

**TOWN OF RIVERHEAD
TOWN BOARD PUBLIC HEARING
JULY 22, 2025
6:00 P.M.**

**MASTER DEVELOPER AGREEMENT-
QUALIFIED AND ELIGIBLE HEARING**

**APPLICANT: J. PETROCELLI
RIVERHEAD TOWN SQUARE, LLC
100 COMAC STREET
RONKONKOMA, NEW YORK 11779
SCTM#: 0600-129-1-13, 14 & 15
& 0600-128-6-86**

As Prepared By:

Eric J. Russo, Esq.

**Van Brunt, Juzwiak & Russo, P.C.
140 Main Street
Sayville, New York 11782
631-589-5000**



TOWN OF RIVERHEAD

New York

Tim Hubbard
Supervisor

Kenneth Rothwell
Councilman

Robert Kern
Councilman

Denise Merrifield
Councilwoman

Joann Waski
Councilwoman

James Wooten
Town Clerk

Town Board Regular Meeting

Agenda

Tuesday, July 22, 2025

6:00 PM

I. Call to Order

II. Notice

- Notice With Zoom Credentials**

III. Announcements

IV. Public Hearings

- 6:00 PM Public Hearing- Transfer of Property**
- 6:00 PM Public Hearing- Master Developer Agreement- Qualified and Eligible Hearing**

V. Adjournment

NOTICE OF PUBLIC HEARING

TOWN OF RIVERHEAD AND TOWN OF RIVERHEAD COMMUNITY
DEVELOPMENT AGENCY TOWN OF RIVERHEAD, SUFFOLK COUNTY, NEW YORK

NOTICE IS HEREBY GIVEN, that the Town of Riverhead, by its Town Board as legislative body of the Town of Riverhead and governing body of the Community Development Agency, Town of Riverhead, Suffolk County, New York will hold a public hearing at Riverhead Town Hall, 4 West Second Street, Riverhead, New York 11901, on July 22, 2025 at 6:00 pm, prevailing time, pursuant to General Municipal Law 507(2)(d) for the purpose of considering whether J. Petrocelli Riverhead Town Square, LLC., having its principal offices located at 100 Commack Street, Ronkonkoma, New York 11779 (previously designated "Master Developer) should be designated the "qualified and eligible sponsor" for the sale and redevelopment of a portion of property described as SCTM# 0600-129-1-Lots 13,14, 15 and SCTM# 0600-128-6-86.1 located on the south side of Main Street, Riverhead, New York pursuant to a certain proposed Master Developer Agreement outlining the sale, transfer and redevelopment of the properties, which said Master Developer Agreement is on file in the office of the Town Clerk of the Town of Riverhead and is available for public inspection during regular business hours. Pursuant to the Master Developer Agreement, J. Petrocelli Riverhead Town Square, LLC. will redevelop the property it acquires in accordance with the Intended Development Plan more fully described in the Master Developer Agreement, to wit: to construct a mixed use five-story building consisting of up to 76 hotel rooms and 12 condominium units, with restaurant space and retail space (retail wet use approx. 976 sq ft; dry retail approx. 2,339 sq. ft; and restaurant approx.. 133 seat) and underground parking (12 stalls) on a portion of Lot 14, Lot 13, Lot 15, small portion of SCTM# 0600-128-6-Lot 86.1. and easement over portions of Lot 14 to be retained by the Town and easement over a portion of small portion of SCTM# 0600-129-1-Lot 23 collectively known as the "Town Square Hotel Project " (the "Project").

At said public hearing, the Town of Riverhead, by its Town Board as legislative body of the Town of Riverhead and governing body of the Community Development Agency, will hear all persons interested in the subject matter thereof.

Dated: Riverhead, New York
July 1, 2025

BY ORDER OF THE TOWN BOARD OF THE TOWN OF RIVERHEAD AS THE GOVERNING
BODY OF THE TOWN OF
RIVERHEAD COMMUNITY DEVELOPMENT AGENCY

JAMES WOOTEN, TOWN CLERK

TOWN OF RIVERHEAD
Community Development Agency

Resolution # 10

ADOPTS AMENDMENT TO RULES AND PROCEDURES OF THE RIVERHEAD
COMMUNITY DEVELOPMENT AGENCY FOR DESIGNATION OF A PERSON, FIRM
OR CORPORATION AS A QUALIFIED AND ELIGIBLE SPONSOR PURSUANT TO
ARTICLE 15 OF THE GENERAL MUNICIPAL LAW

Councilman Dunleavy offered the following resolution,

which was seconded by Councilman Wooten

WHEREAS, the Calverton Naval Weapons Industrial Reserve Plant ("NWRIP") located in Calverton (originally consisting of 10,000 acres and now known and referred to as Enterprise Park at Calverton "EPCAL") was formerly owned by the United States Navy and leased by the Northrop Grumman Corporation; and

WHEREAS, after more than 40 years of operation at the Calverton site and due to the decline in defense spending, the Grumman Corporation (later known as Northrop Grumman Corporation) closed nearly all facilities located on Long Island and chose not to renew its lease for the Calverton site causing economic dislocation and unemployment for residents of the Town of Riverhead; and

WHEREAS, the Town of Riverhead, with support from state and local officials, advocated for transfer of the EPCAL site from the United States Navy to the Town of Riverhead Community Development Agency to redevelop the site; and

WHEREAS, in 1994, in anticipation of and as a condition of federal legislation authorizing the transfer of title to the Town of Riverhead Community Development Agency, the Town of Riverhead, by Resolution #631 adopted on September 6, 1994, created the Calverton Air Facility Joint Planning and Redevelopment Commission; and

WHEREAS, the Calverton Air Facility Joint Planning and Redevelopment Commission prepared a recommendation for future land use and management of the EPCAL property which included inter alia the creation of a local development corporation to assist and make recommendations to the Town with economic objectives related to EPCAL, including marketing and management of the property; and

WHEREAS, the Town, by Resolution #578 adopted on July 16, 1996, authorized the creation of a local development corporation to be known as the "Riverhead Development Corporation"; and

WHEREAS, the Riverhead Development Corporation, comprised primarily of town residents and regional business leaders experienced in real estate development, provided assistance and recommendations regarding the initial and early stages of marketing and management; and

WHEREAS, the Community Development Agency and Town of Riverhead commissioned a firm to undertake a comprehensive reuse planning study of the site with the goal to create and encourage development to attract private investment; increase the tax base; maximize job creation; and after completion of the planning study and extensive environmental review (Generic Environmental Impact Statement "GEIS"), the Community Development Agency and Town of Riverhead designed the site as an urban renewal area; and

