

Minutes of the Town of Riverhead Board meeting held by the Town Board of the Town of Riverhead at Town Hall, Howell Avenue, Riverhead, New York on Tuesday, August 1, 2017, at 2:00 p.m.

**PRESENT**

Sean Walter	Supervisor
John Dunleavy	Councilman
James Wooten	Councilman
Jodi Giglio	Councilwoman
Timothy Hubbard	Councilman

**ALSO PRESENT:**

Diane Wilhelm	Town Clerk
Robert Kozakiewicz	Town Attorney

The meeting was officially opened at 2:00 p.m. by Supervisor Sean Walter with the Pledge of Allegiance followed by an Invocation by Rev. Anton Dewet, Old Steeple Church, Aquebogue.

As today, August 1, 2017 was proclaimed World Lung Cancer Day 2017, Gale Baldwin from the Lung Cancer Survivors Foundation was presented with a proclamation by Supervisor Walter for bringing lung cancer awareness to the community.

On behalf of Supervisor Walter and the Town Board Town Clerk Diane Wilhelm presented Julie O'Neill with a proclamation naming her as Employee of the Quarter, 2017. Diane said Julie is an outstanding, kind and attentive employee who truly deserves this award.

Councilman Hubbard presented the winners of the National Night Out Poster Contest with Certificates of Recognition. The winners from the five-six-year old category were 1<sup>st</sup> Place Bianca Ribeiro, 2<sup>nd</sup> Place, Edward Stackevicius and 3<sup>rd</sup> Place Procter Harrison; seven-eight year old category were 1<sup>st</sup> Place Jason Brabant, 2<sup>nd</sup> Place Alfred Marshall and 3<sup>rd</sup> Place Alex Sliwak and the winners for the nine-twelve year old category were 1<sup>st</sup> Place Kevin Hubbard, 2<sup>nd</sup> Place Gabrielle Thornton and 3<sup>rd</sup> Place Colette Soutar.

Supervisor Walter read a proclamation declaring 20<sup>th</sup> Street in Wading River renamed Thomas Lateulere Street. Thomas was recognized for his thirty-five years of dedication and commitment as a volunteer firefighter in the Wading River Fire Department, EMT educator in Suffolk County and across the Nation and a paramedic. A street sign in Thomas's honor was presented to Thomas's family.

Councilman Dunleavy made a motion that the minutes of the July 18, 2017 meeting be approved. Motion was seconded by Councilman Wooten and carried.

**REPORTS**

- Building Department July 2017 monthly report - \$140,187.75

## CORRESPONDENCE

- Barbara Blass – comments regarding VDEIS Riverview Lofts
- IGHL – letter of notification of intent to establish and operate an Individual Residential Alternative (IRA) at 312 Oakleigh Avenue, Baiting Hollow
- Long Island Housing Partnership Inc. and Affiliates - letter supporting developments such as Riverview Lofts and the growth it brings to the Town of Riverhead and Suffolk

## COMMITTEE REPORTS

Councilman Wooten announced that the Friday Night Concert Series is doing very well. This Friday the Riverhead Community Band will be performing.

Councilman Dunleavy said Alive on 25 was last Thursday. He said there was a great crowd, the weather was beautiful and everyone seemed to enjoy themselves. The next Alive on 25 will be Thursday, August 10<sup>th</sup>.

Councilman Hubbard announced that Sunday, August 6<sup>th</sup> is the Cardboard Boat Race. Registration begins at 9:00 a.m. and the first race will begin at noon.

## PUBLIC HEARINGS

Supervisor Walter: “We have two public hearings and the first one is scheduled for 2:05. It is now 2:27 and we will open up the public hearing for the Consideration of Proposed Local Law to Amend Chapter 289, Entitled “Vehicles, Traffic and Parking Regulations” of the Riverhead Town Code, Article IV, Parking, Standing and Stopping (289-16 no parking certain hours; road leading to water, Meetinghouse Creek Road). John did this come out of traffic safety?”

