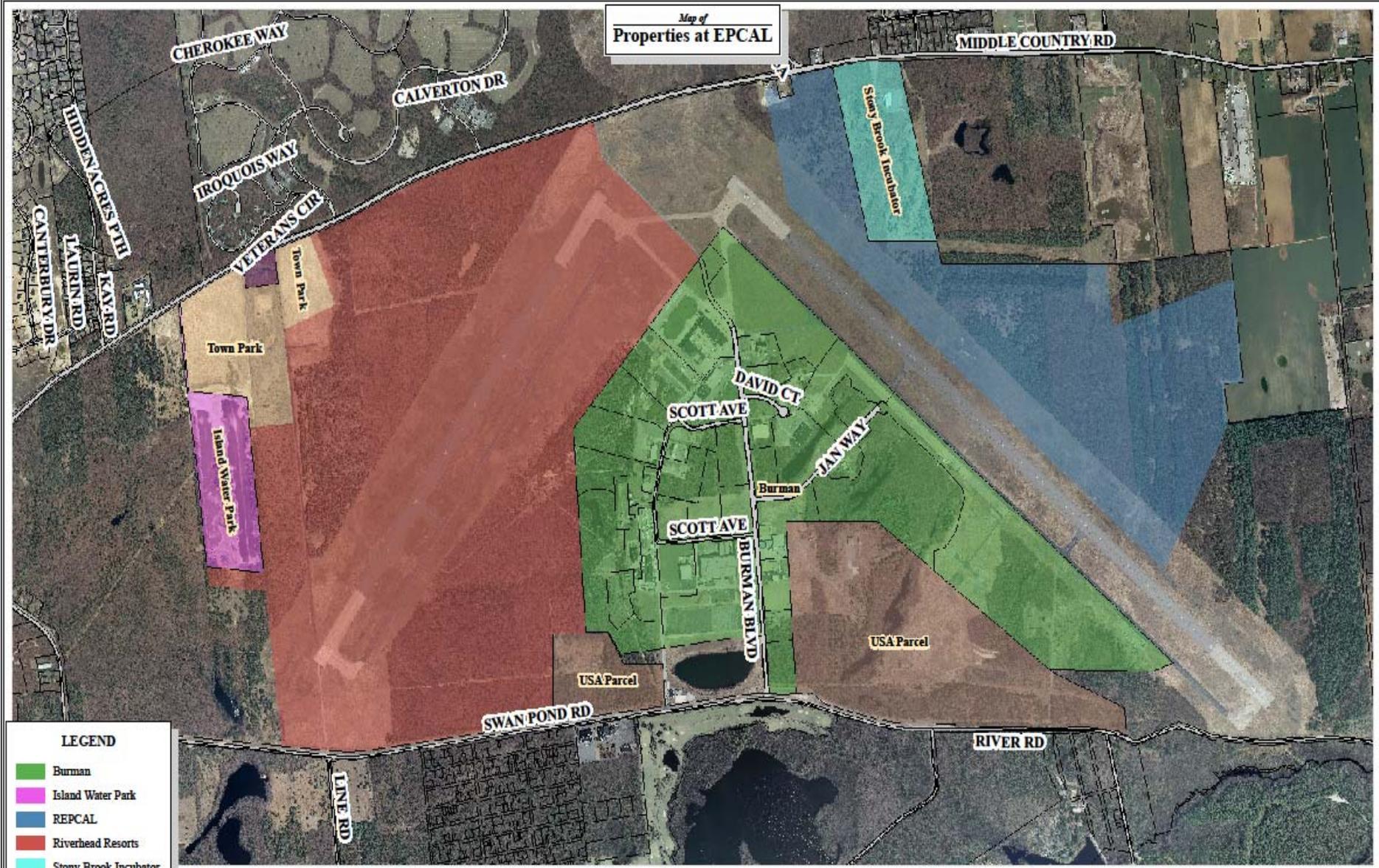


Located at the epicenter of the Northeast corridor, the Enterprise Park at Calverton is virtually equidistant from Boston to the north and Washington D.C. to the south. It's an easy one day's drive for one-third of the U.S. population.

Site Location in New York



Map of
Properties at EPCAL



- LEGEND**
- Burman
 - Island Water Park
 - REPCAL
 - Riverhead Resorts
 - Stony Brook Incubator
 - Town Park
 - USA Parcel
 - WD Parcel

 **TOWN OF RIVERHEAD**
200 Howell Ave.
Riverhead, New York 11901

DATE: 9/30/2009
Rev: 11/08/2010

0 600 1,200 2,400 3,600 Feet

N
W
E
S

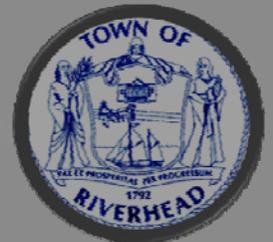
Suffolk County Real Property Tax Service COPYRIGHT 2010, COUNTY OF SUFFOLK, N.Y.

