

**TOWN OF RIVERHEAD  
Community Development Agency**

**Resolution # 11**

**ADOPTION OF FINDINGS STATEMENT IN CONNECTION WITH THE FINAL  
SUPPLEMENTAL GENERIC ENVIRONMENTAL IMPACT STATEMENT (FSGEIS)  
FOR THE COMPREHENSIVE PLAN FOR THE DEVELOPMENT OF EPCAL (EPCAL  
REUSE & REVITALIZATION PLAN), INCLUDING AMENDMENT TO THE  
TOWN OF RIVERHEAD COMPREHENSIVE MASTER PLAN, SUBDIVISION  
OF THE EPCAL PROPERTY, CREATION AND ADOPTION OF A PLANNED  
DEVELOPMENT (PD) ZONING DISTRICT, AMENDMENT TO THE  
ZONING MAP OF THE TOWN OF RIVERHEAD TO REZONE THE EPCAL  
PROPERTY TO THE PD ZONING DISTRICT, AND AMENDMENT TO THE  
CALVERTON ENTERPRISE PARK URBAN RENEWAL PLAN**

Councilman Dunleavy offered the following resolution,

which was seconded by Councilman Wooten

**WHEREAS**, as described more fully below, the Town of Riverhead, a municipal corporation with offices at 200 Howell Avenue, Riverhead, New York duly organized and existing pursuant to the laws of the State of New York, and the Town of Riverhead Community Development Agency, a New York Public Benefit Corporation dedicated to promoting, sponsoring and overseeing economic development within the Town, have spent considerable time and effort to develop a revised land use plan, associated zoning, updated market assessment, and subdivision plan for the former Calverton Naval Weapons Industrial Reserve Plant (hereinafter "EPCAL"); and

**WHEREAS**, the EPCAL property consisting of approximately 2,900 acres was once part of the former Calverton Naval Weapons Industrial Reserve Plant was formerly owned by the Navy and leased by the Grumman Corporation; and

**WHEREAS**, in 1998, after Grumman chose not to renew its lease for the site, the Navy, pursuant to Public Law 103-c337, conveyed the entire twenty-nine hundred (2,900) acre site to the Town of Riverhead Community Development Agency for no consideration, conditioned upon the Town's reuse of the property for economic development; and

**WHEREAS**, in anticipation of the transfer of the ownership of the land from the Navy to the Town of Riverhead conditioned upon the economic redevelopment of the property, the Town of Riverhead and Community Development Agency commissioned the firm of Hamilton, Rabinowitz & Alschuler to complete a comprehensive reuse planning study of the site (The "H, R & A Study"); and

**WHEREAS**, the alternative land use scenarios analyzed included three redevelopment plans which were intended to promote the economic development of the site, namely; 1) industrial development of the entire site, 2) age restricted (senior) development, and 3) a hybrid of industrial land use and regional recreational development; and

**WHEREAS**, the H, R & A Study recommendations were a "significant departure" from those outlined in the Town's 1973 Comprehensive Master Plan, pursuant to Town Law 272-a, and consequently the Town was required to amend its Master Plan; and

**WHEREAS**, as a result of the need to amend the Master Plan, the Town determined that the amendment to the Comprehensive Master Plan was a Type I action pursuant to NYCRR 617.4 and it was determined that a Generic Environmental Impact Statement assessing the environmental impacts to the natural and social environments by the proposed development as outlined in the H, R & A Study would be required; and

**WHEREAS**, the United States Navy completed this study prior to conveyance to the Community Development Agency; and

**WHEREAS**, the Town, pursuant to the requirements of Town Law 265, referred the proposed amendment to the Town's Comprehensive Master Plan to the Suffolk County Planning Commission as required by General Municipal Law §239-m and the Suffolk County Planning Commission issued a determination recommending approval of the amendment; and

**WHEREAS**, after completion of the Draft Supplemental Generic Environmental Impact Statement for the Comprehensive Plan for the Development of EPCAL (SGEIS) and the Suffolk County Planning Commission approval, by Resolution 849 of 1998, the Town of Riverhead adopted land use alternative three (the hybrid of industrial and regional recreational uses) as contained in the H, R & A Study as an amendment to the Comprehensive Master Plan of the Town of Riverhead; and

