

I

- This bill is not active in this session.

A04678 Summary:

BILL NO A04678A
 SAME AS SAME AS UNI.
 SPONSOR Thiele (MS)
 COSPNSR Hennessey
 MLTSPNSR

Add Art 15-B Title 116 S680-cc, Gen Muni L

Establishes the Enterprise Park at Calverton Reuse and Revitalization Area to promote the redevelopment of the EPCAL site in the town of Riverhead, county of Suffolk.

A04678 Actions:

BILL NO A04678A
 02/07/2013 referred to local governments
 06/12/2013 amend (t) and recommit to local governments
 06/12/2013 print number 4678a
 06/18/2013 reported referred to rules
 06/19/2013 reported
 06/19/2013 rules report cal.506
 06/19/2013 ordered to third reading rules cal.506
 06/20/2013 home rule request
 06/20/2013 passed assembly
 06/20/2013 delivered to senate
 06/20/2013 REFERRED TO RULES
 06/20/2013 SUBSTITUTED FOR S3643A
 06/20/2013 3RD READING CAL.1255
 06/20/2013 HOME RULE REQUEST
 06/20/2013 PASSED SENATE
 06/20/2013 RETURNED TO ASSEMBLY
 10/11/2013 delivered to governor
 10/23/2013 signed chap.434

A04678 Votes:

A04678A 06/20/2013 140/1

Abbate	Y	Colton	Y	Garbari	Y	Kearns	Y	Millman	Y	Rivera	Y	Stevens	AB
Abinant	Y	Cook	Y	Gibson	Y	Kellner	Y	Montesa	Y	Roberts	Y	Stirpe	Y
Arroyo	Y	Corwin	Y	Giglio	Y	Kim	Y	Morelle	Y	Robinso	ER	Sweeney	NO
Aubry	Y	Crespo	Y	Gjonaj	ER	Kolb	Y	Mosley	ER	Rodrigu	Y	Tedisco	Y
Barclay	Y	Crouch	Y	Glick	Y	Lalor	Y	Moya	Y	Rosa	Y	Tenney	Y
Barrett	Y	Curran	Y	Goldfed	Y	Lavine	Y	Nojay	Y	Rosenth	Y	Thiele	Y
Barron	Y	Cusick	Y	Goodell	Y	Lentol	Y	Nolan	Y	Rozic	Y	Titone	Y
Benedet	Y	Cymbrow	Y	Gottfri	Y	Lifton	Y	Oaks	Y	Russell	Y	Titus	Y
Blanken	Y	DenDekk	Y	Graf	Y	Lopez	Y	O'Donne	Y	Ryan	Y	Walter	Y
Borelli	Y	Dinowit	Y	Gunther	Y	Lupardo	Y	Ortiz	Y	Saladin	Y	Weinste	Y
Boyland	AB	DiPietr	Y	Hawley	Y	Lupinac	Y	Otis	Y	Santaba	Y	Weisenb	Y
Braunst	Y	Duprey	Y	Heastie	Y	Magee	Y	Palmesa	Y	Scarbor	Y	Weprin	Y
Brennan	Y	Englebr	Y	Hennes	Y	Magnare	Y	Paulin	Y	Schimmel	Y	Wright	Y

Brindis Y	Espinal Y	Hevesi Y	Maisel Y	Peoples Y	Schimmi Y	Zebrows Y
Bronson Y	Fahy Y	Hikind ER	Malliot Y	Perry Y	Sepulve Y	Mr Spkr Y
Brook-K Y	Farrell Y	Hooper Y	Markey Y	Pretlow Y	Simanow Y	
Buchwal Y	Finch Y	Jacobs Y	Mayer Y	Quart Y	Simotas Y	
Butler Y	Fitzpat Y	Jaffee Y	McDonal Y	Ra Y	Skartad Y	
Cahill Y	Friend Y	Johns Y	McDonou Y	Rabbitt Y	Skoufis Y	
Camara Y	Gabrysz Y	Jordan Y	McKevit Y	Raia Y	Solages Y	
Ceretto Y	Galef Y	Katz Y	McLaugh Y	Ramos Y	Stec Y	
Clark Y	Gantt Y	Kavanag Y	Miller Y	Reilich Y	Steck Y	