Depicted illustrations should not be considered a final agency determination. The Town of Riverhead, nor any of its agencies, make no guarantees as to the accuracy or content of information, and is not responsible for the results of any defects or misinformation that may be found to exist. Please verify with the Town of Riverhead codes and regulations for all information and illustrations herein

N:\admin\develop\EPICAL\Calverton Site Overlays.mxd

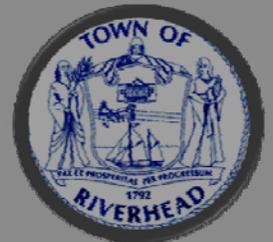
Site Specifications

- ▣ **Industrial Site/Park Name:** Enterprise Park At Calverton
- ▣ **Total Acreage:** 2,900 acres
- ▣ **Available Acres:** 50 - 1,200 acres
- ▣ **Dimensions:** 1.5 X 3.5 miles (11 mile circumference)
- ▣ **Township:** Riverhead
- ▣ **County:** Suffolk
- ▣ **School District:** Riverhead Central School District
- ▣ **Nearest MSA:** Nassau-Suffolk
- ▣ **MSA Population:** 1,479,600
- ▣ **General Topography:** 0 to 10%



Site Specifications

- ▣ **Zoning:** Planned Industrial Park District (500 acres)
Planned Recreational Park District (755 acres)
Light Commercial/Industrial (300 acres)
Calverton Office District (145 acres)
- ▣ **Adjacent Business Development:** Stony Brook Calverton Incubator
- ▣ **Nearest Commercial Airport:** Islip MacArthur Airport (29.2 miles)
- ▣ **Nearest Highway:** Adjacent to NYS Route 25
- ▣ **Nearest Expressway:** Long Island Expressway
- ▣ **Distance to Interchange:** 4 miles

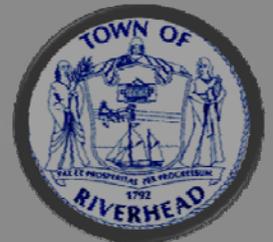


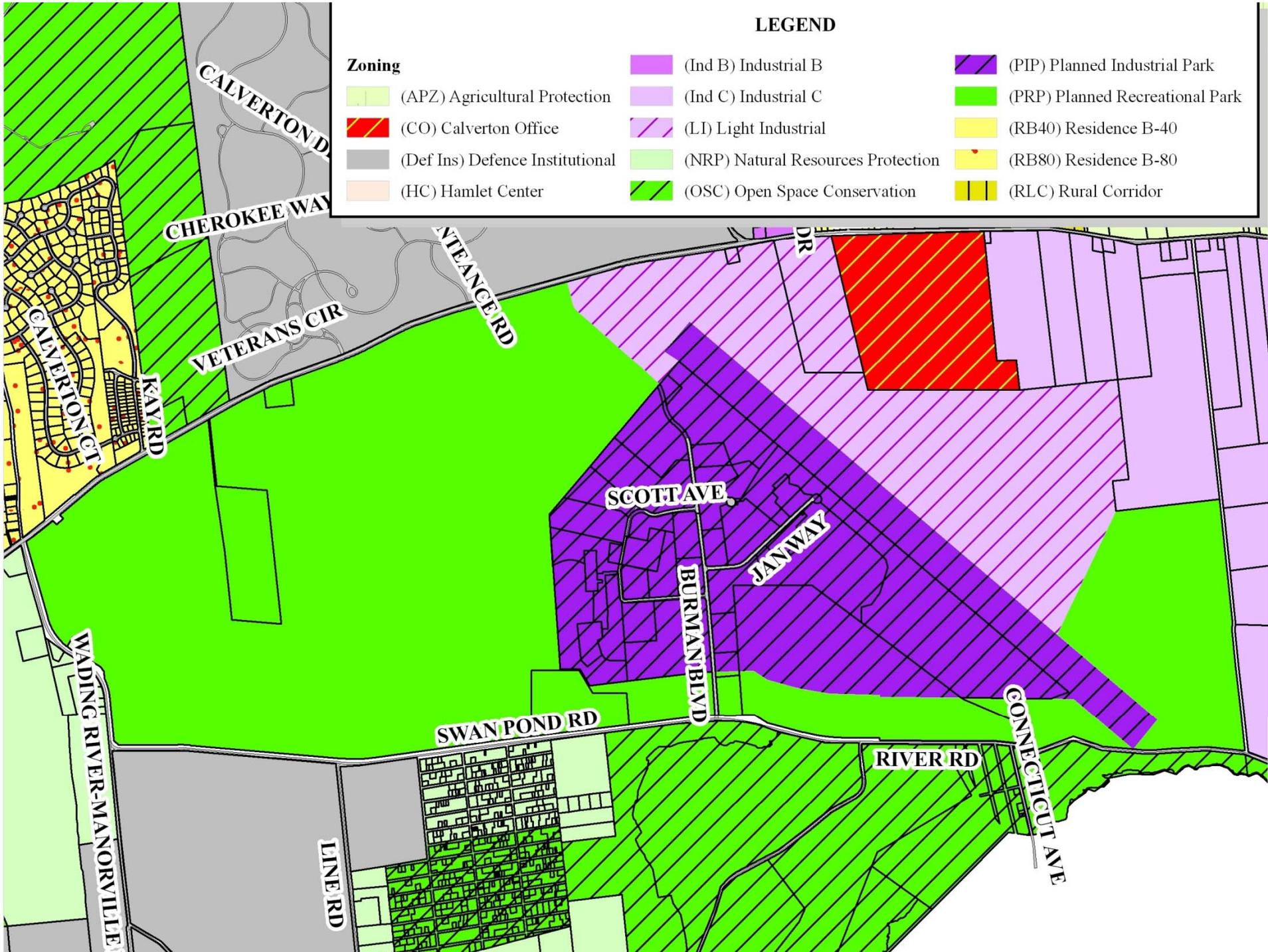
Specifications

500 Acre Planned Industrial Park Subdivision

Approximately 1 million square feet of existing,
privately-owned industrial & office space