Councilman Dunleavy: “Yeah, because of, at the end of Meetinghouse Creek Road it’s desolate, it’s at the water and people are going in there at night and doing strange things so in order to try and stop those things we’re putting no parking from 10:00 p.m. until 6:00 in the morning and that still gives the coffee drinkers enough time to get down there and drink coffee in the morning and it gives the other activities no time. So, that was it.”

Supervisor Walter: “Does anyone wish to be heard on this subject? All right, not seeing anybody we’ll close the public comment portion and leave it open for written comment until August 11, 2017, 4:30 in the Town Clerk’s office.”

**Public Hearing Closed at 2:28 p.m.  
Left Open for Written Comment until August 11, 2017, 4:30 p.m.**

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Supervisor Walter: “We have a second public hearing and that was scheduled for 2:10. It is now 2:28 and this is the Consideration of a site plan application submitted by Georgica Green Ventures, LLC (Riverview Lofts) for construction of a commercial/retail building (corner of 221 East Main Street and 31 McDermott Avenue, River, NY, SCTM #129-1-21 and 22) and for the

record they have handed in their affidavits of posting and David Gilmartin I guess we'll start the presentation for the applicant."

David Gilmartin: "For the applicant David J. Gilmartin, Jr. from the law firm Farrell Fritz, Watermill, New York. I have with me today Steve Jacobs who is the architect. He'll follow me and bring you through the site plan and the various details. Also, Chic Voorhis is here, he's the environmental planner and he'll take you through the environmental issues. Dave Gallo, the principle of Georgica Green is here as well and we have various other members so hopefully we can answer any of your questions you may have.

Before this Board today, for site plan and special permit is to construct a five-story building that would include retail, office and a restaurant on the first floor and then four stories to house a hundred and fifteen mixed income rental units. Property's located at 211 East Main Street and the second property is located at 31 McDermott Avenue. This Board sees fit to grant this application the properties will be merged as part of this process to become one property. It is located in a DC1 zoning district.

I think the most important point or at least the one I have to raise before you today is, this is an as-of-right application except for the special permit and that special permit is required because Georgica Green Ventures has voluntarily looked to increase the parking on the site, so the lot coverage, instead of being eighty percent, is ninety-three percent. The additional thirteen percent is attributed to the additional parking that Georgica Green Ventures is providing. That additional parking is on top of an as-of-right parking but also remember we're in the parking district so we don't have provide any parking. So, a special permit is really an accommodation to some of the input that we had both from this Board, from the Landmarks Commission and the ARB to try and maximize the parking on site.

To that end, we obtained Zoning Board relief to reduce both the size of the individual spaces and the turnaround area. This let us accommodate fifty-five spaces and (inaudible) we were somewhere in the low thirties and again, we've gotten approval from the Landmarks Commission, from the Zoning Board and from the ARB.

Under your Town Code, Section 301-314 which governs special permits, you have to make certain determinations and those determinations you have to consider under the light of what we're asking for and again we're asking for an additional thirteen percent lot coverage so that we may increase the parking that we're able to provide on this site and relieve any parking issues that may be happening in the downtown area.

Anecdotally, we looked at the parking in the area and both at seven in the morning and seven at night, there's plenty of parking in and around this particular property but again we were asked by the community and the Board so we're very willing to do that and that's the only reason why we need a special permit and it's not a fully as-of-right project.

Again Section 301-314 makes you make certain determinations and I would say in light of that thirteen percent additional lot coverage, that that will not impair the use of development of other properties, in fact, I think it reduces any impact that this property and this development would have on any surrounding community. The additional parking is an advantage to the neighborhood, not a disadvantage. The health, safety and welfare of the town will not be adversely affected. Again, I think it's a positive that Georgica Green Ventures has done this.

Finally, the additional parking in the downtown area will be in and will promote the general purposes of the zoning chapter and again it's a big project but special permit is very limited to that issue.

In considering the project and its impact, if you look at the site plan, we are entirely consistent with the urban renewal plan that this Board adopted in its form when it existed in 2008 and it makes the downtown vital by replacing a blighted site that hasn't been occupied since Superstorm Sandy with a mixed use. Again, the urban renewal plan calls for that. It creates a pedestrian friendly street scape with retail office, restaurant and then residential uses on the higher floors. It's a multifamily development. It removes a dilapidated building and replaces it with an environmentally friendly design and construction. It reduces blight and incorporates natural (inaudible) in the area including waterfront. It's an ambitious project and I'm sure you're wondering is Georgica Green Ventures going to be able to pull this off. Let me give you a quick background on Georgica Green Ventures."