WHEREAS, after the designation of EPCAL as an urban renewal area and the adoption of an urban renewal plan, the Town and Community Development Agency assumed a greater role in the marketing and development of the EPCAL property; and

WHEREAS, due to the above, together with the enactment of the Public Authorities Accountability Act in 2005 and its reporting requirements; the Town Board, by Resolution #692 adopted on July 18, 2006, determined that the usefulness of the Riverhead Development Corporation had been fulfilled such that the Community Development Agency, as set forth pursuant to Title 116-680 (c) and Articles 15 and 15 A of the New York State General Municipal Law shall exercise powers necessary to accomplish the purposes specified under such provisions of law; and

WHEREAS, based upon the above, the Town Board, as governing body of the Community Development Agency, desires to amend the Rules and Procedures of the Riverhead CDA for designation of sponsor process pursuant to Article 15 of the General Municipal Law which was adopted on May 18, 2004 by Resolution #7 to reflect the direction of the Town Board recited above; and

NOW THEREFORE BE IT RESOLVED, that the Town Board, as governing body of the Community Development Agency hereby amends the Rules and Procedures of the Riverhead Community Development Agency for the designation of a Person, Firm or Corporation as a Qualified and Eligible Sponsor for the ongoing disposition of property by the CDA in any designated urban renewal area of the Town of Riverhead as follows:

"Pursuant to Article 15, Section 507 of the New York State General Municipal Law, real property owned by the urban renewal agency may be disposed of in accordance with established rules and procedures prescribed by the agency.

The Rules and Procedures set forth for the review of proposals for the sale or lease of property by the CDA to a person, firm or corporation are established as follows:

1. For proposals for purchase or lease of Calverton Enterprise Park properties only, the applicant must be processed by the Riverhead Development Corporation (RDC) according to the RDC Calverton Proposal Review Policy (copy attached);

2. If the RDC recommends a proposed purchase or lease of property at the Calverton Enterprise Park, or if the applicant proposes a purchase or lease of property in any other Urban Renewal Area in the Town of Riverhead, the CDA shall then ascertain whether the applicant is "qualified and eligible" pursuant to Section 507 (2) (c) of Article 15 of New York State General Municipal Law and in accordance with the following criteria:

- a. experience of the individual, firm or corporation with development, construction, management and financing of similar projects in size and

scope to the proposed project;

- b. demonstrated ability to finance the acquisition and development of specific project proposed including the review by the CDA of pro forma financial statements for the proposed project, including sources and uses of funds, certified personal and corporate financial statements of the applicant sponsor, financial commitments of participating lenders, proposed security for the project, business plans and economic analysis of the project and past compliance with municipal laws, rules and regulations.
- c. demonstrated integrity and responsibility of the applicant sponsor as determined by the CDA based upon appropriate investigation by the Town Attorney and consistent with case law as reiterated in the Memorandum to Supervisor Phil Cardinale and Town Attorney Dawn Thomas dated March 12, 2004 from Randolph Mayer, Willkie Fair Farr & Gallagher, LLP;
- d. presentation of the applicant sponsor to the public at the prescribed hearing upon due notice at a public meeting of the CDA providing an opportunity for the applicant sponsor to present its proposal and ability to meet the established criteria for designation by the CDA as a "qualified and eligible" sponsor pursuant to Section 507 (2) (c) of Article 15 of New York State General Municipal Law."

and be it further

RESOLVED, that all Town Hall Departments may review and obtain a copy of this resolution from the electronic storage device and, if needed, a certified copy of same may be obtained from the Office of the Town Clerk.

THE VOTE

Hubbard <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Giglio <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Wooten <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Dunleavy <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Walter <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

The Resolution Was Thereupon Duly Declared Adopted

TOWN OF RIVERHEAD

TB Resolution 2023-295

AUTHORIZES SUPERVISOR TO EXECUTE AN AGREEMENT WITH J. PETROCELLI CONTRACTING, INC. AS CONSTRUCTION MANAGER FOR NEW TOWN HALL RENOVATIONS

Councilman Beyrodt Jr. offered the following resolution,
which was seconded by Councilman Rothwell

WHEREAS, the Town of Riverhead is proposing a selective interior renovation of their recently acquired building located at 4 W 2nd Street in Riverhead, New York. The building which is the former Suffolk County National Bank headquarters will be phased by floor with a plan to start with the basement level and continuing on each of the three floors above.

WHEREAS, the Town of Riverhead desires to receive professional services from J. PETROCELLI CONTRACTING, INC. as its sole and exclusive construction manager for the Project. Consultant shall oversee construction of the Project, act as a liaison between Owner and all architects, engineers, contractors, suppliers and government agencies regarding the Project and provide construction management services including ensuring qualified engineers, architects, contractors and suppliers are used, monitoring construction schedules, on-site construction inspection, monitor compliance with plans and specifications, review change orders, contract administration, providing Owner with status updates and such other management services related to the Project as is reasonably necessary to ensure completion of the Project; and

NOW THEREFORE BE IT RESOLVED, that the Town Board approves retaining J. PETROCELLI CONTRACTING, INC. for the scope of work more fully detailed in the annexed Professional Services Agreement and authorizes the Supervisor to execute the Professional Services Agreement by and between the Town and J. PETROCELLI CONTRACTING, INC. in substantially the same form as attached hereto; and be it further

RESOLVED, that the Town Clerk is hereby directed to forward a copy of this resolution to Bill Rothaar, Town Financial Administrator; and the Office of the Town Attorney; and

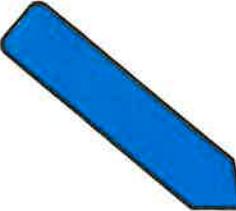
RESOLVED, that all Town Hall Departments may review and obtain a copy of this resolution from the electronic storage device, and if needed, a certified copy of the same may be obtained from the office of the Town Clerk.