A04678 Text:

S T A T E O F N E W Y O R K

S. 3643--A
Cal. No. 1255

A. 4678--A

2013-2014 Regular Sessions

S E N A T E - A S S E M B L Y

February 7, 2013

IN SENATE -- Introduced by Sen. LAVALLE -- read twice and ordered printed, and when printed to be committed to the Committee on Local Government -- reported favorably from said committee and committed to the Committee on Finance -- reported favorably from said committee and committed to the Committee on Rules -- ordered to a third reading, amended and ordered reprinted, retaining its place in the order of third reading

IN ASSEMBLY -- Introduced by M. of A. THIELE, HENNESSEY -- read once and referred to the Committee on Local Governments -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT in relation to a plan for the development of the Enterprise Park at Calverton

THE PEOPLE OF THE STATE OF NEW YORK, REPRESENTED IN SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

1 Section 1. Legislative findings.
 2 The former Calverton Naval Weapons Industrial Reserve Plant in the
 3 Town of Riverhead, county of Suffolk, now known as the Enterprise Park
 4 at Calverton (hereinafter "EPCAL"), was formerly owned by the Navy and
 5 leased by the Grumman Corporation. In 1998, Northrop Grumman closed
 6 nearly all facilities located on Long Island and chose not to renew its
 7 lease for the EPCAL site causing economic dislocation and unemployment
 8 for residents of the town of Riverhead and the surrounding region.
 9 The Navy conveyed 2900 acres to the Town of Riverhead Community Devel-
 10 opment Agency ("CDA") for no consideration conditioned upon the Town's
 11 reuse of the property for economic development.
 12 In 2011, the town and CDA renewed their efforts to reuse the property
 13 for economic development and invested significant funds to update,
 14 develop and implement a reuse and revitalization plan to meet the
 15 current economic, market and site conditions. The town and CDA, with the

EXPLANATION--Matter in ITALICS (underscored) is new; matter in brackets [] is old law to be omitted.

LBD03494-03-3

S. 3643--A

2

A. 4678--A

1 assistance of a firm with expertise in planning and environmental analy-
 2 sis for large scale revitalization and development projects, updated the
 3 real estate market study; retained experts in the field of engineering,
 4 survey and topographical analysis; retained experts in the fields of
 5 sewer and water; and met with state, regional and local departments,
 6 agencies and special interest groups to identify, address, remedy or
 7 mitigate all concerns and potential adverse impacts related to the town
 8 and CDA's goal of economic development at the EPCAL site.

9 The comprehensive and extensive analysis of economic, market, environ-
 10 mental, traffic, sewer, water, and myriad other factors, together with
 11 participation of state, regional, local departments, agencies, and other
 12 stakeholders, including but not limited to New York state department of
 13 transportation, New York state department of environmental conservation,
 14 Suffolk county planning and public works departments, town of Riverhead
 15 planning, engineering, water and sewer departments resulted in a reuse
 16 and revitalization plan that meets the economic and urban renewal goals
 17 of the original conveyance and will assist the state, county, and town
 18 to recapture potential investment, growth and employment opportunities
 19 for this region.

20 It is the purpose of this act to promote the expeditious and orderly
 21 conversion and redevelopment of EPCAL for uses consistent with an urban
 22 renewal plan adopted by the town in order to prevent further blight,
 23 economic dislocation and additional unemployment, and to aid in
 24 strengthening the New York state economy, the regional economy and the
 25 economy of the town of Riverhead.

26 S 2. Definitions.

27 1. "EPCAL" shall mean the Enterprise Park at Calverton.

28 2. "EPCAL redevelopment area" shall include the land area of EPCAL, to
 29 be designated as an urban renewal area, pursuant to article 15 of the
 30 general municipal law, more particularly bounded and described as
 31 follows:

32 The boundaries of which include all the land area of EPCAL more
 33 particularly described as follows:

34 All that certain plot, piece or parcel of land, situate, lying and
 35 being at Calverton, Town of Riverhead, County of Suffolk, State of New
 36 York as shown on a survey prepared by L.K. McLean Associates, P.C. dated
 37 October twenty-first, two thousand eleven. Said parcel being more
 38 particularly bounded and described as follows:

39 Beginning at a point formed by the intersection of the westerly bound-
 40 ary line of Peconic Avenue (not-open), and the northerly boundary line
 41 of Grumman Boulevard (River Road);

42 Said point of beginning being at coordinates N. 271,175.86, E.
 43 1,326,712.70 in the New York State Plane Coordinate System, Long Island
 44 Zone, NAD 1983.