**WHEREAS**, in order to implement the recommendations of the H, R & A Study, the Town of Riverhead proposed the adoption of two new zoning use districts for the EPCAL site, to wit: Planned Industrial Park (PIP) Zoning Use District (encompassing the bulk of the former Grumman facilities sometimes referred to as the "Industrial Core") and the balance of the property was rezoned to Planned Recreational Park (PRP) Zoning Use District; and

**WHEREAS**, the Town held the requisite public hearings on the inclusion of the PIP and PRP Zoning Use Districts in the Riverhead Town Code on December 15, 1998 and June 15, 1999, respectively and thereafter, both the PIP and PRP Zoning Use Districts were referred to the Riverhead Planning Board for its report and recommendations; and

**WHEREAS**, the Planning Board recommended approval of the proposed zoning use districts and map amendments and pursuant to General Municipal Law §239-m, the proposed zoning districts and zoning map amendments were forwarded to the Suffolk County Planning Commission for its report and recommendation as required by General Municipal Law §239-m; and

**WHEREAS**, on September 1, 1999, the Suffolk County Planning Commission also recommended approval of the amendments; and

**WHEREAS**, following receipt of the Planning Commission's recommendation, pursuant to Resolution #830 of 1999, the Town Board, reciting in its resolution; the State Environmental Quality Review Act (SEQRA) record, the comments made at the numerous public hearings, the report of the Town Planning Department, the SEQRA

findings statement attending the Comprehensive Master Plan amendment, the report of the Town Planning Board, the report of the Suffolk County Planning Commission, the prevalent Pine Barrens overlay district, together with any other pertinent planning, zoning or environmental information available, adopted the proposed zoning code and zoning use district map amendments; and

**WHEREAS**, since the transfer of title to the Town of Riverhead Community Development Agency in 1998, the Calverton site "EPCAL" has seen limited redevelopment, to wit: the Town sold the site's existing industrial buildings, which contain approximately one million square feet, on 490 acres of land in the PIP zoning district, to a private developer in 2001 and two additional parcels were also sold, one for the development of a water park and the other to Stony Brook University for use of the site as an incubator, with no other sales in the past decade or more; and

**WHEREAS**, due to the evolution of market, economic, and site conditions since the adoption and implementation of the original comprehensive reuse plan, the Town and Community Development Agency, embarked on a plan to update, develop and implement a reuse plan to bring to fruition economic development to the Town of Riverhead; and

**WHEREAS**, the Community Development Agency, by Resolution #4 adopted on February 1, 2011, acting with and for benefit of the Town, retained the services of VHB Engineering, Surveying and Landscape Architecture, P.C. (VHB) to assist the Town and Community Development Agency and provide services related to an updated Comprehensive Reuse Plan, including but not limited to, development of a revised land use plan, associated zoning, updated market assessment, preparation of subdivision plan, and assistance in the administration of the SEQRA process; and

**WHEREAS**, related to and made part of the services provided by VHB, VHB prepared the requests for proposals related to the update of the 1996 Reuse Plan (also described as market study); and

**WHEREAS**, the Town Board of the Town of Riverhead authorized the issuance of a Request for Proposals for an Updated Market Study for Reuse and Revitalization of the Former Naval Weapons Industrial Reserve Plant ("NWIRP/EPCAL") by Resolution #246 adopted on April 5, 2011; and

**WHEREAS**, Town Board awarded RKG Associates, Inc. the contract to prepare, complete and present an updated comprehensive market study for reuse of the former Naval Weapons Industrial Reserve Plant ("NWIRP/EPCAL"); and

**WHEREAS**, on December 8, 2011, RKG presented, during an open and public session of the Town Board, an updated market study which identified the economic and real estate conditions influencing development on the subject site and recommended uses most compatible and viable with site conditions and market demand; uses with potential growth and sustainability; and uses that could compete within the regional market; and

**WHEREAS**, on December 8, 2011, VHB presented, during an open and public session of the Town Board, a plan for development and an alternate plan for development (hereinafter referred to as development plan "B") incorporating the recommendations and findings of the market study prepared by RKG and the Town Board, by Resolution #937 of 2011, accepted and adopted the findings and

recommendations for EPCAL redevelopment prepared by RKG Associates (RKG) and also having authorized VHB to proceed with the requisite State Environmental Quality Review (SEQR) of their alternative plans for development; and