THE VOTE

RESULT: ADOPTED [UNANIMOUS]
MOVER: Frank Beyrodt Jr., Councilman
SECONDER: Kenneth Rothwell, Councilman
AYES: Aguiar, Hubbard, Beyrodt Jr., Rothwell, Kern

**FISCAL IMPACT STATEMENT
OF PROPOSED RIVERHEAD TOWN BOARD LEGISLATION**

A. Type of Legislation Resolution _____ Local Law		
B. Title of Proposed Legislation: Authorizes Supervisor to Execute an Agreement with J. Petrocelli Contracting, Inc. as Construction Manager for New Town Hall Renovations		
C. Purpose of Proposed Legislation:		
D. Will the Proposed Legislation Have a Fiscal Impact? Yes _____ No		
E. If the answer to section D is "yes", select (a) or (b) below and initial or detail as applicable: <p>(a) The fiscal impact can be absorbed by Town/department existing resources set forth in approved Town Annual Budget (example:routine and budgeted procurement of goods/services)*if selecting E(a), please initial then skip items F,G and complete H,I and J; or</p> <p>(b) The description/explanation of fiscal impact is set forth as follows:</p>		
F. If the answer to E required description/explanation of fiscal impact (E(b)), please describe total Financial Cost of Funding over 5 Years		
G. Proposed Source of Funding Appropriation Account to be Charged: Grant or other Revenue Source: Appropriation Transfer (list account(s) and amount): 		
H. Typed Name & Title of Preparer: Karen Occhiogrosso	I. Signature of Preparer Karen Occhiogrosso Karen Occhiogrosso	J. Date 4/11/23
K. Accounting Staff Name & Title William Rothaar, Accounting Department	L. Signature of Accounting Staff <i>William Rothaar</i> William Rothaar	M. Date 4/14/23



CONSULTANT/PROFESSIONAL SERVICES AGREEMENT

This Agreement made the 3rd day of April, 2023, between the TOWN OF RIVERHEAD, a municipal corporation organized and existing under the laws of New York, with its office located at 200 Howell Avenue, Riverhead, New York 11901 (hereinafter referred to as the "Town") and J. Petrocelli Contracting, Inc., a company existing under the laws of the State of New York with a principal place of business at 100 Comac Street, Ronkonkoma, NY 11779, (hereinafter referred to as "Consultant").

In consideration of the mutual promises herein contained, Town of Riverhead and Consultant agree as follows:

1. PROJECT DESCRIPTION

The Town of Riverhead (Owner), is proposing a selective interior renovation of their recently acquired building located at 4 W 2nd Street in Riverhead, New York. The building which is the former Suffolk County National Bank headquarters will be phased by floor starting with the basement level and continuing on each of the three floors above. The basement floor renovation will be very minor with the addition of a few doors. The first floor will include demising of existing space to create the Main Board Room with a raised platform for Board Members, a room for presentation equipment, adding/eliminating walls and doors for the Town Clerk, Receiver, Assessor and the Code Department. The Second Floor will add/eliminate walls and doors for Building/Planning/Fire Marshal, CDA, Personnel and Purchasing. The Third Floor will add/eliminate walls and doors for Town Supervisor, Town Board, Town Attorney, Accounting and Payroll. The design approach will maintain as much of the existing built conditions as possible to reduce overall costs. Where new walls are added the design team will review existing HVAC, lighting, sprinklers and fire alarm devices. Where new rated walls and egress are required, the design team will identify minimal impacts to existing walls and ceilings.

2. SCOPE OF SERVICES

During the term of this Agreement, Consultant shall furnish the following services:

Construction Manager. Owner does hereby employ J. Petrocelli Contracting, Inc. (Consultant) as its sole and exclusive construction manager for the Project. Consultant shall oversee construction of the Project, act as a liaison between Owner and all architects, engineers, contractors, suppliers and government agencies regarding the Project and provide construction management services including lend support to Engineering Department for preparation of bid documents and shall participate in pre-bid meetings with potential vendors, participate with bid evaluations as required and ensure qualified engineers, contractors and suppliers are used, review and make

recommendations regarding the proposed construction schedule, answer all RFI's and evaluate value engineering alternatives, monitoring construction schedules, on-site construction inspection, monitor compliance with plans and specifications, review change orders, contract administration, providing Owner with status updates and such other management services related to the Project as is reasonably necessary to ensure completion of the Project (the "Services").

3. TERM OF AGREEMENT

The Agreement shall be deemed to have commenced on April , 2023, and terminate on completion of the project.

4. PAYMENT

For these services, Town will pay Consultant at the rate of 10% of the total construction costs to be billing to coincide with phases of construction Basement, Floor I, etc., and the cost per phase of the construction and completion of each construction phase. Note, the participation in bid process through to award of contract shall be included with Phase I of construction.

Completion shall be defined as the fulfillment of services and in accordance with industry standards and to the approval of the Town, not to be unreasonably withheld.

The Town shall not have any liability for any other expenses or costs incurred by Consultant.

Consultant shall not incur any expenses in Town's behalf except for those items expressly provided for. Invoices for services and reimbursable expenses shall contain the following statement signed by Consultant, or if this Agreement is with a firm, an officer or authorized representative of the firm: "I hereby certify, to the best of my knowledge and belief, that this invoice is correct, and that all items invoiced are based upon actual costs incurred or services rendered consistent with the terms of the professional services agreement." Consultant shall produce an invoice after each completed Phase of construction, and such invoice(s) shall be due net thirty (30) days from the invoicing date.

5. RIGHTS TO DOCUMENTS OR DATA

All information and data, regardless of form, generated in the performance of, or delivered under this Agreement, as well as any information provided to Consultant by Town, shall be and remain the sole property of Town. Consultant shall keep all such information and data in confidence and not disclose or use it for any purpose other than in performing this Agreement, except with Town's prior written approval. In the event that the legal right in any data and information generated in the performance of this Agreement does not vest in Town by law, Consultant hereby agrees and assigns to Town such legal rights in all such data and information. Final payment shall not be due hereunder until after receipt by Town of such complete document and data file, or a certification that there is no such information created by the services performed under

this Agreement, and receipt of all information and data which is the property of Town. These obligations shall survive the termination of this Agreement.

6. PUBLICITY

Consultant shall not, without the prior written consent of Town, in any manner advertise or publish the fact that Town has entered into this Agreement with Consultant. Consultant shall not, without the prior written consent of the Town, provide, release or make available for inspection any documents, data, written material of any kind without the prior written consent of at least three members of the Town board or by resolution of the Town Board.

7. ASSIGNMENT AND SUBCONTRACTING

Performance of any part of this Agreement may not be subcontracted nor assigned without, in each case, the prior written consent of at least three members of the Town Board or by resolution of the Town Board.