An additional 2 million square feet in 37 separate parcels





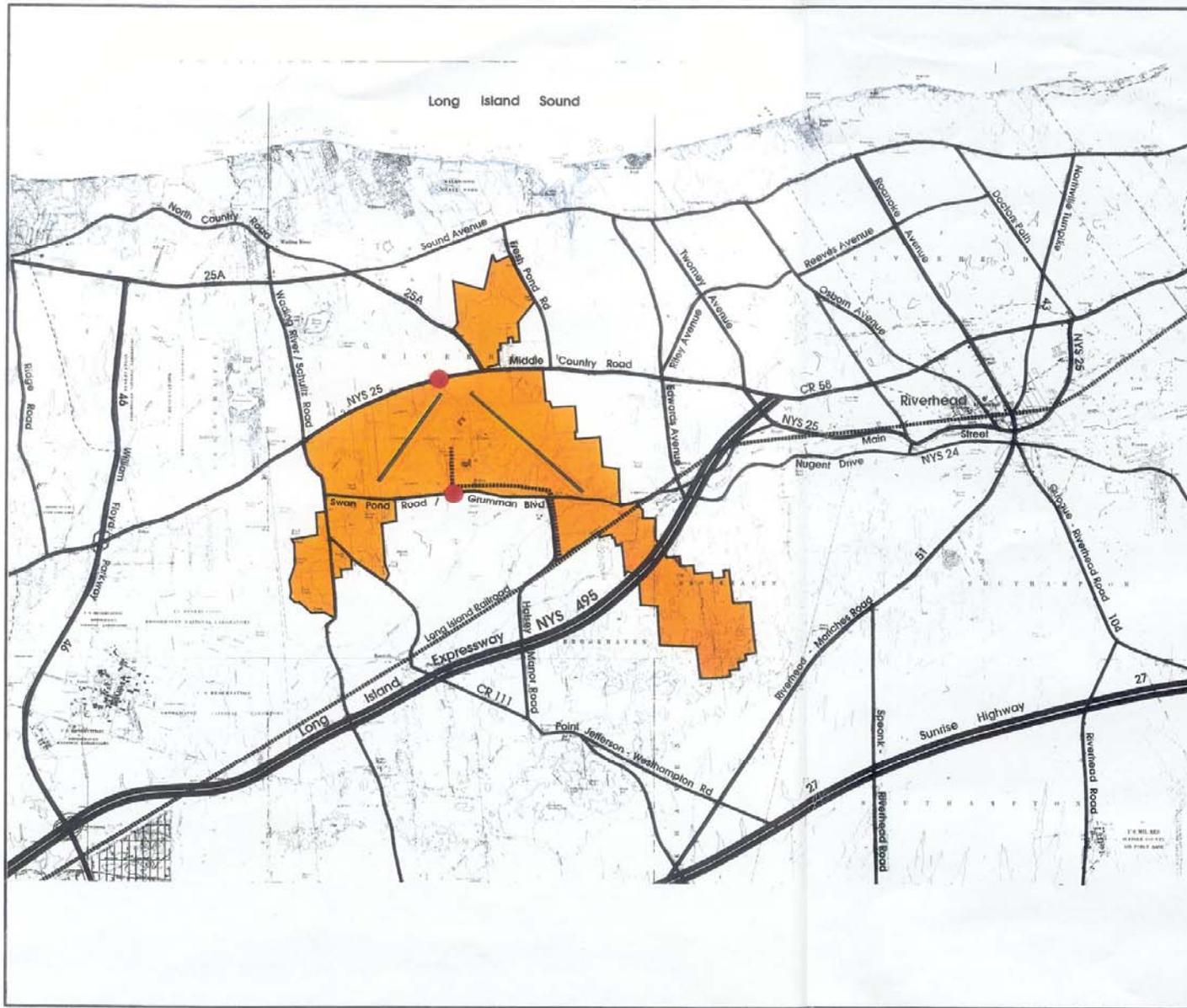
Site Specifications

- ▣ The site offers good access to:
 - Interstate 495 (Long Island Expressway)
 - State Highways:
 - Sunrise Highway
 - State Route 25

Distances From:

Syracuse.....	324.5 miles
Albany.....	215 miles
Buffalo.....	473 miles
Montreal.....	441 miles
New York City.....	65.7 miles
Boston.....	270 miles
Toronto.....	567 miles