Principle is Dave Gallo. Over his career he's created thirty-five hundred rental units, fifteen-year career. In the past four years Georgica Green Ventures has closed on two hundred-eighty-four million dollars in loans. They've constructed since 2013 two hundred-twenty-five units. They currently have three hundred-twelve unites under construction. They have the funding and approval to build sixty-six units today in Southampton. They have the experience and the means and the capability of delivering a project that Riverhead will be proud of.

I'm going to ask Steven Jacobs to come to take you through the particular facts of the site plan and then I would ask Chic Voorhis to follow him to talk about the environmental impact."

Steven Jacobs: "Than you very much. My name is Steven Jacobs. I'm the President of the Steven B. Jacobs Group located at 381 Park Avenue South in New York City. "

Robert Kozakiewicz: "Mr. Jacobs will you raise your right hand. Do you swear the testimony you're about to give will be the truth, the whole truth and nothing but the truth so help you God?"

Steven Jacobs: "I do."

Robert Kozakiewicz: "Thank you."

Steven Jacobs: "We are the architects for this project and as had been mentioned, this project was designed in conformity with the urban renewal plan as far as density, height and the only issue is the issue that we are seeking a special permit for which is the slight increase in lot coverage as a result of providing fifty-five parking spaces that are not required and we are doing because we feel it is the right thing to do.

We met with the ARB and the Landmarks Commission several times over the last few months and we've reached a consensus on the design of the building. The design of the building, again the height of the building, meets the maximum allowable height of sixty feet. It has a ground floor that contains restaurants both north and south and as much retail continuity along McDermott Street as possible.

We have restricted the residential uses on McDermott Street to the public spaces in the building such as the lounge and the recreation room, etc. to create a sense of transparency and invigorate the walk along McDermott Street. We have chosen to clad the building in brick which is the most predominate material in Riverhead, predominately red brick which is very common but we've used colors of brick in order to create interest in the building with a very interesting interlocking system so that these are not straight lines, the brick colors actually interlock.

The part of the consensus that has been achieved through the initiative of the ARB and the Landmarks Commission is at the center of the block. We're setting the building back and creating an outer court which gives some relief to the continuity of the facade and that is the main entrance to the building. We've also set back portions of the fifth floor and you can see this is an eye level view that the portion that we have set back so that that portion is not visible from the street. Even the rear facade of the building which will be covered up by future developments still uses brick detailed in similar fashion as the exterior material.

I think that more or less gives you a sense of the project that we have designed. What you're seeing here is the facade of the building on Main Street where we have introduced a very interesting vertical lighting detail that will enhance the building and create interest for the building as you walk down Main Street.

So, I'm going to stop my presentation at the moment and I certainly will welcome any questions that you might have."

Robert Kozakiewicz: "Do you swear the testimony you're about to give will be the truth, the whole truth and nothing but the truth so help you God?"

Chic Voorhis: "Yes I do."

Robert Kozakiewicz: "State your name for the record."

Chic Voorhis: "Good afternoon members of the Board, Town Staff, my name is Chic Voorhis of the firm Nelson, Pope & Voorhis. We have offices at 572 Walt Whitman Road, Melville. I've appeared here many times. I am a certified, environmental professional and a certified planner. I'm very familiar with this site and the area and I was retained by the applicant to examine environmental planning issues and prepare environmental documents.

Basically, I'm in agreement with what Mr. Gilmartin and Mr. Jacobs have indicated. This site has been planned for this use through a series of planning studies that dates back many years.

The East Main Street urban renewal plan established many of the criteria that were established for the purpose of creating a zoning. The brownfield opportunity area study reaffirmed these conditions and in fact the DC1 zoning is in place for this property and has been for some time. This type of development was expected in this area and it is planned because as I've said the zoning is in place. It's very important and very beneficial to be known that this is a workforce and next generation housing project. In terms of the company that performs these types of developments, it really equates essentially to what would be market housing in many other areas but for the purpose of downtown revitalization this addresses the needs and goals of the town as outlined in town planning studies as I've said dating back many years.