**WHEREAS**, since December of 2011 to the present, the Town, Community Development Agency, and VHB have met with numerous regional, state, and local agencies and interest groups regarding the proposed development plan and, as a result of and in an effort to address all comments and concerns, the Town, with the assistance of VHB, has redesigned and reconfigured the plan for development described and referred to as Alternative Subdivision Sketch C; and

**WHEREAS**, by Resolution # 5, adopted on May 7, 2013, the Town Board, acting as governing body of the Town of Riverhead Community Development Agency, accepted for SEQR purposes the Full Environmental Assessment Form (EAF) Part I, the Alternative Subdivision Sketch C for Enterprise Park at Calverton dated April 26, 2013 and the draft scope of issues necessary for the anticipated Draft Supplemental Generic Environmental Impact Statement (SGEIS) prepared by VHB for that portion of land within EPCAL owned by the Community Development Agency; and

**WHEREAS**, the Part 1 of the Full Environmental Assessment Form, a subdivision sketch plan (referred to as Alternative Subdivision Sketch C for Enterprise Park at Calverton dated April 26, 2013) and a preliminary Draft Scope for the Draft Supplemental Generic Environmental Impact Statement were distributed to all involved agencies indicating the Town Board's intention to declare itself as lead agency if upon expiration of the coordination period, no objections to same had been received by the Town Board; and

**WHEREAS**, the Town received no objection from any involved agencies to the Town Board serving as lead agency; and

**WHEREAS**, the Riverhead Town Board, upon completion of coordinated review pursuant to 6 NYCRR §617.6 and adoption of Community Development Agency Resolution #10 adopted on June 18, 2013, declared itself to be the Lead Agency for the proposed action; and

**WHEREAS**, the Riverhead Town Board classified the proposed action as a Type I action pursuant to 6 NYCRR § 617.4; and

**WHEREAS**, the Town Board caused the preparation of Parts 2 and 3 of the Full EAF for analysis of project impacts whose content indicate the potential for significant impacts on the natural and social environment when compared to the criteria set forth in 6 NYCRR §617.7(c); and

**WHEREAS**, the Town Board determined that the proposed action may have one or more significant adverse impacts on the environment, and adopted a Positive Declaration requiring that a Draft Supplemental Generic Environmental Impact Statement be prepared; and

**WHEREAS**, by Resolution #11 adopted on June 18, 2013, the Town Board authorized the Town Clerk to publish and post Notice of Scoping Hearing upon the Draft Scope for Draft Supplemental Generic Environmental Impact Statement required for a



comprehensive development plan for EPCAL, including Amendment to the Comprehensive Plan and Amendment to Zoning and Subdivision for EPCAL; and

**WHEREAS**, on July 16, 2013, the Town Board, acting as governing body of the Community Development Agency, conducted a public Scoping Hearing on the Draft Scope for the Draft Supplemental Generic Environmental Impact Statement supporting the proposed action to wit: the creation of a conceptual development plan (Reuse & Revitalization Plan) including subdivision (referred to as Alternative Subdivision Sketch C for Enterprise Park at Calverton dated April 26, 2013) of the EPCAL property into 50 lots for ultimate redevelopment with a mix of uses (e.g., business [commercial and retail], industrial, residential, recreation, utilities) and the retention of substantial open space; the amendment to the Town of Riverhead Comprehensive Plan; the amendment of the zoning code and zoning map of the Town of Riverhead to rezone the 2,323.9 acre EPCAL property consistent with the Reuse & Revitalization Plan for property owned by the CDA within EPCAL described as approximately 2,323.9 acres of real property located south of Middle Country Road (SR25), north of Grumman Boulevard and east of Wading River Manor Road (CR25), Calverton Hamlet, being more particularly described as Suffolk County Tax Map No. 0600-135-1-7.1,7.2,7.3&7.4.; and

**WHEREAS**, for a period of one week after the close of the public hearing on the Draft Scope, the Town Board did accept written comments on the Draft Scope for the Draft Supplemental Generic Environmental Impact Statement; and

**WHEREAS**, the Town Board and members of the Planning Staff for the Town of Riverhead, with the assistance and participation of VHB did review all comments made at the public Scoping Hearing and all written comments received pursuant to the Notice of Scoping Hearing; and

