

SPECIAL BOARD MEETING:

March 21, 2002

The Special Community Development Agency Meeting was called to order by Supervisor Kozakiewicz at 9:35 a.m.

**Present: Supervisor Kozakiewicz
Councilwoman Sanders
Councilwoman Blass
Councilman Densieski
Councilman Lull**

Also Present: Town Clerk, Barbara Grattan

Supervisor Kozakiewicz: "Let the record show that the time of 9:35 a.m. has arrived and the Special Community Development Agency Meeting is called to order.

Resolution No. 7 DECLARES LEAD AGENCY AND DETERMINES ENVIROMENTAL SIGNIFICANCE OF AGENCY LEASE TO NORTH EAST HOLDINGS, LLC.

Member Densieski offered the resolution, which was seconded by Member Lull.

The Vote: Sanders, yes, Blass, yes, Densieski, yes, Lull, yes, and Kozakiewicz, yes.

The resolution w as thereupon declared to be duly ADOPTED.

Resolution No. 8 A RESOLUTION CALLING A PUBLIC HEARING ON THE AGENCY'S DESIGNATION OF NORTH EAST HOLDINGS LLC, AS A QUALIFIED AND ELIGIBLE SPONSOR FOR THE NON-EXCLUSIVE LEASING OF THE SO-CALLED EASTERN RUNWAY AT THE FORMER NAVAL WEAPONS INDUSTRIAL RESERVE PLANT, CALVERTON AND FOR THE NON-EXCLUSIVE LEASING BY THE AGENCY OF SUCH PROPERTY TO NORTH EAST, INC, FOR USE BY OF AIRCRAFT STORAGE AND NORTHEAST HOLDINGS, LLC, IN SUPPORT MAINTENANCE SERVICES.

MEMBER SANDERS offered the resolution, which was seconded by MEMBER BLASS.

The VOTE: Sanders, discussion, yes, I'd like to request a copy of the lease or the lease agreement prior to the public hearing in sufficient time, so that I have time to go through the lease so that it's not, so that if I have any questions I can answer prior to the public hearing so that if we are, questions are asked of us at a public hearing, we have a document that we can refer to. Yes, Blass, yes, Densieski, yes, Lull, yes, Kozakiewicz, yes.

The resolution was thereupon declared to be duly ADOPTED.

There being no further business on motion and vote, the meeting adjourned at 9:38 a.m.

Barbara Hutton
Town Clerk

3/21/02

Adopted

Town of Riverhead
Community Development Agency

Resolution # 7

Declares Lead Agency and Determines Environmental Significance of Agency Lease to North East Holdings, LLC.

Member DENSIESKI offered the following resolution,

which was seconded by Member LULL

WHEREAS, the Riverhead Community Development Agency is in receipt of a proposal from North East Holdings, LLC. to lease to a runway located at the former Naval Weapons Industrial Reserve Plant ("Calverton Site") pursuant to section 507(2)(d), 556(2) and 968(b) of the General Municipal Law, and

WHEREAS, the Riverhead Planning Department has prepared an Environmental Assessment Form in this regard, and

WHEREAS, the Riverhead Town Board, pursuant to Article 8 of the Environmental Conservation Law and the regulations promulgated thereunder by the New York State Department of Environmental Conservation ("SEQRA"), has by Resolution Number 614 of 1998 accepted a Final Generic Environmental Impact Statement upon the redevelopment of the Calverton Site and has further adopted a Findings Statement contemplating the use of the property for such aircraft use, and

WHEREAS, the Riverhead Community Development Agency has carefully considered the merits of the lease, the SEQRA record created to date, as well as the provision of 507(2)(d) 556(2) and 968(d) of the General Municipal Law, now

THEREFORE, BE IT RESOLVED, that in the matter of the lease of the eastern runway at the Calverton site, the Riverhead Community Development Agency hereby declares itself to be the lead agency and further determines the action to be unlisted pursuant to 6NYCCR Part 617 without a significant impact upon either the natural or social environment and that Draft Environmental Impact Statement need not be prepared, and

BE IT FURTHER RESOLVED, that the Riverhead Planning Department be directed to publish and post those notices of non-significance as required by law, and

THEREFORE, BE IT FURTHER RESOLVED, that the Town Clerk shall provide a certified copy of this resolution to Mark Houraney of North East Holdings, LLC., Planning Director Richard Hanley, Community Development Agency Director Andrea Lohneiss and the Office of the Town Attorney.