45 Thence from said point of beginning westerly along said northerly bound-
 46 ary line of Grumman Boulevard (River Road), the following ten (10)
 47 courses and distances;

48 i. North 69 21' 24" West, a distance of 3.10 feet to a point, thence

49 ii. North 84 02' 24" West, a distance of 616.74 feet to a point,
 50 thence

51 iii. South 87 05' 16" West, a distance of 602.20 feet to a point,
 52 thence

53 iv. South 85 37' 16" West, a distance of 313.16 feet to a point of
 54 curvature, thence

S. 3643--A

3

A. 4678--A

1 v. Westerly along the arc of a curve bearing to the right having a

2 radius of 614.17 feet, an arc length of 99.78 feet to a point of tangen-
 3 cy, thence
 4 vi. North 85 04' 14" West, a distance of 732.38 feet to a point,
 5 thence
 6 vii. North 71 24' 04" West, a distance of 91.27 feet to a point,
 7 thence
 8 viii. North 71 22' 44" West, a distance of 418.08 feet to a point,
 9 thence
 10 ix. South 69 37' 16" West, a distance of 674.80 feet to a point,
 11 thence
 12 x. North 62 22' 44" West, a distance of 43.38 feet to a point formed
 13 by the intersection of the aforementioned northerly boundary line of
 14 Grumman Boulevard (River Road) and the easterly boundary line of The
 15 Wells Family Cemetery;
 16 Thence along said boundary line of the Wells Family Cemetery, the
 17 following two courses and distances;
 18 i. North 2 22' 14" West, a distance of 286.12 feet to a point, thence
 19 ii. South 85 20' 16" West, a distance of 90.00 feet to a point formed
 20 by the intersection of the northerly boundary line of The Wells Family
 21 Cemetery and the easterly boundary line of lands of The United States of
 22 America (Navy Parcel "B");
 23 Thence northerly along said easterly boundary line of lands of The
 24 United States of America (Navy Parcel "B") the following three courses
 25 and distances;
 26 i. North 4 39' 44" West, a distance of 114.29 feet to a point, thence
 27 ii. North 66 46' 00" West, a distance of 1108.62 feet to a point,
 28 thence
 29 iii. North 53 05' 17" West, a distance of 66.28 feet to a point
 30 formed by the intersection of the easterly boundary line of lands of The
 31 United States of America (Navy Parcel "B") and the southerly boundary of
 32 Map of Calverton Camelot II, Filed in The Suffolk County Clerk's office
 33 March 9, 2007 as Map No. 11500;
 34 Thence along the boundary of said Map of Calverton Camelot II, the
 35 following nine courses and distances;
 36 i. South 89 01' 31" East, a distance of 1480.82 feet to a point,
 37 thence
 38 ii. North 69 37' 16" East, a distance of 318.93 feet to a point,
 39 thence
 40 iii. North 49 39' 50" West, a distance of 8453.30 feet to a point,
 41 thence
 42 iv. South 40 20' 10" West, a distance of 3321.67 feet to a point,
 43 thence
 44 v. South 4 05' 28" East, a distance of 2564.03 feet to a point,
 45 thence
 46 vi. North 90 00' 00" East, a distance of 330.33 feet to a point,
 47 thence
 48 vii. South 30 00' 00" East, a distance of 318.71 feet to a point,
 49 thence
 50 viii. North 82 58' 57" East, a distance of 1633.67 feet to a point of
 51 curvature, thence
 52 ix. Easterly along the arc of a curve bearing to the right having a
 53 radius of 3,634.79 feet, an arc length of 400.24, to a point on the
 54 westerly boundary line of Burman Boulevard, said curve having a chord
 55 bearing of North 86 08' 14" East and chord distance of 400.04 feet;
 S. 3643--A 4 A. 4678--A