**WHEREAS**, the Town Board, Town Board, as Lead Agency, and, as governing body of the Town of Riverhead and as governing body of the Community Development Agency, by Resolution #14 adopted on October 1, 2013, did thereby adopt a Final Scope for the Draft Supplemental Generic Environmental Impact Statement (DSGEIS) supporting the proposed action, to wit: the creation of a conceptual development plan (Reuse & Revitalization Plan) including subdivision of the EPCAL property into 50 lots for ultimate redevelopment with a mix of uses (e.g., business [commercial and retail], industrial, residential, recreation, utilities) and the retention of substantial open space; the amendment to the Town of Riverhead Comprehensive Plan; the amendment of the zoning code and zoning map of the Town of Riverhead to rezone the 2,323.9 acre EPCAL property consistent with the Reuse & Revitalization Plan for property owned by the CDA within EPCAL described as approximately 2,323.9 acres of real property located south of Middle Country Road (SR25), north of Grumman Boulevard and east of Wading River Manor Road (CR25), Calverton Hamlet, being more particularly described as Suffolk County Tax Map No. 0600-135-1-7.1,7.2,7.3&7.4; and

**WHEREAS**, pursuant to NYCRR 617.9(a) and (b) after adoption of the Final Scope and consistent with the Final Scope, the Town Board and members of the Planning Staff for the Town of Riverhead, with the assistance and participation of VHB did complete a DSGEIS; and

**WHEREAS**, pursuant to NYCRR 617.9 (a)(2), the Town Board, as lead agency, by Resolution #11 adopted on August 7, 2014, did accept and determine that the

DSGEIS was adequate with respect to its scope and content for the purpose of commencing public review; and

**WHEREAS**, pursuant to NYCRR 617.9 (a)(3), the Town Board, as lead agency, by Resolution #11 adopted on August 7, 2014, did prepare a Notice of Completion of the DSGEIS for the Development of EPCAL (EPCAL Reuse & Revitalization Plan) and authorized and directed the Town Clerk to file and publish the Notice of Completion, together with the DSGEIS; and

**WHEREAS**, pursuant to NYCRR 617.9(a)(4), the Town Board, as lead agency, determined that it is appropriate to hold a public hearing on the DSGEIS and provide for public comment through the forum of a public hearing and submission of written comment; and

**WHEREAS**, pursuant to NYCRR 617.9(a)(4)(ii), the Town Board, as lead agency and in its capacity as the Town Board and as the governing body of the Town of Riverhead Community Development Agency, determined that was appropriate to conduct a combined hearing for the DSGEIS, comprehensive development plan for EPCAL (EPCAL Reuse and Revitalization Plan), amendment to the Town of Riverhead Comprehensive Master Plan, subdivision of the EPCAL property, creation and adoption of a Planned Development (PD) Zoning District, amendment to the zoning map of the Town of Riverhead to rezone the subject property to the PD Zoning District, and amendment to the Calverton Urban Renewal Plan; and

**WHEREAS**, the Town Board, as lead agency and as governing body of the Town of Riverhead and acting and as governing body of the Town of Riverhead Community Development Agency, by Resolution # 583 adopted on August 7, 2014, authorized and directed the Town Clerk to publish and post a Notice of Public Hearing on the DSGEIS, comprehensive development plan for EPCAL (EPCAL Reuse and Revitalization Plan), amendment to the Town of Riverhead Comprehensive Master Plan, subdivision of the EPCAL property, creation and adoption of a Planned Development (PD) Zoning District, amendment to the zoning map of the Town of Riverhead to rezone the subject property to the PD Zoning District, and amendment to the Calverton Urban Renewal Plan, and provide notice for the acceptance of written comments until September 15, 2014 pursuant to NYCRR Part 617.9(a)(4); and