THE VOTE

Sanders	Yes	No	Blasi	Yes	No
Densieski	Yes	No	Lull	Yes	No
Kozakiewicz	Yes	No			

THE RESOLUTION WAS WAS NOT

THEREUPON DULY ADOPTED

Adopted

3/21/02

Town of Riverhead

CDA Resolution #8

At a regular meeting of the Members of the Town of Riverhead Community Development Agency, Town of Riverhead, Suffolk County, New York, held at the Town of Riverhead Town Hall, 200 Howell Avenue, in Riverhead, New York, in said Town, on March 21, 2002, at 9:00 o'clock ^A~~P~~.M., Prevailing Time.

The meeting was called to order by Supervisor Kozakiewicz, and upon roll being called, the following were

PRESENT: **Supervisor Kozakiewicz**
 Councilwoman Sanders
 Councilwoman Blass
 Councilman Densieski
 Councilman Lull

ABSENT:

The following resolution was offered by Member Sanders, who moved its adoption, seconded by Member Blass, to-wit:

TOWN OF RIVERHEAD CDA RESOLUTION #8

RESOLUTION DATED MARCH 21, 2002.

A RESOLUTION CALLING A PUBLIC HEARING ON THE AGENCY'S DESIGNATION OF NORTH EAST HOLDINGS, LLC, AS A QUALIFIED AND ELIGIBLE SPONSOR FOR THE NON-EXCLUSIVE LEASING OF THE SO-CALLED EASTERN RUNWAY AT THE FORMER NAVAL WEAPONS INDUSTRIAL RESERVE PLANT, CALVERTON AND FOR THE NON-EXCLUSIVE LEASING BY THE AGENCY OF SUCH PROPERTY TO NORTH EAST, INC., FOR USE BY NORTH EAST HOLDINGS, LLC, IN SUPPORT OF AIRCRAFT STORAGE AND MAINTENANCE SERVICES.

WHEREAS, the Town of Riverhead Community Development Agency (the "Agency") is the owner of an approximately 2,400 acre parcel of land, together with the runways and aircraft tie down areas located thereon, in Riverhead, which land is known as the former Naval Weapons Industrial Reserve Plant, Calverton (the "Calverton Site") a portion of which Calverton Site is located within an economic development zone duly designated as such pursuant to the New York State Economic Development Zones Act, being Article 18-B of the General Municipal Law; and

WHEREAS, there has been submitted to the Agency a proposal for, and the Agency is considering, (i) designating North East LLC. ("North East") the "qualified and eligible sponsor" (the "Sponsor"), pursuant to Section 507(2)(c) and (d) of the General Municipal Law and in accordance with the established rules and procedures provided by the Agency, for the non-exclusive leasing of the so-called eastern runway of the Calverton Site, (the "Property"), and (ii) leasing the Property, on a non-exclusive basis, pursuant to Sections 507(2)(d), 556(2) and 968(b) of the General Municipal Law, to North East for a period of five years for an initial monthly rental of \$1,500 per month for use by North East in support of aircraft storage and maintenance services; and

WHEREAS, Sections 556(2), 507(2)(c) and (d) and 968(b) of the General Municipal Law require that a public hearing, following at least ten days public notice, be held by the Agency on the question of designating North East the Sponsor for such leasing of the Property and the leasing of the Property by the Agency to North East; and

WHEREAS, the Town of Riverhead (the "Town"), pursuant to Article 8 of the Environmental Conservation Law and the regulations promulgated thereunder by the State Department of Environmental Conservation ("SEQRA") has by Resolution Number 614 of 1998 accepted a final generic Environmental Impact Statement upon the redevelopment of the Calverton Site and has further adopted a Findings Statement contemplating the use of the Property for such aircraft use; and

WHEREAS, the Agency, pursuant to SEQRA, has declared itself "lead agency" for such leasing of the Property to and such proposed use of the Property by North East, has determined that such leasing of the Property and such proposed use is in conformance with such Findings Statement resulting from such Generic Environmental Impact Statement, and that such leasing of the Property and such proposed use is an "Unlisted Action" under SEQRA without a significant impact upon either the natural or social environment; and

WHEREAS, the Agency now desires to call a public hearing on the designation of North East as the Sponsor for such leasing of the Property and for such leasing of the Property by the Agency to North East; and

WHEREAS, a majority of the Town Board of the Town, acting as Members of the Agency, will attend such public hearing; NOW, THEREFORE, BE IT

RESOLVED, by the Members of the Agency, as follows.

Section 1. A public hearing will be held at the Town Hall, 200 Howell Avenue, in Riverhead, New York, in said Town on April 16, 2002 at 7:15 o'clock P.M., Prevailing Time, on the question of designating North East the Sponsor for the non-exclusive leasing of the Property and for the non-exclusive leasing of the Property by the Agency to North East for use by North East in support of aircraft storage and maintenance services, and to hear all persons interested in the subject thereof, concerning the same, and to take such action thereon as is required or authorized by law.