8. TERMINATION

This Agreement may be terminated at any time and for any reason by either party upon 30 days written notice to the other party. In the event of such termination, Town shall have no further obligation to Consultant except to make any payments which may have become due for services rendered under this Agreement as tabulated from the effective date of termination. Likewise, the Town shall be entitled to pro rata refund of any monies previously paid tabulated from the effective date of termination regarding undelivered services.

9. RECORDS

Consultant shall keep accurate records of the time spent in the performance of services hereunder. The Town shall, until the expiration of three years after final payment under this Agreement, have access to and the right to examine any directly pertinent books, documents, papers and records of Consultant involving transactions related to this Agreement.

10. CHANGES

The Town, by resolution of the Town Board or written request by at least three members of the Town Board, may, at any time by written notice to Consultant, issue additional instructions, require additional services or direct the omission of services covered by this Agreement. It is understood and agreed that major revisions to drawings when such revisions are inconsistent with prior instructions and approvals, changes in project scope, value engineering revisions resulting in changes in project scope and budget that are inconsistent with prior instructions and approvals, local laws & regulations or other services requested beyond those described above shall constitute additional services and such compensation for additional services could be separately negotiated lump sum amounts for specific tasks or billed hourly per the attached Schedule A. In such event, there will be made an equitable adjustment in price and time of performance, but any claim for such an adjustment must be made within 15 days of the

receipt of such written notice. In the event that the Consultant determines that a change order is required, Consultant shall obtain written approval of the Town, by resolution or written consent of at least three members of the Town Board, and if the change shall require the payment of additional compensation, Consultant must obtain the written approval of three members of the Town Board or resolution of the Town Board for the additional compensation prior to commencement of work regarding the change order. It is agreed and understood that no oral agreement, conversation, or understanding between the Consultant and the Town, its departments, officers, agents and employees shall effect or modify any of the terms or obligations of this Agreement or schedules annexed hereto and made a part hereof.

11. NOTICES

Any notice shall be considered as having been given: (i) to Town of Riverhead if mailed by certified mail, postage prepaid to Town of Riverhead, Attention: Office of the Town Attorney, 200 Howell Avenue, Riverhead, New York 11901; or (ii) to Consultant if mailed by certified mail, postage prepaid to J. Petrocelli Contracting at 100 Comac Street, Ronkonkoma, NY 11779.

12. COMPLIANCE WITH LAWS

Consultant shall comply with all applicable federal, state and local laws and ordinances and regulations in the performance of its services under this Agreement. Consultant will notify Town immediately if Consultant's work for Town becomes the subject of a government audit or investigation. Consultant will promptly notify Town if Consultant is indicted, suspended or debarred. Consultant represents that Consultant has not been convicted of fraud or any other felony arising out of a contract with any local, state or federal agency. In carrying out the work required hereunder, Consultant agrees not to make any communication to or appearance before any person in the executive or legislative branches of the local, state or federal government for the purpose of influencing or attempting to influence any such persons in connection with the award, extension, continuation, renewal, amendment or modification of any contract or agreement. Consultant may perform professional or technical services that are rendered directly in the preparation, submission or negotiation activities preceding award of a Town agreement/contract or to meet requirements imposed by law as a condition for receiving the award but only to the extent specifically detailed in the statement of work. Professional and technical services are limited to advice and analysis directly applying Consultant's professional and technical discipline.

13. INSURANCE, INDEMNITY AND LIABILITY

Consultant shall maintain Comprehensive General Liability Insurance and, if applicable, worker's compensation insurance, as follows:

- A. Worker's Compensation Insurance. Consultant shall maintain during the term of this Agreement worker's compensation insurance for all of Consultant's employees providing scope of services pursuant to this Agreement, which shall name the Town of Riverhead and Town of Riverhead Water District as

additional insureds. In addition, in the event Consultant utilizes sub-contractor(s) regarding scope of services, sub-contractor(s) shall also be required to maintain worker's compensation insurance for each employees providing scope of services pursuant to this Agreement which shall also name the Town of Riverhead and Town of Riverhead Water District as additional insured, unless such sub-contractors are insured pursuant to Consultant's worker's compensation insurance policy.

B. Automobile Public Liability Insurance - The Consultant shall obtain and maintain during the life of the Agreement such automobile public liability insurance as shall protect him and any subcontractor performing work covered by this Agreement from claims for damages for personal injury, including death as well as from claims for property damage which may arise from operations under this Agreement, whether such operations be by himself or by any subcontractor, or by any one directly or indirectly employed by either of them and the amounts of such insurance shall be as follows:

Automobile Public Liability Insurance in an amount not less than ONE MILLION DOLLARS (\$1,000,000.) for bodily injuries, including death and property damage per occurrence.

Umbrella Liability for bodily injury, including death and property damage in an amount of not less than TWO MILLION DOLLARS (\$2,000,000.).

C. Commercial General Liability Insurance and Umbrella Liability Insurance: Consultant shall maintain during the term of this Agreement commercial general liability insurance and umbrella liability insurance regarding scope of services as applicable to Consultant's employees, agents and sub-contractor(s) regarding coverage for and claims related to personal injury, including death, as well as claims for property damage which may arise from rendered services pursuant to this Agreement, including acts and/or omissions, which shall name the Town of Riverhead and Town of Riverhead Water District as additional insureds, with policy limits as follows: Comprehensive General Liability Insurance in the amount of not less than ONE MILLION DOLLARS (\$1,000,000.00) per each occurrence and TWO MILLION DOLLARS (\$2,000,000.00), general aggregate.

D. Professional Liability Insurance: Consultant shall maintain during the term of this Agreement professional liability insurance in the amount of FIVE MILLION DOLLARS (\$5,000,000.00) in the aggregate.

E. The above insurance policies must name the Town of Riverhead as additional insureds on a primary and non-contributory basis for general liability, automobile liability and excess umbrella liability. The additional insured status must be evidenced by a copy of endorsement CG 20 10 10 01, "additional insured-owners, lessee or contractors-scheduled person" or organization endorsement or its equivalent and copy of endorsement CG 20 37 10 01, "additional insured-owners, lessees or contractors-completed operations endorsement", or its equivalent.

F. The Consultant shall furnish the TOWN OF RIVERHEAD with certificates of each insurer insuring the Consultant or any subcontractor under this Agreement, except with respect to subdivision D. of paragraph 12. In respect to this paragraph, the Contractor shall furnish the TOWN OF RIVERHEAD with the original insurance policy.