**WHEREAS**, the Town Board, as lead agency and as governing body of the Town of Riverhead and acting and as governing body of the Town of Riverhead Community Development Agency, did hold a public hearing on September 3, 2014 on the DSGEIS, comprehensive development plan for EPCAL (EPCAL Reuse and Revitalization Plan), amendment to the Town of Riverhead Comprehensive Master Plan, subdivision of the EPCAL property, creation and adoption of a Planned Development (PD) Zoning District, amendment to the zoning map of the Town of Riverhead to rezone the subject property to the PD Zoning District, and amendment to the Calverton Urban Renewal Plan, and provided for the acceptance of written comments until September 15<sup>th</sup>, 2014 pursuant to NYCRR Part 617.9 (a)(4) and by Resolution # 640 adopted on September 3, 2014, did extend period for the acceptance of written comment until September 30, 2014; and

**WHEREAS**, VHB prepared a Final Supplemental Generic Environmental Impact Statement (FSGEIS) in accordance with §617.10 of 6 NYCRR (SEQR) which provides responses to substantive comments compiled by the Town Board of the Town of Riverhead as Lead Agency during the SEQRA public review and comment period,

including verbal comments presented at the public hearings and written comments submitted by the public and involved/interested agencies up to the close of the comment period; and

**WHEREAS**, the Town Board found that the FSGEIS adequately responded to comments such that it deemed appropriate to facilitate the preparation of findings and legislative decision related to the adoption of the EPCAL Reuse & Revitalization Plan, amendment to the Town of Riverhead Comprehensive Master Plan, subdivision of the EPCAL property, creation and adoption of a Planned Development (PD) Zoning District, amendment to the zoning map of the Town of Riverhead to rezone the subject property to the PD Zoning District, and amendment to the Calverton Urban Renewal Plan and the accompanying Draft Supplemental Generic Environmental Impact Statement (DSGEIS) which will become elements of the Town of Riverhead EPCAL Reuse & Revitalization Plan, amendment to the Town of Riverhead Comprehensive Master Plan, subdivision of the EPCAL property, amendment to the zoning map and code, amendment to the Calverton Urban Renewal Plan and subdivision of the Enterprise Park at Calverton ("EPCAL"); and

**WHEREAS**, consistent with above, by Resolution #190, the Town Board, as Lead Agency pursuant to SEQRA, accepted as complete and file a Notice of Completion of FSGEIS for the comprehensive development plan for EPCAL (EPCAL Reuse and Revitalization Plan), amendment to the Town of Riverhead Comprehensive Master Plan, subdivision of the EPCAL property, creation and adoption of a Planned Development (PD) Zoning District, amendment to the zoning map of the Town of Riverhead to rezone the subject property to the PD Zoning District, and amendment to the Calverton Urban Renewal Plan for publication in the Environmental Notice Bulletin (ENB) as prescribed by SEQRA (6 NYCRR § 617.12); and

**WHEREAS**, the Town Board, as Lead Agency, afforded the public and involved/interested agencies 30 days in which to consider the FSGEIS and provide any additional input, which may, as appropriate, be incorporated into the SEQRA Findings Statement; and

**WHEREAS**, after the requisite public consideration period, the Town Board requested that a SEQRA Findings Statement be prepared by VHB, which summarizes the facts and conclusions of the DSGEIS and FSGEIS, considers public and agency comments, weighs and balances the relevant environmental impacts with social, economic and other considerations, and provides a rationale for the Town Board's decision; and

**NOW THEREFORE BE IT RESOLVED**, that after review and consideration, the Town Board, as Lead Agency, and as governing body of the Town of Riverhead, and as governing body of the Community Development Agency hereby adopts the annexed SEQRA Findings Statement, prepared on its behalf by VHB and dated July 19, 2016, pursuant to SEQRA; and be it further

**RESOLVED**, as required by SEQRA and its implementing regulations, the Town Clerk is hereby directed to file and distribute copies of the SEQRA Findings Statement to the following involved agencies:

The Honorable Sean Walter, Town Supervisor  
and Members of the Town of Riverhead Town Board  
200 Howell Avenue  
Riverhead, New York 11901

Stanley Carey, Chairman  
Town of Riverhead Planning Board  
200 Howell Avenue  
Riverhead, New York 11901

Michael Reichel, Sewer District Superintendent  
Riverhead Sewer District  
River Avenue (off Riverside Drive)  
Riverhead, New York 11901

Mark Conklin, Water District Superintendent  
Riverhead Water District  
1035 Pulaski Street  
Riverhead, New York 11901

Chris Kempner, Director  
Riverhead Community Development Agency  
200 Howell Avenue  
Riverhead, New York 11901