Section 2. The Secretary of the Agency is hereby authorized and directed to cause a copy of the Notice of Public Hearing hereinafter provided to be published once in *Suffolk County Life*, the newspaper hereby designated as the official newspaper for this purpose and one having general circulation in, and available to residents of, the Town, such publication to be made not less than ten days before the date designated for the hearing. The Secretary is hereby further authorized and directed to cause a copy of such Notice of Public Hearing to be posted in such places as she deems appropriate under the circumstances, such posting to be done not less than ten days before the date designated for the hearing.

Section 3. The notice of public hearing shall be in substantially the form attached:

NOTICE OF PUBLIC HEARING

TOWN OF RIVERHEAD COMMUNITY DEVELOPMENT AGENCY,

TOWN OF RIVERHEAD, SUFFOLK COUNTY, NEW YORK

NOTICE IS HEREBY GIVEN that the Members of the Town of Riverhead Community Development Agency, Town of Riverhead, Suffolk County, New York (the "Agency"), will meet at the Town of Riverhead Town Hall, 200 Howell Avenue, in Riverhead, New York, in said Town, on April 16, 2002, at 7:15 o'clock P.M., Prevailing Time, for the purpose of conducting a public hearing on whether North East LLC ("North East"), should be designated the "qualified and eligible sponsor" for the non-exclusive leasing of the so-called eastern runway at the Agency-owned Calverton Site, being the former Naval Weapons Industrial Reserve Plant, Calverton (the "Calverton Site"), (the "Property"), and whether the Property should be leased, on a non-exclusive basis, to North East for a period of five years for an initial monthly rental of \$1,500 per month for use by North East in support of aircraft storage and maintenance services.

The Town of Riverhead (the "Town"), pursuant to Article 8 of the Environmental Conservation Law and the regulations promulgated thereunder by the State Department of Environmental Conservation ("SEQRA") has by Resolution Number 614 of 1998 accepted a final generic Environmental Impact Statement upon the redevelopment of the Calverton Site and has further adopted a Findings Statement contemplating the use of the Property for such aircraft use.

The Agency, pursuant to SEQRA, has declared itself "lead agency" for such leasing of the Property to and proposed use of the Property by North East, determined that such leasing of the Property and such proposed use is in conformance with such Findings Statement resulting from such Generic Environmental Impact Statement, and that such leasing of the Property and such

proposed use is an "Unlisted Action" under SEQRA without a significant impact upon either the natural or social environment.

At said public hearing the Members of the Agency will hear all persons interested in the subject matter thereof.

Dated: Riverhead, New York
March 21, 2002

BY ORDER OF THE MEMBERS OF THE TOWN OF RIVERHEAD
COMMUNITY DEVELOPMENT AGENCY, TOWN OF RIVERHEAD,
SUFFOLK COUNTY, NEW YORK

By _____

Andrea H. Lohneiss
Secretary

Section 4. This resolution shall take effect immediately.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call which resulted as follows:

_____ VOTING _____
_____ VOTING _____
_____ VOTING _____
_____ VOTING _____
_____ VOTING _____

The resolution was thereupon declared duly adopted.

* * * *

THE VOTE
Sanders Yes ___ No ___ Blass Yes ___ No ___
Densieski Yes ___ No ___ Lull Yes ___ No ___
Kozakiewicz Yes ___ No ___
THE RESOLUTION WAS WAS NOT ___
THEREUPON DULY ADOPTED

STATE OF NEW YORK)
) ss.:
COUNTY OF SUFFOLK)

I, the undersigned Secretary of the Town of Riverhead Community Development Agency, Town of Riverhead, Suffolk County, New York, DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the Members of said Agency, including the resolution contained therein, held on March 21, 2002, with the original thereof on file in my office, and that the same is a true and correct transcript therefrom and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all Members of said Agency had due notice of said meeting.

I FURTHER CERTIFY that, pursuant to Section 103 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public.

I FURTHER CERTIFY that, PRIOR to the time of said meeting, I duly caused a public notice of the time and place of said meeting to be given to the following newspapers and/or other news media as follows:

Newspaper and/or other news media

Date given

Suffolk County Life

March 21, 2002

I FURTHER CERTIFY that PRIOR to the time of said meeting, I duly caused public notice of the time and place of said meeting to be conspicuously posted in the following designated public location(s) on the following dates:

<u>Designated Location(s)</u> <u>of posted notice</u>	<u>Date of Posting</u>
Town Clerk's Bulletin Board	March 21, 2002

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Agency on March 21, 2002.

Andrea H. Lohneiss
Secretary

(CORPORATE
SEAL)