Both certificates, as furnished, and the insurance policy, as required, shall bear the policy numbers, the expiration date of the policy and the limit or limits of liability thereunder. Both the certificates and the policy shall be further endorsed to provide the TOWN OF RIVERHEAD with any notice of cancellation at least thirty (30) days prior to the actual date of such cancellation.

G. HOLD HARMLESS/INDEMNIFICATION: J. PETROCELLI CONTRACTING, INC. hereby indemnifies and holds the Town of Riverhead, its departments, officers, agents and employees, harmless against claims, actions or demands against Town, its departments, officers, agents and employees and against any and all damages, liabilities or expenses, including counsel fees, arising out of the acts or omissions of J. PETROCELLI CONTRACTING, INC.

14. LIMITATION OF LIABILITY

Except for the indemnification obligations herein, Consultant's liability with respect to the services performed hereunder shall be limited to the written warranty remedies applicable to the services furnished hereunder, and with respect to the other performance of this Agreement shall be limited to the contract price. Contractor shall not be liable for any loss of profits, consequential, incidental or contingent damages whatsoever, whether arising out of breach of contract, warranty, tort (including negligence and strict liability) or other theories of law, with respect to the products and services sold hereunder, or any undertakings, acts or omissions relating thereto. Nothing in this Agreement excludes or limits liability for death or personal injury caused by a party's gross negligence or willful misconduct.

15. CONFLICT OF INTEREST

Consultant hereby represents and covenants that neither it nor any of its employees or representatives has or shall have, directly or indirectly, any agreement or arrangement with any official, employee or representative of the Town of Riverhead which any such official, employee, representative shall receive either directly or indirectly anything of

value whether monetary or otherwise as the result of or in connection with any actual or contemplated application before any department of the Town, contract with the Town for sale of any product or service. Consultant further represents and covenants that neither it nor any of its employees or representatives has offered or shall offer any gratuity to the Town, its officers, employees, agents or representatives with a view toward obtaining this Agreement or securing favorable treatment with respect thereto. Consultant further represents that it will not engage in any activity which presents a conflict of interest in light of its relationship with Town.

16. DISCLOSURE

The Town shall have the right, in its discretion, to disclose the terms and conditions of this Agreement (as it may be amended from time to time), including but not limited to amounts paid pursuant hereto, to agencies of the local, state and federal government.

17. DISPUTES

If Consultant fails to perform any of its obligations hereunder in accordance with the terms hereof, then after reasonable notice to Consultant not to exceed thirty (30) days, and an opportunity for Consultant to cure such failure (except in case of emergency), the Town may (but shall not be obligated to) cure such failure at the expense of the Consultant, and the amount incurred by the Town on demand. Notwithstanding the above, any dispute arising under this Agreement which is not settled by Agreement of the parties may be settled by appropriate legal proceedings. The Town and Consultant agree that prior to resorting to litigation, the matter be submitted to mediation upon the written request of either party and the results of such mediation shall only be binding upon agreement of each party to be bound thereby. The costs of mediation proceedings shall be shared equally by both parties. Pending any decision, appeal or judgment in such proceedings or the settlement of any dispute arising under this Agreement, Consultant shall proceed diligently with the performance of this Agreement in accordance with the decision of Town

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

TOWN OF RIVERHEAD


By: Yvette Aguiar, Supervisor

DATE: 7/26/23

J. PETROCELLI CONTRACTING


By:

DATE: 7/26/23

Riverhead Town Square Development
Budget Summary 07-22-2025

Sources	Amount	Uses	Amount
Construction Loan	\$ 19,603,733.86	Land Acquisition	\$ 2,625,000.00
Developer Equity	\$ 12,069,155.90	Hard Costs	\$ 26,079,289.76
Restore NY Grant Awarded 2024	\$ 1,000,000.00	Soft Costs	\$ 3,365,600.00
		Contingency	\$ 603,000.00
Total Sources	\$ 32,672,889.76		\$ 32,672,889.76

PICCIRILLO, LAMONT & GIAMMARESE, LLP

CERTIFIED PUBLIC ACCOUNTANTS

181 West Main Street, Suite 101

Babylon, New York 11702

Robert Lamont, CPA

Stephen J. Giammarese, CPA

Anthony J. Piccirillo, CPA (Dec'd)

Tel 631-376-2300

Fax 631-376-0180

July 17, 2025

Ms. Dawn Thomas, Director
Riverhead Town Community Development Agency
Town of Riverhead
4 West 2nd Street
Riverhead, New York 11901

Re: Riverhead Town Square
Master Developer – Qualified and Eligible / Financial Verification

Dear Ms. Thomas:

My name is Stephen J. Giammarese, CPA of Piccirillo, Lamont & Giammarese, LLP. I have been the Certified Public Accountant for J. Petrocelli Contracting, Inc., Atlantis Marine World LLC and the following affiliates for the past twenty (20) years:

J. Petrocelli Development Associates
Atlantis Holdings Co., LLC
Atlantis Explorer, LLC
HP East End Riverhead, LLC

I have reviewed, prepared and/or audited the financial statements on behalf of the above entities. I have been certifying and /or reviewing these companies for the past twenty (20) years and, based on the size and scope of past completed projects, it is my opinion that J. Petrocelli Contracting, Inc. has the financial resources to successfully undertake and complete the Riverhead Town Square project.

Very truly yours,



Stephen J. Giammarese, CPA
SJG/jg



July 16, 2025

Contractor: **J. Petrocelli Contracting, Inc.**
100 Comac Street
Ronkonkoma, NY 11779

To: **Town of Riverhead**
4 West Second Street
Riverhead, NY 11901

Re: **Bonding Reference Letter**

To Whom It May Concern:

J. Petrocelli Contracting, Inc. is currently bonded by **Liberty Mutual Insurance Company** and is an account in good standing. Reserving our rights to practice our normal underwriting functions, we as Surety Bond Agents for **J. Petrocelli Contracting, Inc.** are able to provide favorable consideration for Performance and Payment Bonds through a Bond Program of \$125,000,000 Million single job and \$200,000,000 Million aggregate with **Liberty Mutual Insurance Company**. **J. Petrocelli Contracting, Inc.** has a current available bonding capacity of \$249,000,000 Million. The stated program is based on standard industry underwriting guidelines as well as our long-standing relationship with **J. Petrocelli Contracting, Inc.** and their extensive contract completion record.