Transportation and Access

Calverton Opportunities and Constraints Analysis

Master Reuse Strategy for Calverton Joint Planning and Redevelopment Commission

NWIRP at Calverton Riverhead, NY

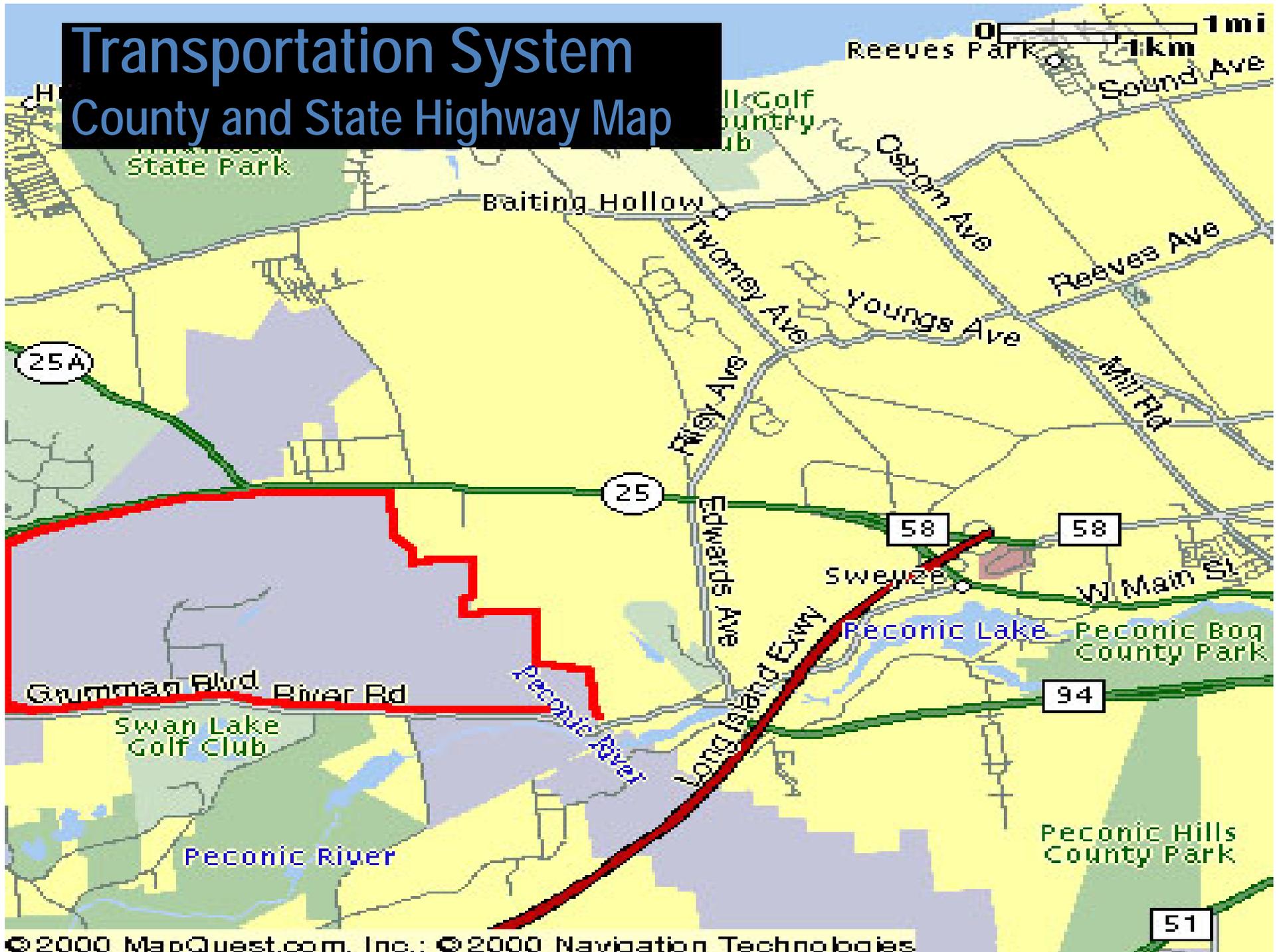
Legend

-  Primary Roadway
-  Secondary Roadway
-  Tertiary Roadway
-  Long Island Railroad
-  Existing Site Access Points
-  Site - NWIRP at Calverton



Progress over Process

Transportation System County and State Highway Map



Specifications/Infrastructure

2 On-Site Runways

7,000 & 10,000 feet

On-Site Rail Siding

- ▣ On Site Rail Road Siding: NY & Atlantic
- ▣ Adjacent Main Line: Long Island Rail Road/Metropolitan Transit Authority