George Woodson, Superintendent  
Town of Riverhead Highway Department  
1177 Osborne Avenue  
Riverhead, New York 11901

Board of Fire Commissioners  
Wading River Fire District  
1503 N. Country Road  
Wading River, New York 11792

Board of Fire Commissioners  
Manorville Fire District  
14 Silas Carter Road  
Manorville, New York 11949

The Honorable Ed Romaine, Supervisor  
And Members of the Town Board  
Town of Brookhaven  
Town of Brookhaven Town Hall  
One Independence Hill  
Farmingville, New York 11738



The Honorable Steven Bellone, County Executive  
Suffolk County  
H. Lee Dennison Building  
100 Veterans Memorial Highway  
Hauppauge, New York 11788

Jennifer Casey, Chair  
Suffolk County Planning Commission  
H. Lee Dennison Building  
100 Veterans Memorial Highway  
Hauppauge, New York 11788

James L. Tomarken, MD, MPH, MBA, MSW, Commissioner  
Suffolk County Department of Health Services  
3500 Sunrise Highway, Suite 124  
Great River, New York 11739

Gilbert Anderson, P.E., Commissioner  
Suffolk County Department of Public Works:  
335 Yaphank Avenue  
Yaphank, New York 11980

James F. Gaughran, Chairman  
Suffolk County Water Authority  
4060 Sunrise Highway, Suite 1000  
Oakdale, New York 11769

Commission Chair  
Central Pine Barrens Joint Planning and Policy Commission  
624 Old Riverhead Road  
Westhampton, New York 11978

Empire State Development Corporation/Long Island Regional Economic Development  
Council  
c/o Cara Longworth, Regional Director  
150 Motor Parkway  
Hauppauge, New York 11788

Ruth Pierpont, Deputy Commissioner/Deputy SHPO  
New York State Division for Historic Preservation  
New York State Office of Parks, Recreation & Historic Preservation  
Peebles Island State Park  
P.O. Box 189  
Waterford, New York 12188-0189

Joseph T. Brown, Regional Director  
New York State Department of Transportation  
State Office Building  
250 Veterans Memorial Highway  
Hauppauge, New York 11788

George Stafford, Director  
Division of Coastal Resources  
New York State Department of State  
99 Washington Avenue, Suite 1010  
Albany, NY 12231-0001

Carrie Meek Gallagher, Regional Director  
New York State Department of Environmental Conservation  
SUNY @ Stony Brook  
50 Circle Road  
Stony Brook, New York 11790-3409

Basil Seggos, Commissioner  
New York State Department of Environmental Conservation  
625 Broadway  
Albany, New York 12233-1750

**RESOLVED**, that the Town Clerk is hereby authorized and directed to maintain a copy of this resolution and the Findings Statement, together with a copy of the FSGEIS document and make available for public review and inspection in the Office of the Town Clerk, Monday through Friday, from 8:30 am to 4:30 pm, beginning on July 19, 2016; and be it further

**RESOLVED**, that the Town Clerk is hereby authorized and directed to post a copy of this resolution and the Findings Statement on the Town's website [www.townofriverheadny.gov](http://www.townofriverheadny.gov); and be it further

**RESOLVED**, that the Town Clerk is hereby authorized and directed to make available a copy of this resolution and the Findings Statement at the Riverhead Free Library, 330 Court Street, Riverhead, NY, 11901; and be it further

**RESOLVED**, that the Town Clerk is hereby directed to forward a certified copy of this resolution, together with a copy of the Findings Statement to VHB Engineering, Surveying and Landscaping Architecture, P.C., 100 Motor Parkway, Suite 300, Hauppauge, NY 11788; Supervisor of the Town of Riverhead, Sean W. Walter; Members of the Town Board of the Town of Riverhead; Christine Kempner, Community Development Agency Director; Jefferson Murphree, Building and Planning Administrator; and Annemarie Prudenti, Deputy Town Attorney, Frank A. Isler, special counsel to the Community Development Agency, 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 ☒ Yes ☐ No      Giglio ☒ Yes ☐ No  
Wooten ☒ Yes ☐ No      Dunleavy ☒ Yes ☐ No  
Walter ☒ Yes ☐ No

The Resolution Was ☒ Thereupon Duly Declared Adopted