Liberty Mutual Insurance Company is rated by A.M. Best as "A" (Excellent) and Financial Size Category "XV". Liberty Mutual Insurance Company is licensed to do business in the State of New York and is listed on the U.S. Department of The Treasury Listing of Approved Sureties (Department Circular 570). Liberty Mutual Insurance Company has a certificate of authority from the Department of The Treasury, with an underwriting limitation of \$1,897,231,000. Liberty Mutual Insurance Company meets the criteria set forth in the General Conditions.

We would expect that the execution of any final bonds would be subject to a review of the final contract terms, conditions and financing by our client and ourselves, as well as our satisfactory evaluation of our normal underwriting requirements at the time the bond is requested.

This letter is no assumption of liability, nor is it a Bid Bond or a Performance and Payment Bond. It is issued only as a bonding reference requested from us by the client.

If any further information is required, please do not hesitate to contact our office.

Sincerely,

Shawn Morgenroth

Shawn Morgenroth
Attorney-in-Fact



Liberty Mutual Insurance Company

2001 Marcus Avenue, Suite W180, Lake Success, NY 11042
516-358-3500 | acrisure.com



July 17, 2025

Ms. Dawn Thomas, Director
Riverhead Town Community Development Agency
Town of Riverhead
4 West 2nd Street
Riverhead, New York 11901

RE: Atlantis Holding Company LLC & HP East End Riverhead LLC

Dear Ms. Thomas:

Atlantis Holding Company LLC & HP East End Riverhead LLC has been a valued customer of TD Bank in excess of 14 years. We presently extend credit to the company in the amount of \$11,366,673.50. The entire relationship has been handled in a very satisfactory manner. We hold the company in high regard.

Please contact me if I can be of further assistance.

Sincerely,

Dominic DaSilva

Dominic DaSilva, Vice President

TD Bank, America's Most Convenient Bank

324 South Service Road, Melville, NY 11747

C: 516-241-2665

Riverhead Town Square
Development Budget 07-22-2025

76 Hotel Rooms 12 Condo Units 5 Story Hotel Building	Parcel s.f.	15,680
	Building s.f.	78,311

SOURCES OF FUNDS

	\$	%
Construction Loan	\$ 19,603,733.86	60.00%
Developer Equity	\$ 12,069,155.90	36.94%
Restore NY Grant Awarded 2024	\$ 1,000,000.00	3.06%
TOTAL	\$ 32,672,889.76	100.00%

USES OF FUNDS

Costs	Per S.F.
-------	----------

Land Acquisition

Land Acquisition	\$ 2,625,000.00	\$ 167.41
Total Land Acquisition	\$ 2,625,000.00	\$ 167.41

HARD COSTS

General Requirements	\$ 690,192.16	\$ 8.81
Existing Building Demolition	\$ 450,000.00	\$ 5.75
Site Work	\$ 652,134.56	\$ 8.33
Hotel Infrastructure at Plaza	\$ 1,579,000.00	\$ 20.16
Parking Garage Construction	\$ 2,125,000.00	\$ 27.14
Concrete	\$ 1,672,544.16	\$ 21.36
Masonry	\$ 1,299,584.16	\$ 16.60
Metal	\$ 1,778,384.16	\$ 22.71
Wood & Plastics	\$ 1,275,280.16	\$ 16.28
Thermal & Moisture Protection	\$ 790,566.56	\$ 10.10
Doors & Windows	\$ 1,044,761.76	\$ 13.34
Finishes	\$ 1,947,728.16	\$ 24.87
Specialties	\$ 854,048.16	\$ 10.91
Equipment	\$ 286,544.16	\$ 3.66
Furnishings	\$ 2,280,000.00	\$ 29.11
Special Construction	\$ 751,904.16	\$ 9.60
Conveying System	\$ 1,000,000.00	\$ 12.77
Mechanical Work	\$ 2,223,628.96	\$ 28.39
GC Overhead & Fees	\$ 1,000,000.00	\$ 12.77
GC Insurance	\$ 231,684.32	\$ 2.96
Electrical	\$ 2,146,304.16	\$ 27.41
Total Hard Costs	\$ 26,079,289.76	\$ 333.02

SOFT COSTS

Arch. & Engineering	\$ 1,120,000.00	\$ 14.30
Engineering	\$ 84,000.00	\$ 1.07
Appraisal	\$ 56,000.00	\$ 0.72
Closing/Legal>Title	\$ 56,000.00	\$ 0.72
Accounting	\$ 28,000.00	\$ 0.36
Points & Financing	\$ 201,600.00	\$ 2.57
Equity Brokerage Fees	\$ 140,000.00	\$ 1.79
Interest Reserve	\$ 1,680,000.00	\$ 21.45
Total Soft Costs	\$ 3,365,600.00	\$ 42.98

Land Acquisition	\$ 2,625,000.00	\$ 33.52
Hard Cost	\$ 26,079,289.76	\$ 333.02
Soft Cost	\$ 3,365,600.00	\$ 42.98
Contingency on Hard Costs	\$ 603,000.00	\$ 7.70

Total Project Costs \$ 32,672,889.76 \$ 417.22

Cost Per Key 88 Keys \$ 371,282.84

Town Square Development Projected Revenue Performance

Year	Occupancy	ADR	Revenues
Year 1	72.00%	\$ 228.92	\$ 5,240,676
Year 2	72.82%	\$ 238.23	\$ 5,484,322
Year 3	74.65%	\$ 239.42	\$ 5,657,615
Year 4	76.50%	\$ 240.62	\$ 5,829,639
Year 5	77.36%	\$ 241.82	\$ 5,952,016
Year 6	78.00%	\$ 243.03	\$ 6,026,678
Year 7	78.00%	\$ 244.25	\$ 6,076,815
Year 8	78.00%	\$ 245.47	\$ 6,128,063
Year 9	78.00%	\$ 246.70	\$ 6,196,149
Year 10	78.00%	\$ 247.93	\$ 6,234,072



July 21, 2025

Riverhead Chamber of Commerce
PO Box 235
Riverhead, NY 11901

President

Connie Lassandro

1st Vice President

Dean Del Prete

2nd Vice President

Paul Pullo

Treasurer

Jani Rothberg

Director at Large

Lee J. Mendelson

President Emeritus

Robert Kern

Board of Directors

Arthur Rosenfield

Christina Kempner

Lesley A. Anthony

Clete Galasso

Monique Parsons

Lisa Pickersgill

Kelly Pennington

Joseph Vullo

Sal Mangano

Kathleen Crowley

Sammi Orih

Alex Escobar

Steve Amaral

Executive Director

Liz O'Shaughnessy

Riverhead Town Board
4 West Second Street
Riverhead, NY 11901

Dear Members of the Town Board,

On behalf of the Riverhead Chamber of Commerce I am writing to express my strong support for J. Petrocelli Development Associates to be named Master Developer of the Riverhead Town Square.