Progress over Process

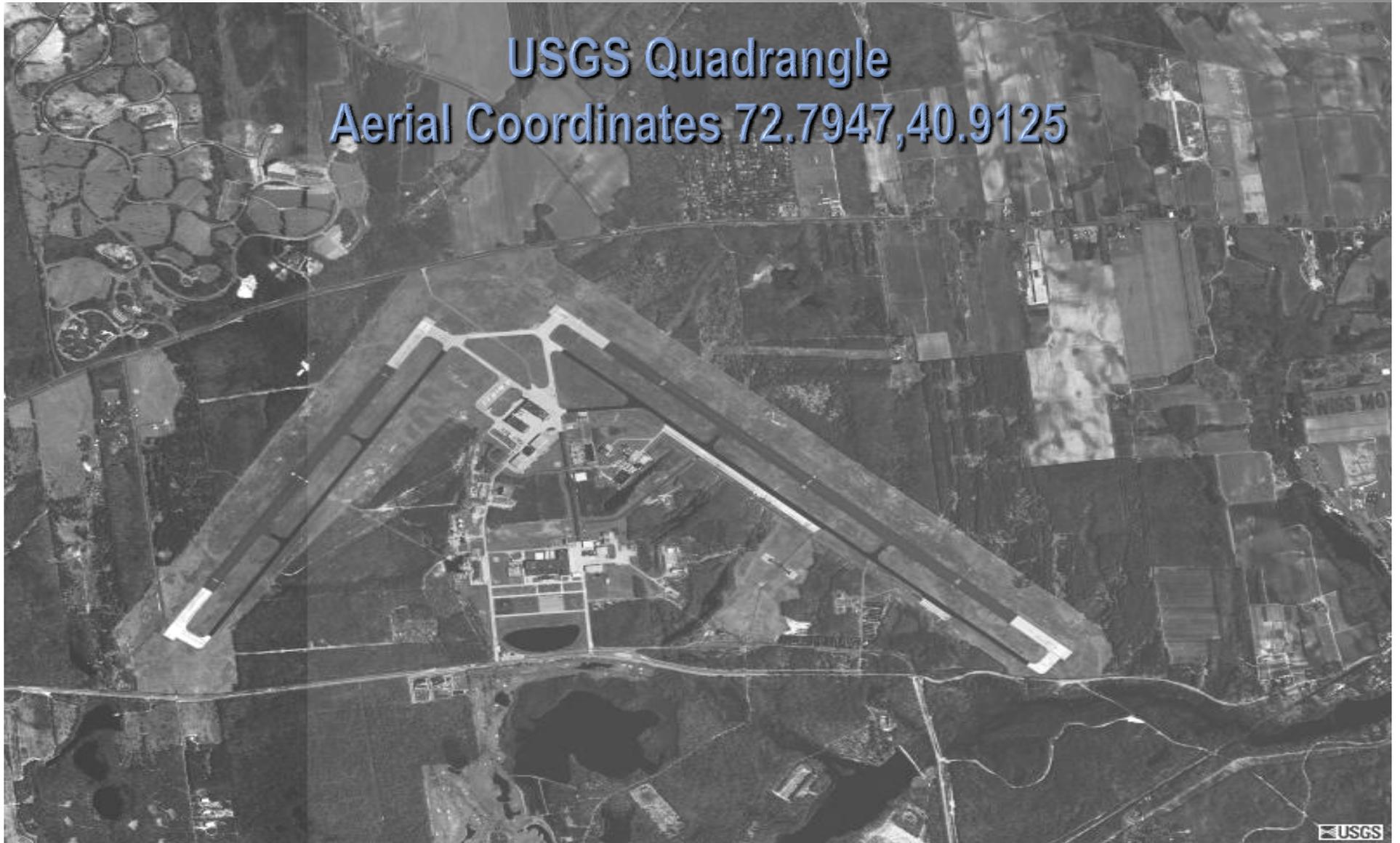


Rail Infrastructure



Runway Infrastructure

USGS Quadrangle
Aerial Coordinates 72.7947,40.9125



East View From Tower



Air Service / Cargo Information

- ▣ Calverton has two on-site runways of 7,000 and 10,000 feet. It is a private airport.
- ▣ In addition, the property can be accessed through all major carriers via four public airports.

- ▣ **Carriers include:**

US Air
Continental
Delta
United
Northwest
Southwest
Jet Blue

- ▣ **Airport Accessibility**

LaGuardia (70.8 miles)
JFK (70.2 miles)
Islip (29.8 miles)
Newark (89.7 miles)

Destinations include: All major national and international cities



Specifications/Infrastructure

Electricity

- ❑ Supplier: Long Island Power Authority (LIPA)
- ❑ Line Size: 69 KV Main Transformer 27 MVA at 13,200 volts

Natural Gas

- ❑ Supplier: National Grid
- ❑ Line Size: Six (6) Inches
- ❑ Pressure: 124 psi
- ❑ Distance: Adjacent to site
- ❑ Proposed On-site Improvements: per company requirement

Business Development Rate Incentives Available



Specifications/Infrastructure

Water

- ❑ Supplier: Riverhead Water District
- ❑ Line Size: Twelve (12) Inch Main
- ❑ Pressure: 95 psi
- ❑ Capacity: Eighteen (18) million potable gallons per day
- ❑ Distance: On Site

Sewer

- ❑ Supplier: Calverton Sewer District
- ❑ Line Size: Eight (8) to Ten (10) Inches
- ❑ Distance: On Site Gravity Sewer and three (3) Pumping Stations
- ❑ Capacity: 180,000 gals per day (.180 mgd)
- ❑ Proposed Upgrade: Phased in Modular Concept with greater capacity and more advanced treatment, waste water reuse for passive irrigation



Specifications/Infrastructure

Optimum Lightpath/Cable – provides Ethernet-based data, internet, voice and video services or digital high speed cable services

Verizon - T1 Lines

Fire Protection

Provider: Manorville Fire District/Wading River

Nearest Station: Four (4) miles

Police Protection

Primary Provider: Town of Riverhead

Nearest Station: Six (6) miles

Rescue

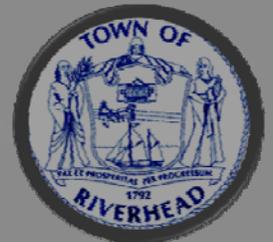
Provider: Town of Riverhead

Nearest Station: Four (4) miles



Economic Incentives

- ❑ **Community Development Agency**
- ❑ **Riverhead Industrial Development Agency**
- ❑ **Suffolk County Economic Development & Workforce Housing**
- ❑ **NYS Empire State Development - NYS Empire Zone**
- ❑ **Town of Riverhead Planning & Building Departments**



Economic Incentives

COMMUNITY DEVELOPMENT AGENCY

- *Urban Renewal Incentives*
- *New Market Tax Credits*
- *Grants*

Progress over Process



Economic Incentives

RIVERHEAD INDUSTRIAL DEVELOPMENT AGENCY

Under certain circumstances, the Town of Riverhead Industrial Development Agency may offer eligible buyers financial assistance, including tax-exempt financing and exemptions or abatements on property taxes, mortgage recording taxes and sales tax.

- *Bonds*
- *Mortgage Recording Tax Exemption*
- *Sales & Compensating Use Tax Exemption*
- *Real Property Tax Abatement*

Progress over Process



Economic Incentives

EMPIRE STATE DEVELOPMENT

New York State is committed to retaining and growing its valued businesses and attracting innovative new businesses to locate within its borders.

- *Excelsior Jobs Program - tax credit program*
- *Revolving Loan Fund- low interest financing*
- *Manufacturer's Assistance Program- capital grant program*
- *Linked Deposit Program - offers interest rate reductions of 2% or more*

See www.nyfirst.ny.gov/ for additional programs

Progress over Process



Economic Incentives

SUFFOLK COUNTY ECONOMIC DEVELOPMENT & WORKFORCE HOUSING

- *Matching Grant Program for deposits on home purchases for relocating employees*
- *Suffolk County Unified Permitting Portal*