1 Thence South 4 07' 36" East along said westerly boundary of Burman
 2 Boulevard, a distance of 721.60 feet to a point formed by the inter-
 3 section of the westerly boundary line of Burman Boulevard and the north-
 4 erly boundary line of Grumman Boulevard (Swan Pond Road);
 5 Thence along said northerly boundary line of Grumman Boulevard (Swan
 6 Pond Road) the following two courses and distances;

7 i. Westerly along the arc of a curve bearing to the left having a
8 radius of 2,914.79 feet, an arc to a point of tangency, said curve
9 having a chord bearing of South 86 33' 36" West and chord distance of
10 363.75 feet, thence

11 ii. South 82 58' 57" West, a distance of 1069.85 feet to a point
12 formed by the intersection of the northerly boundary of Grumman Boule-
13 vard (Swan Pond Road) and the easterly boundary line of lands of The
14 United States of America (Navy Parcel "A");
15 Thence along said lands of The United States of America (Navy Parcel
16 "A") the following five (5) courses and distances;

17 i. North 4 20' 00" West, a distance of 525.31 feet to a point, thence
18 ii. North 90 00' 00" West, a distance of 560.57 feet to point, thence
19 iii. North 30 00' 00" West, a distance of 436.40 feet to a point,
20 thence
21 iv. North 90 00' 00" West, a distance of 790.00 feet to a point,
22 thence
23 v. South 0' 00' 00" West, a distance of 1099.72 feet to a point formed
24 by the intersection of the westerly boundary line of said lands of The
25 United States of America (Navy Parcel "A") and the northerly boundary
26 line of Grumman Boulevard (Swan Pond Road);
27 Thence along said northerly boundary line of Grumman Boulevard (Swan
28 Pond Road) the following eight courses and distances;

29 i. South 82 58' 57" West, a distance of 243.60 feet to a point of
30 curvature, thence
31 ii. Westerly along the arc of a curve bearing to the left having a
32 radius of 11,509.16 feet, an arc length of 176.33 feet to a point of
33 tangency, said curve having a chord bearing of South 82 32' 37" West
34 and chord distance of 176.33 feet thence
35 iii. South 82 06' 17" West, a distance of 2226.10 feet to a point of
36 curvature, thence
37 iv. Westerly along the arc of a curve bearing to the right having a
38 radius of 2,241.83 feet, an arc length of 504.77 feet to a point of
39 tangency, said curve having a chord bearing of South 88 33' 18" West
40 and chord distance of 503.70 feet, thence
41 v. North 84 59' 41" West, a distance of 2,524.17 feet to a point of
42 curvature, thence
43 vi. Westerly along the arc of a curve bearing to the left having a
44 radius of 2,341.83 feet, an arc length of 215.04 feet, to a point of
45 tangency, said curve having a chord bearing of North 87 37' 31" West
46 and chord distance of 214.96 feet, thence
47 vii. South 89 44' 39" West, a distance of 974.35 feet to a point,
48 thence
49 viii. North 48 03' 55" West, a distance of 107.56 feet to a point
50 formed by the intersection of said northerly boundary line of Grumman
51 Boulevard (Swan Pond Road) and the easterly boundary line of Wading
52 River - Manorville Road (C.R. 25);
53 Thence northerly along said easterly boundary line of Wading River -
54 Manorville Road (C.R. 25) the following five courses and distances;

55 i. North 5 25' 40" West, a distance of 730.69 feet to a point of
56 curvature, thence

S. 3643--A 5 A. 4678--A

1 ii. Northerly along the arc of a curve bearing to the left having a
2 radius of 868.51 feet, an arc length of 317.24 feet to a point, said
3 curve having a chord bearing of North 15 53' 32" West and chord
4 distance of 315.48 feet, thence
5 iii. North 6 15' 09" West, a distance of 124.46 feet to a point,
6 thence
7 iv. North 32 55' 09" West, a distance of 97.96 feet to a point,
8 thence
9 v. North 59 52' 49" West, a distance of 289.20 feet to a point formed
10 by the intersection of the southerly boundary line of lands of Henry