The Petrocelli family has a proud and proven history of investing in the revitalization of Downtown Riverhead for more than 25 years. Their commitment to our community is evident not only in the projects they have completed, but in the trust they have built through meaningful partnerships and consistent, quality development.

The proposed mixed-use development, which includes a hotel, condominium units, and a blend of retail and food & beverage outlets, represents a critical step in activating the Town Square. This privately funded project will not only enhance the vitality of the Square itself, but also generate foot traffic and energy that will benefit surrounding small businesses and cultural institutions.

I believe that under the leadership of J. Petrocelli Development Associates, the Town Square will evolve into the dynamic, welcoming destination our residents and visitors deserve. Their thoughtful approach and long-standing dedication to Riverhead make them the ideal partner for this transformational initiative.

I fully support their designation as Master Developer and look forward to the positive impact their vision will bring to our community.

Sincerely,

Connie Lassandro

Connie Lassandro

President- Riverhead Chamber of Commerce



AMERICAN RESORT MANAGEMENT, LLC

July 18, 2025

Riverhead Town Board
4 West Second Street
Riverhead, NY 11901

Dear Members of the Town Board,

I am writing to express my strong support for J. Petrocelli Development Associates to be named Master Developer of the Riverhead Town Square.

In partnership with the Petrocelli family, American Resort Management has provided professional consulting and management services for establishments located in Riverhead for over 10 years. The partnership we share with the Petrocelli family has provided opportunities for our local participation in Riverhead as well as our growth with national endeavors.

The Petrocelli family has a proven history of investing in the revitalization of Downtown Riverhead for more than 25 years. Their commitment to your community is evident not only in the quality developments they have completed, but in the trust and partnerships they have forged along the way.

The proposed mixed-use development represents a critical step in activating the Town Square. This privately funded project will not only enhance the vitality of the Square itself but also be an economic catalyst for surrounding small businesses and cultural institutions.

I believe that under the leadership of J. Petrocelli Development Associates, the Town Square will evolve into the dynamic, welcoming destination your residents and visitors deserve. Their thoughtful approach and long-standing dedication to Riverhead make them the ideal partner for this transformational initiative.

I fully support their designation as Master Developer and look forward to the positive impact their vision will bring to your community.

Sincerely,



Richard Coleman
CEO, American Resort Management

3165 S. Carrier Parkway
Grand Prairie, Texas 75052-6050
(972) 217-4340
AmericanResortManagement.com

DISCOVER LONG ISLAND

July 18, 2025

Riverhead Town Board
4 West Second Street
Riverhead, NY 11901

Dear Members of the Town Board,

I am writing to express my strong support for J. Petrocelli Development Associates to be named Master Developer of the Riverhead Town Square.

The Petrocelli family has a proud and proven history of investing in the revitalization of Downtown Riverhead for more than 25 years. Their commitment to our community is evident not only in the projects they have completed, but in the trust they have built through meaningful partnerships and consistent, quality development.

The proposed mixed-use development, which includes a hotel, condominium units, and a blend of retail and food & beverage outlets, represents a critical step in activating the Town Square. This privately funded project will not only enhance the vitality of the Square itself, but also generate foot traffic and energy that will benefit surrounding small businesses and cultural institutions.

I believe that under the leadership of J. Petrocelli Development Associates, the Town Square will evolve into the dynamic, welcoming destination our residents and visitors deserve. Their thoughtful approach and long-standing dedication to Riverhead make them the ideal partner for this transformational initiative.

I fully support their designation as Master Developer and look forward to the positive impact their vision will bring to our community.

Sincerely,



Sharon Wyman, CDME
Chief Operating Officer

7.17.2025

Jerry Dicecco

Chef/Owner: Jerry & The Mermaid

469 East Main Street

Riverhead, NY 11901



Riverhead Town Board

4 West Second Street

Riverhead, NY 11901

Dear Members of the Town Board,

I am writing to express my strong support for J. Petrocelli Development Associates to be named Master Developer of the Riverhead Town Square.

My family has had a long, prosperous business relationship with Joseph Petrocelli of J. Petrocelli Development Associates. Joseph Petrocelli has been the landlord for my restaurant, Jerry and The Mermaid, established in 1994.

The Petrocelli family has a proud and proven history of investing in the revitalization of Downtown Riverhead for more than 25 years. Their commitment to our community is evident not only in the projects they have completed, but in the trust they have built through meaningful partnerships and consistent, quality development.

The proposed mixed-use development, which includes a hotel, condominium units, and a blend of retail and food & beverage outlets, represents a critical step in activating the Town Square. This privately funded project will not only enhance the vitality of the Square itself, but also generate foot traffic and energy that will benefit surrounding small businesses and cultural institutions.

I believe that under the leadership of J. Petrocelli Development Associates, the Town Square will evolve into the dynamic, welcoming destination our residents and visitors deserve. Their thoughtful approach and long-standing dedication to Riverhead make them the ideal partner for this transformational initiative.

I fully support their designation as Master Developer and look forward to the positive impact their vision will bring to our community. I would be happy to answer any questions or concerns regarding my position.

Sincerely,

Jerry Dicecco

President: Jerry & The Mermaid

jerrydicecco@jerryandthemermaid.com

631.513.7914 (mobile)



Steven Amaral

Chef – Cofounder / North Fork Chocolate Company
309-1 East Main Street
Riverhead, NY 11901

Riverhead Town Board

4 West Second Street
Riverhead, NY 11901

Dear Members of the Town Board,

I am writing to express my strong support for J. Petrocelli Development Associates to be named Master Developer of the Riverhead Town Square.

The Petrocelli family has a proud and proven history of investing in the revitalization of Downtown Riverhead for more than 25 years. Their commitment to our community is evident not only in the projects they have completed, but in the trust they have built through meaningful partnerships and consistent, quality development.

The proposed mixed-use development, which includes a hotel, condominium units, and a blend of retail and food & beverage outlets, represents a critical step in activating the Town Square. This privately funded project will not only enhance the vitality of the Square itself, but also generate foot traffic and energy that will benefit surrounding small businesses and cultural institutions.