Progress over Process



Economic Incentives

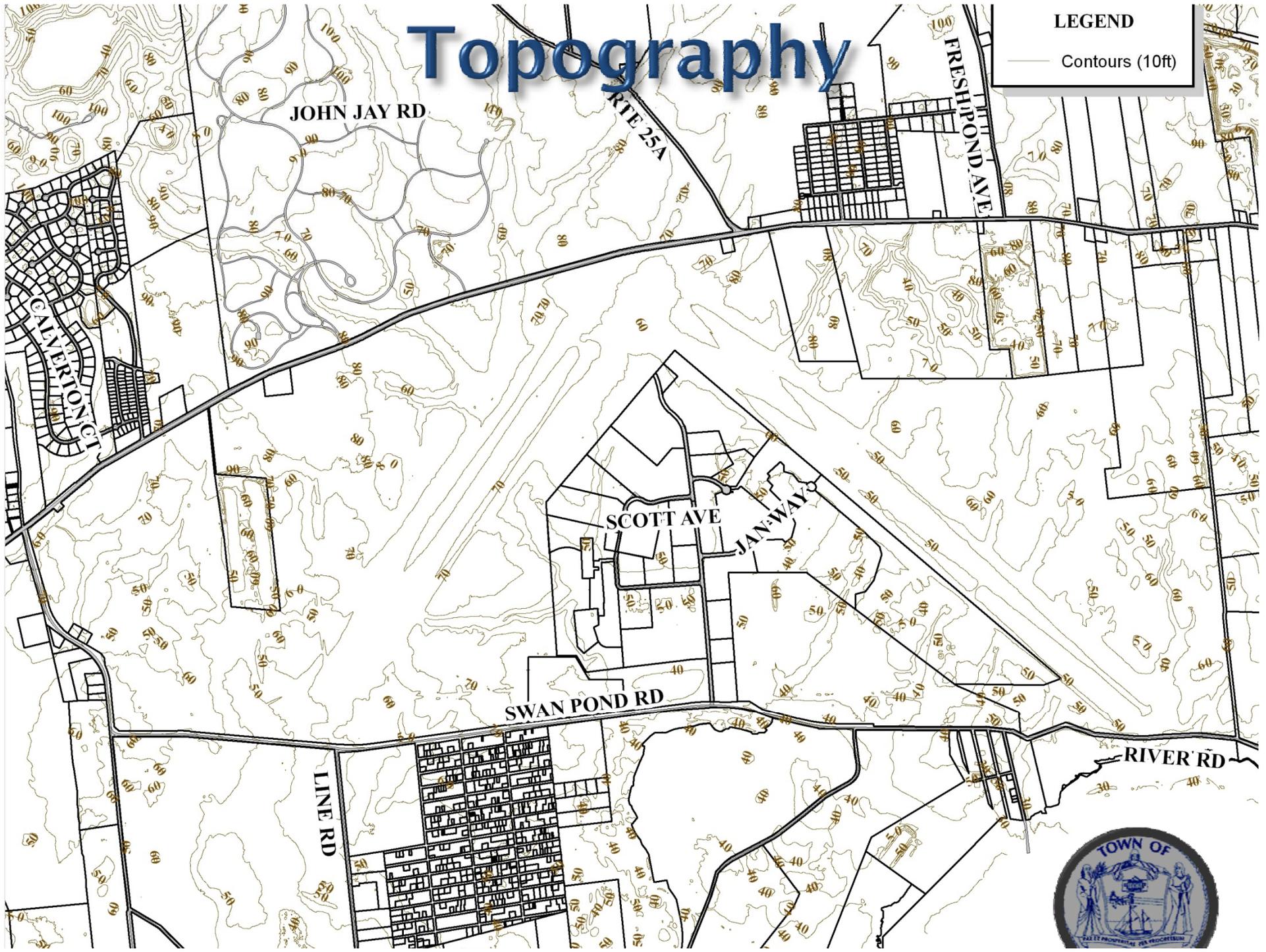
TOWN OF RIVERHEAD PLANNING & BUILDING DEPARTMENTS

The Town of Riverhead works hand in hand with all of the governing agencies to provide smooth transitioning and permitting for development

Progress over Process



Topography



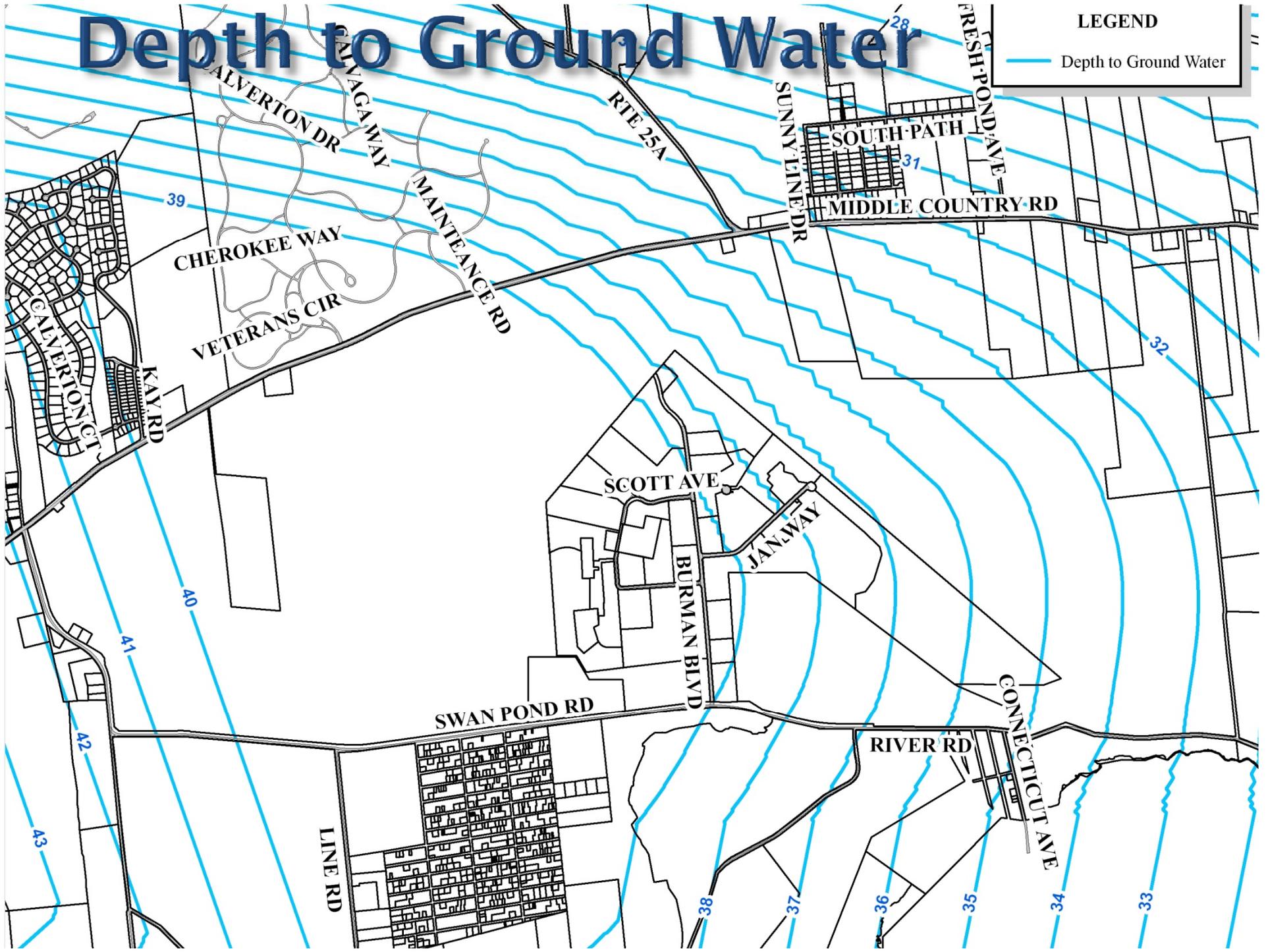
LEGEND
— Contours (10ft)