11 Zebrowski and the easterly boundary line of Wading River Manorville Road
 12 (C.R. 25);
 13 Thence North 30 07' 11" East along said southerly boundary line of
 14 lands of Henry Zebrowski, a distance of 200.00 feet to a point,
 15 Thence North 59 52' 49" West along the easterly boundary line of lands
 16 of Henry Zebrowski and then along lands of Bridgette Lynn Associates,
 17 Inc., a distance of 354.90 feet to a point,
 18 Thence South 30 07' 11" West along the northerly boundary line of lands
 19 of Bridgette Lynn Associates, Inc. a distance of 192.28 feet to a point
 20 formed by said northerly boundary line of lands of Bridgette Lynn Asso-
 21 ciates, Inc. and the easterly boundary line of Wading River - Manorville
 22 Road (C.R. 25);
 23 Thence northerly along said easterly boundary line of Wading River -
 24 Manorville Road (C.R. 25) the following two courses and distances;
 25 i. Northerly along the arc of a curve bearing to the right having a
 26 radius of 904.93 feet, an arc length of 576.68 feet to a point of
 27 tangency, said curve having a chord bearing of North 34 06' 33" West
 28 and chord distance of 566.98 feet thence
 29 ii. North 15 51' 10" West, a distance of 1320.93 feet to a point
 30 formed by the intersection of the southerly boundary line of Middle
 31 Country Road (N.Y.S. Rt. 25) and the easterly boundary line of the
 32 aforementioned Wading River - Manorville Road (C.R. 25);
 33 Thence easterly along said southerly boundary line of Middle Country
 34 Road (N.Y.S. Rt. 25) the following nine (9) courses and distances;
 35 i. North 53 57' 26" East, a distance of 153.37 feet to a point of
 36 curvature, thence
 37 ii. Easterly along the arc of a curve bearing to the left having a
 38 radius of 5,769.65 feet, an arc length of 407.82 feet to a point of
 39 tangency, thence
 40 iii. North 49 54' 26" East, a distance of 41.47 feet to a point,
 41 thence
 42 iv. South 40 05' 34" East, a distance of 85.30 feet to a point,
 43 thence
 44 v. North 49 54' 26" East, a distance of 147.64 feet to a point,
 45 thence
 46 vi. North 40 05' 34" West, a distance of 85.30 feet to a point,
 47 thence
 48 vii. North 49 54' 26" East, a distance of 690.89 feet to a point of
 49 curvature, thence
 50 viii. Easterly along the arc of a curve bearing to the right having a
 51 radius of 1,392.69 feet, an arc feet to a point of tangency, thence
 52 ix. North 60 22' 23" East, a distance of 1935.68 feet to a point
 53 formed by the intersection of the westerly boundary line of lands of
 54 Island water Park Corp. and the aforementioned southerly boundary line
 55 of Middle Country Road (N.Y.S. Rt. 25);

S. 3643--A

6

A. 4678--A

1 Thence along said boundary line of lands of Island water Park Corp. the
 2 following seven courses and distances;
 3 i. South 6 07' 37" East, a distance of 1100.62 feet to a point,
 4 thence
 5 ii. South 8 18' 58" East, a distance of 1088.48 feet to a point,
 6 thence
 7 iii. South 6 06' 42" East, a distance of 1143.05 feet to a point,
 8 thence
 9 iv. South 84 59' 41" East, a distance of 815.30 feet to a point,
 10 thence
 11 v. North 6 06' 42" West, a distance of 2222.50 feet to a point,
 12 thence
 13 vi. North 84 59' 41" West, a distance of 832.48 feet to a point,
 14 thence
 15 vii. North 6 07' 37" West, a distance of 1116.41 feet to a point

16 formed by the intersection of the southerly boundary line of Middle
17 Country Road (N.Y.S. Rt. 25) and the easterly boundary line of said
18 lands of Island water Park Corp;

19 Thence easterly along said southerly boundary line of Middle Country
20 Road (N.Y.S. Rt. 25) the following three courses and distances;

21 i. North 60 22' 23" East, a distance of 407.76 feet to a point of
22 curvature, thence