Our business has benefited from a strong working relationship with the Petrocelli family of businesses over the past 13 years, business to business, promotional events and referrals

I believe that under the leadership of J. Petrocelli Development Associates, the Town Square will evolve into the dynamic, welcoming destination our residents and visitors deserve. Their thoughtful approach and long-standing dedication to Riverhead make them the ideal partner for this transformational initiative.

I fully support their designation as Master Developer and look forward to the positive impact their vision will bring to our community.

Sincerely,

Steven Amaral

Chef – Cofounder / North Fork Chocolate Company



Woolworth Revitalization LLC

July 21, 2025

Michael Butler

Managing Partner, Woolworth Revitalization LLC

130 East Main Street

Riverhead, NY 11901

Riverhead Town Board

4 West Second Street

Riverhead, NY 11901

Dear Members of the Town Board,

I am writing to express my strong support for J. Petrocelli Development Associates to be named Master Developer of the Riverhead Town Square.

My company Woolworth Revitalization was one of the first companies to invest in the revitalization of Downtown Riverhead with the renovation of the vacant Woolworth building in 2014. I have also been a member of the Business Improvement District for approximately the last 10 years.

Prior to the redevelopment of the Woolworth building and the Suffolk Theatre the only significant redevelopment in Downtown Riverhead was the Aquarium and Hyatt projects that kick started the redevelopment of downtown Riverhead.

The Petrocelli family, the developer of the Hyatt and Aquarium has a proud and proven history of investing in the revitalization of Downtown Riverhead for more than 25 years. Their commitment to our community is evident not only in the projects they have completed, but in the trust they have built through meaningful partnerships and consistent, quality development.

Downtown Riverhead is again at a cross roads. Much progress has happened in the last decade with new residential apartment building and some office and retail development. Nevertheless, the foot traffic and retail activity had been very low and many building owners find it difficult to find quality tenants for their properties and many of the retail tenants have had difficulty being able to maintain healthy business. Downtown Riverhead has come a long way, but still has way to go to be a more complete and more active downtown.

As a property developer and building owner in Riverhead, I believe the proposed Town Square and mixed-use development, which includes a hotel, condominium units, and a blend of retail and food & beverage outlets, represents a critical step in activating the Town Square. This privately funded project will not only enhance the vitality of the Square itself, but also generate foot traffic and energy that will benefit surrounding small businesses and cultural institutions.



Woolworth Revitalization LLC

I believe that under the leadership of J. Petrocelli Development Associates, the Town Square will evolve into the dynamic, welcoming destination our residents and visitors deserve. Their thoughtful approach and long-standing dedication to Riverhead make them the ideal partner for this transformational initiative.

I fully support their designation as Master Developer and look forward to the positive impact their vision will bring to our community.

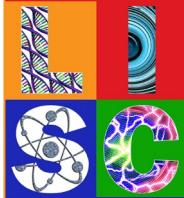
Sincerely,



Michael Butler

Managing Partner

Woolworth Revitalization LLC



Long Island Science Center

BRINGING SCIENCE TO LIFE

July 21, 2025

Riverhead Town Board

4 West Second Street
Riverhead, NY 11901

Dear Members of the Town Board,

The Board of the Long Island Science Center is in favor of J. Petrocelli Development Associates being named Master Developer of the Riverhead Town Square.

Mr. Petrocelli has been a strong pillar of the revitalization of Downtown Riverhead, commencing with the LI Aquarium and continuing with Hyatt Hotel and the Preston House & Hotel.

As a contiguous property owner to the Town Square, the Board of the Long Island Science Center believes J. Petrocelli Development Associates is a good choice for the development of the Town Square.

Sincerely,

Laurence Oxman, Board of Directors President

The Long Island Science Center



Our years of experience for your peace of mind.

Randy Morreale

July 22, 2025

NSA Insurance Solutions Service
PO Box 2340
Aquebogue, NY 11931

Riverhead Town Board
4 West Second Street
Riverhead, NY 11901

Dear Members of the Town Board,

I am writing to express my strong support for J. Petrocelli Development Associates to be named Master Developer of the Riverhead Town Square.

The Petrocelli family has a proud and proven history of investing in the revitalization of Downtown Riverhead for more than 25 years. Their commitment to our community is evident not only in the projects they have completed, but in the trust they have built through meaningful partnerships and consistent, quality development.

The proposed mixed-use development, which includes a hotel, condominium units, and a blend of retail and food & beverage outlets, represents a critical step in activating the Town Square. This privately funded project will not only enhance the vitality of the Square itself, but also generate foot traffic and energy that will benefit surrounding small businesses and cultural institutions.

I believe that under the leadership of J. Petrocelli Development Associates, the Town Square will evolve into the dynamic, welcoming destination our residents and visitors deserve. Their thoughtful approach and long-standing dedication to Riverhead make them the ideal partner for this transformational initiative.

I fully support their designation as Master Developer and look forward to the positive impact their vision will bring to our community.

Sincerely,
Randy Morreale
NSA Insurance Solutions Service



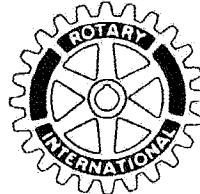
711 Union Avenue, P.O. Box 2340, Aquebogue, NY 11931-2340
54985 Main Road, Southold, NY 11971
Telephone: (631) 722-3500 Fax: (631) 722-3591
www.nsainsure.com

Rotary Club of Riverhead

District 7260

P.O. Box 518

Riverhead, New York 11901-0518



July 22, 2025

Riverhead Town Board

4 West Second Street

Riverhead, NY 11901

Dear Members of the Town Board:

I am writing to express my strong support for J. Petrocelli Development Associates to be named Master Developer of the Riverhead Town Square.

The Petrocelli family has a proud and proven history of investing in the revitalization of Downtown Riverhead for more than 25 years. Their commitment to our community is evident not only in the projects they have completed, but in the trust they have built through meaningful partnerships and consistent, quality development.

The proposed mixed-use development, which includes a hotel, condominium units, and a blend of retail and food & beverage outlets, represents a critical step in activating the Town Square. This privately funded project will not only enhance the vitality of the Square itself, but also generate foot traffic and energy that will benefit surrounding small businesses and cultural institutions.

I believe that under the leadership of J. Petrocelli Development Associates, the Town Square will evolve into the dynamic, welcoming destination our residents and visitors deserve. Their thoughtful approach and long-standing dedication to Riverhead make them the ideal partner for this transformational initiative.

I fully support their designation as Master Developer and look forward to the positive impact their vision will bring to our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Randal J. Morreale".

Randal J. Morreale

President