Depth to Ground Water

LEGEND

— Depth to Ground Water



Calverton Rail Access Rehabilitation Project

The Long Island Rail Road (LIRR), the nation's largest commuter railroad, offers excellent service with regular train service to New York City as well as to Queens, Brooklyn and other destination throughout Long Island. The LIRR transports approximately 80.3 million passengers annually and 276,000 daily in and out of New York City with 735 trains daily stopping at 124 stations. Potentially passenger rail options may be explored at the site.

The Town of Riverhead Community Development Agency is rehabilitating the Calverton Rail Access Spur (2.65 miles; LIRR MP 69.1) for freight use and secured design and construction funding of approximately \$5.85 Million from NYS Energy Research and Development Authority (NYSDERA) Sustainable Transportation Systems Funding (\$75,000), NYS Empire State Development Corporation Downstate Revitalization Fund (\$650,000), and NYS Department of Transportation (NYSDOT) American Recovery and Reinvestment Act Funding (\$4.8 Million) as well as \$350,000 NYSDOT funding to LIRR for rehabilitation of the rail spur, installation of a switch to connect to the LIRR main line and associated improvements for reactivation of the spur. This project is intended to increase and improve rail service on the existing rail network, to respond to regional needs, and improve capacity, service levels, and to open up freight rail access to Eastern Long Island. The reactivated spur provides immediate rail freight service from within the existing industrial park, an adaptive reuse of a former Navy Weapons Industrial Reserve Plant (NWIRP), to the nation's rail network. Currently, existing businesses at the site which utilized rail do so by transloading from trucks to trains at Hicksville, 45 miles away. Eliminating this intermediate haul will remove trucks from Long Island and Metropolitan New York roadways, make the existing businesses at the industrial park more competitive by reducing their costs, and will make the industrial park more attractive to future tenants, helping to realize the planned expansion from one million square feet of industrial use currently to three million ultimately.





















































Stony Brook University Incubator at Calverton



<http://www.stonybrook.edu/research/calverton/>

Stony Brook University Incubator at Calverton



<http://www.stonybrook.edu/research/calverton/>

Stony Brook University Incubator at Calverton

Calverton Business Incubator is owned and operated by Stony Brook University. The 15,680-square-foot incubator reflects the traditional strengths of the East End of Long Island and focuses on nurturing the development of new agriculture, aquaculture, and environmental technologies.

The Calverton facility includes offices, conference rooms, and laboratories with both fresh and salt-water access, and houses the satellite office of the Small Business Development Center at Stony Brook. The Incubator supports entrepreneurial companies by providing access to resources and strategies for a period of 3-5 years in an effort to foster the research and development of products and/or services for introduction into the marketplace.

Businesses seeking occupancy at the Incubator must complete and submit an application for admission. Completed applications are then submitted to Stony Brook University's Tenant Selection Committee for evaluation.

In late September 2011, the Calverton Business Incubator broke ground on the Agricultural Consumer Science Center. The expansion is expected to open in Summer 2012.

For more information about the Calverton Business Incubator , please contact **Monique Gablenz**, Manager at (631) 727- -4631.

<http://www.stonybrook.edu/research/calverton/>

The Calverton Recreational Trail Project

The Calverton Recreational Trail Project involves the development of a new 8.9 mile (recreational trail. The proposed non-motorized fitness trail will augment four, newly installed ballfields and four multipurpose fields and provide recreational opportunities for bicyclists, walkers, runners and other non-team oriented sports. The project was funded through a \$100,000 grant from the New York State Office of Parks, Recreation and Historic Preservation and a \$100,000 grant from the New York State Department of State secured by Senator LaValle.

















The Town of Riverhead received multiple grants from the New York State Office of Parks, Recreation and Historic Preservation for development of the Calverton Recreational Facilities that included a \$350,000 grant towards development of the Phase I Calverton Ballfields (over \$1.2M in improvements), a \$250,000 grant towards the Phase II Calverton Recreational Facilities Entrance Improvements to provide parking facilities, restroom facilities and lighting for the Ballfields and Calverton Recreational Trail.