23 ii. Easterly along the arc of a curve bearing to the right having a
24 radius of 5689.65 feet, an arc length of 304.56 feet to a point of
25 tangency, thence

26 iii. North 63 26' 24" East, a distance of 307.82 feet to a point
27 formed by the intersection of the southerly boundary line of Middle
28 Country Road (N.Y.S. Rt. 25) and the westerly boundary line of lands of
29 The Riverhead Water District,

30 Thence along said boundary lines of lands of The Riverhead Water
31 District, the following three courses and distances;

32 i. South 6 32' 47" East, a distance of 304.98 feet to a point, thence

33 ii. North 83 27' 13" East, a distance of 465.80 feet to a point,
34 thence

35 iii. North 6 32' 47" West, a distance of 434.49 feet to a point
36 formed by the intersection of the southerly boundary line of Middle
37 Country Road (N.Y.S. Rt. 25) and the easterly boundary line of said
38 lands of The Riverhead Water District;

39 Thence easterly along said southerly boundary line of Middle Country
40 Road (N.Y.S. Rt. 25) the following eleven courses and distances;

41 i. North 70 28' 19" East, a distance of 704.60 feet to a point of
42 curvature, thence

43 ii. Easterly along the arc of a curve bearing to the left having a
44 radius of 5,769.65 feet, an arc to a point of tangency, thence

45 iii. North 62 56' 21" East, a distance of 537.40 feet to a point of
46 curvature, thence

47 iv. Easterly along the arc of a curve bearing to the right having a
48 radius of 1870.08 feet, an arc length of 273.06 feet to a point of
49 tangency, thence

50 v. North 71 18' 19" East, a distance of 484.30 feet to a point of
51 curvature, thence

52 vi. Easterly along the arc of a curve bearing to the right having a
53 radius of 5,689.65 feet, an arc length of 334.34 feet to a point of
54 tangency, thence

55 vii. North 74 40' 19" East, a distance of 2552.80 feet to a point of
56 curvature, thence

S. 3643--A

7

A. 4678--A

1 viii. Easterly along the arc of a curve bearing to the right having a
2 radius of 5,689.65 feet, an arc length of 622.32 feet to a point of
3 tangency, thence

4 ix. North 80 56' 20" East, a distance of 1395.90 feet to a point of
5 curvature, thence

6 x. Easterly along the arc of a curve bearing to the left having a
7 radius of 11,499.19 feet, an arc length of 525.22 feet to a point of
8 tangency, thence

9 xi. North 80 10' 09" East, a distance of 155.88 feet to a point
10 formed by the intersection of the westerly boundary line of lands of the
11 State of New York and the southerly boundary line of Middle Country Road
12 (N.Y.S. Rt. 25);

13 Thence along said boundary line of lands of the New York State the
14 following three courses and distances;

15 i. South 13 18' 00" East, a distance of 2246.37 feet to a point,
16 thence

17 ii. South 90 00' 00" East, a distance of 970.64 feet to a point,
18 thence

19 iii. North 13 18' 00" West, a distance of 2333.65 feet to a point

20 formed by the intersection of the southerly boundary line of Middle
 21 Country Road (N.Y.S. Rt. 25) and lands of The State of New York;
 22 Thence easterly along said southerly boundary line of Middle Country
 23 Road (N.Y.S. Rt. 25) the following two courses and distances;
 24 i. North 88 00' 13" East, a distance of 1015.57 feet to a point,
 25 thence
 26 ii. North 88 34' 37" East, a distance of 1511.20 feet to a point on
 27 the westerly boundary of lot 6 as shown on Map of James H. Smith's Farm,
 28 filed with the Suffolk county Clerk's office on December 15, 1894 as
 29 file No. 491;
 30 Thence South 5 43' 17" East along the westerly boundary line of lot 6
 31 as shown on said Map of James H. Smith's Farm, a distance of 2164.07
 32 feet to a point;
 33 Thence North 86 48' 00" East along the southerly boundary of said lot 6
 34 and through lot 7 as shown on said Map of James H. Smith's Farm, of a
 35 distance of 321.08 feet to a point;
 36 Thence South 6 34' 40" East along the westerly boundary of lot 7 as
 37 shown on said Map of James H. Smith's Farm, a distance of 503.88 feet
 38 to a point;
 39 Thence North 83 46' 40" East through lots 7, 8, 9, 10 & 11 as shown on
 40 said filed map and continuing through the southerly boundary of lot 1 as
 41 shown on "Map of Property of Edwin Brown" filed with the Suffolk county
 42 Clerk's office on March 21, 1920 as file No. 761, a distance of 1628.84
 43 feet to the southerly boundary line of lot 2 and the northerly boundary
 44 line of lot 5 as shown on the aforementioned filed map;
 45 Thence along the boundary lines of lot 5 as shown on said "Map of Prop-
 46 erty of Edwin Brown" the following four courses and distances;
 47 i. South 6 14' 40" East, a distance of 1656.83 feet to a point,
 48 thence
 49 ii. South 83 36' 20" West, a distance of 265.45 feet to a point,
 50 thence
 51 iii. South 6 24' 00" East, a distance of 499.92 feet to a point,
 52 thence
 53 iv. North 83 21' 52" East, a distance of 1721.36 feet to a point
 54 formed by the intersection of the southerly boundary line of lot 5 as
 55 shown on said "Map of Property of Edwin Brown" and the westerly boundary
 56 line of Peconic Avenue (not open);
 S. 3643--A 8 A. 4678--A

1 Thence along the westerly boundary line of Peconic Avenue (not open) the
 2 following five courses and distances;
 3 i. South 6 04' 58" East, a distance of 2077.59 feet to a point,
 4 thence
 5 ii. South 13 07' 16" West, a distance of 77.19 feet to a point,
 6 thence
 7 iii. South 5 57' 48" East, a distance of 639.29 feet to a point,
 8 thence
 9 iv. South 6 35' 47" East, a distance of 657.42 feet to a point,
 10 thence
 11 v. South 6 02' 13" East, a distance of 744.57 feet to the point or
 12 place of beginning.
 13 Said parcel containing 92,535,335 square feet or 2,124.319 acres
 14 more or less.
 15 3. "EPCAL reuse and revitalization plan" shall mean the urban renewal
 16 plan prepared for the EPCAL redevelopment area pursuant to article 15 of
 17 the general municipal law.
 18 4. "GEIS" shall mean the generic environmental impact statement
 19 prepared in conjunction with the EPCAL reuse and revitalization plan for
 20 the EPCAL redevelopment area pursuant to the provisions of article 8 of
 21 the environmental conservation law.
 22 5. "SEQR" shall mean the State Environmental Quality Review Act.
 23 6. "Town Board" shall mean the town board of the town of Riverhead.

24 7. "Town" shall mean the town of Riverhead, county of Suffolk.

25 S 3. Planning and environmental review. 1. Pursuant to article 15 of
26 the general municipal law, the town is hereby authorized to designate
27 the EPCAL redevelopment area as an urban renewal area and to prepare and
28 approve and adopt an urban renewal plan for the EPCAL redevelopment
29 area.

30 2. In conjunction with the preparation of the urban renewal plan, the
31 town shall also prepare or cause to be prepared a generic environmental
32 impact statement pursuant to article 8 of the environmental conservation
33 law. Impacts of individual actions proposed to be carried out in
34 conformance with the adopted plan and the thresholds or conditions iden-
35 tified in the GEIS may require no or limited SEQOR review if such GEIS
36 and its findings set forth specific conditions or criteria under which
37 future actions will be undertaken or approved, including requirements
38 for any subsequent SEQOR compliance. This may include thresholds and
39 criteria for supplemental environmental impact statements to reflect
40 specific significant impacts, such as site specific impacts, that were
41 not adequately addressed or analyzed in the GEIS.

42 3. When a final GEIS has been filed pursuant to article 8 of the envi-
43 ronmental conservation law:

44 (a) No further SEQOR compliance is required if a subsequent proposed
45 action will be carried out in conformance with the conditions and thres-
46 holds established for such actions in the GEIS or its findings state-
47 ment;

48 (b) An amended findings statement must be prepared if the subsequent
49 proposed action was adequately addressed in the GEIS, but was not
50 addressed or was not adequately addressed in the findings statement for
51 the GEIS;

52 (c) A negative declaration must be prepared if a subsequent proposed
53 action was not addressed or was not adequately addressed in the GEIS and
54 the subsequent action will not result in any significant environmental
55 impacts; and

S. 3643--A

9

A. 4678--A

1 (d) A supplement to the final GEIS must be prepared if the subsequent
2 proposed action was not addressed or was not adequately addressed in the
3 GEIS and the subsequent action may have one or more significant adverse
4 environmental impacts.