Grumman Memorial Park



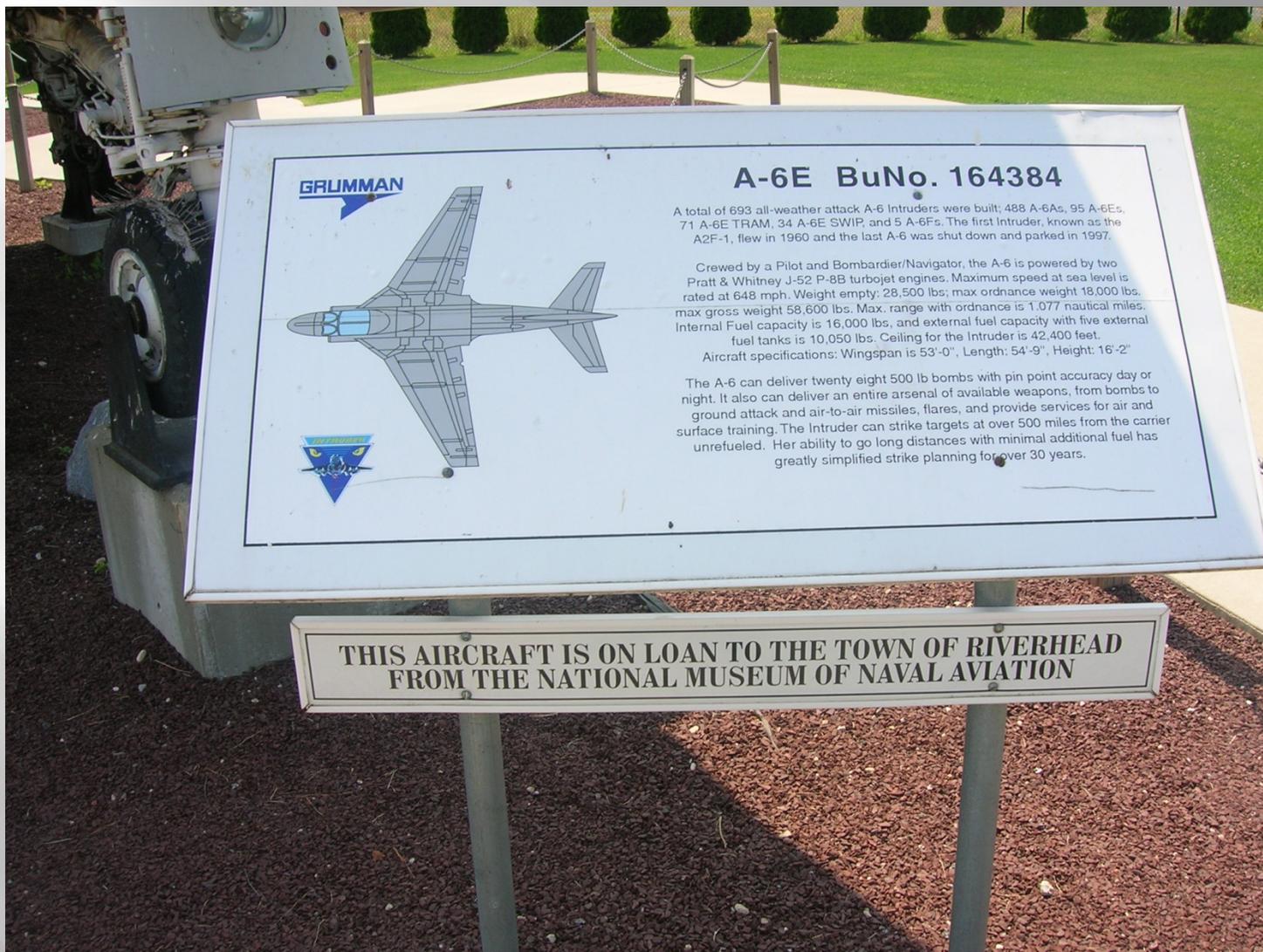
<http://www.grummanpark.org/about.htm>

Grumman Memorial Park



<http://www.grummanpark.org/about.htm>

Grumman Memorial Park



<http://www.grummanpark.org/about.htm>

Calverton Enterprise Park Urban Renewal Area Incentives

The Town of Riverhead Community Development Agency (CDA) is an urban renewal/economic development agency as provided under New York State General Municipal Law, Articles 15 and 15A. As provided under General Municipal law such agencies have the powers to correct substandard conditions and to eliminate or prevent the development and spread of deterioration and blight through the removal, reconstruction, rehabilitation, conservation or renewal of target areas, for residential, commercial, industrial, community or public and other uses. The CDA is recognized as the Local Redevelopment Authority for ownership and redevelopment of this parcel. The CDA Board is comprised of the members of the Riverhead Town Board with the Town Supervisor, Sean Walter, serving as the CDA Chairman. The Riverhead CDA/Town Board is committed to the stimulation of manufacturing, industrial and high technology users in order to replace or surpass the number of jobs and the tax base that existed previously at the former defense site. In addition, the Town of Riverhead Industrial Development Agency and the Suffolk County Industrial Development Agency are available to provide attractive financing terms to qualifying businesses. Additional financing incentives, such as New Market Tax Credit subsidized financing may also be available to qualifying projects.

The CDA thanks you once again for your interest and looks forward to your involvement with the economic development of the Enterprise Park at Calverton.

For More Information regarding EPCAL Contact:

Chris Kempner, Director,
Town of Riverhead CDA
200 Howell Avenue, Riverhead, NY 11901
Office: (631) 727-3200 x287
Fax: (631) 727-5772
Email: kempner@riverheadli.com

For Information regarding Riverhead IDA Incentives Contact:

Tracy Stark – James, Executive Director / CEO
Riverhead Industrial Development Agency
1 East Main Street, Suite 4
Riverhead, NY 11901
Office: (631) 369-5129
Fax: (631)369-6925
Email: director@riverheadida.org

All Roads Lead To Riverhead



For More Information: 631-727-3200

Progress over Process