5 S 4. Approvals. 1. (a) After adoption of the EPCAL reuse and revital-
6 ization plan and the final GEIS, the town may make application to such
7 state agencies with jurisdiction to issue general permits for the review
8 of any actions to implement the EPCAL reuse and revitalization plan.
9 Such state agencies shall not unreasonably withhold, deny or delay issu-
10 ance of such permits if the proposed actions have been determined not to
11 have a significant impact on the environment.

12 (b) After adoption of the EPCAL reuse and revitalization plan and the
13 final GEIS, the town may also make application to such local agencies
14 with jurisdiction to review, approve, license or permit all local
15 actions to implement the EPCAL reuse and revitalization plan, including
16 but not limited to subdivisions of land, conceptual development plan,
17 including designated or permitted zoning uses, dimensions, lot area, lot
18 coverage, necessary infrastructure improvements, including sewer and
19 water, and such other development or improvements proposed and set forth
20 in the EPCAL reuse and revitalization plan. Such local agencies shall
21 not unreasonably withhold, deny or delay approval of such application
22 provided the application is consistent with the EPCAL reuse and revital-
23 ization plan, the GEIS, and applicable local, state and federal law.

24 2. All approvals granted as a result of such applications shall inure
25 to the town and further inure to and for the benefit of and be binding
26 upon any person leasing, acquiring, constructing, maintaining, using, or
27 occupying any lands in the EPCAL redevelopment area.

28 S 5. All subsequent actions to be consistent. 1. (a) After the

29 adoption of the EPCAL reuse and revitalization plan by the town and
30 issuance of any general permits by state agencies pursuant to section
31 four of this act, the town board shall have jurisdiction to determine
32 whether an application for a proposed action in the EPCAL redevelopment
33 area is complete for purposes of submission to state agencies pursuant
34 to subdivision 2 of this section.

35 (b) After the adoption of the EPCAL reuse and revitalization plan by
36 the town and issuance of all local licenses or permits pursuant to
37 section four of this act, the town board shall have jurisdiction to
38 determine whether an application for a license or permit in the EPCAL
39 redevelopment area is complete for purposes of review for conformity by
40 all involved local agencies pursuant to subdivision 2 of this section.

41 2. The town board shall refer an application for a permit for a
42 proposed action in the EPCAL redevelopment area to all relevant state
43 and local agencies within ten days of receipt of a complete application
44 by the town board. Each such state and local agency shall determine
45 whether the application for a permit for the proposed action is in
46 conformance with the plan and the thresholds or conditions identified in
47 the GEIS and section four of this act within sixty days of the referral
48 by the town board.

49 3. After the expiration of the sixty days and within ninety days of
50 receipt of a complete application, the town board shall make final writ-
51 ten findings and determinations. Such determination shall detail the
52 findings of the state and local agencies including whether the proposed
53 action is in conformance with the EPCAL reuse and revitalization plan.
54 If the town board fails to make a final determination of conformance for
55 local agency licenses or permits within the ninety day period, the
56 development application shall be deemed approved for local agency
S. 3643--A 10 A. 4678--A

1 licenses and permits, unless said time is extended by the mutual consent
2 of the applicant and the town board, not to exceed an additional sixty
3 days.

4 4. Any proposed action that is not in conformance shall be subject to
5 all existing applicable state and local requirements for such action,
6 including but not limited to subdivisions of land, conceptual develop-
7 ment plans, zoning uses, dimensions, lot area, lot coverage, necessary
8 infrastructure improvements, including sewer and water, and such other
9 development or improvements requirements as are required by law.

10 S 6. Nothing in this act shall be construed to eliminate the statutory
11 or regulatory authority of state agencies.

12 S 7. This act shall take effect immediately.