As Mr. Jacob's said the DC1 district allows the use, it allows the height and it allows the density of the proposed development so the applicant has relied on that zoning which is in place.

Again, just a very brief repeat that this is in the historic district of the town, the downtown area and the ARB has been reviewing this and as I understand all of their criteria and issues have been addressed. There are a few minor architectural detail suggestions that have been incorporated into the project.

As was indicated, actually I don't know if anyone has yet, the site plan does require variances, six variances. They all relate to the size of parking stalls and the access to the parking facilities and Mr. Jacobs indicated that that is part of his design and David Gilmartin indicated the

reasons for it; that there is the need for additional parking. We are in the downtown parking district and therefore no parking is required. However, we are providing fifty-five parking stalls on site and these stalls are modified to fit within the columns and design of the building so that they can be accommodated so, some will be needed for compact cars and they don't exactly meet the town's dimensional requirements. That's handled by the ZBA and I understand they have taken this up and have considered it and are satisfied that their criteria has been met.

Again, Mr. Gilmartin mentioned the permit which really just relates to the coverage. The most recent number that I have seen is that we are at ninety-one point seven five percent which is just a small percentage less than what David said and we have evaluated the special permit criteria. As David mentioned, 301-314 A through D outlined for criteria but there's also some additional ones under 301-312 A through R, eighteen additional considerations. I'm not going to go through each of them but I will tell you that we have prepared a detailed environmental document and they are addressed in Table S-3 on page S-9 of that document and also again just a repeat on Table 2-2 on 2-9, page 2-9 of the document and we believe that we meet all of the special permit criteria.

The site again, because it's planned for this area, it's in the sewer district, it's in a water district. Measures are ongoing for all of the review, payment of fees, map and plan and all of the design and engineering aspects to accommodate that and (inaudible) Engineering is the project engineer. There is a representative here if there are any questions but I'm really just pointing out that the infrastructure is in place for this development. So, in terms of water supply, and waste water disposal, those items have been accommodated and as I do environmental reports, those are often considerations but it's provided for here.

David went into some detail about the parking district and that we are providing fifty-five stalls that are not currently required and we are in the downtown parking district.

The site is a blight site and I think you can see since flooding damages occurred this applicant has been pursuing approvals through the Governor's office of storm recovery and in fact those of (inaudible) issued a finding of no significant impact so they are anxious to see this site revitalized and to provide support for the purpose of doing so.

I believe that this will be used to help anchor this portion of East Main Street. We're talking about the areas east to McDermott Avenue. It's an area that know is underutilized and effectively in blight because of the flooding conditions and the lack of occupancy and this is exactly what is needed in this area. It's also what all the planners talk about. At the planning conferences across the nation and this is what other towns and villages are doing to revitalize their downtowns.

So just a brief couple of comments on documentation. We did prepare a volunteer draft environmental impact statement, it was submitted in June. We did receive comments from the town that were extremely helpful. Those have been fully addressed and that document have been submitted to the town. It includes a detailed assessment of land-use zoning and land-use plans including the East Main Street Urban Renewal Plan, the BOA, and the Comprehensive Plan as well as other plans including coastal zone management policies and many other things. It includes an assessment of community services and the ability of this project to be sustained by onsite community services in the area. There's a detailed transportation portion with parking analysis and updates. Details such as water, resources, soils, just from the standpoint of really construction as well as cultural and visual resources. The document does include an economic assessment that I'll very briefly summarize, I'm actually almost complete.

Based on those reports and studies, we have not identified any unmitigated environmental impacts associated with this project and that's as documented in the voluntary draft EIS.

In terms of economic benefit, many towns seek to encourage construction; #1, because construction jobs and this will generate a hundred and twenty-three direct construction jobs with the salaries that go with them. As we look at the ripple effect on the economy and how that benefits the area just through buying and spending, materials and products, the total number of jobs including direct, indirect and induced jobs is three hundred and forty-four due to construction and there's a total economic output of over sixty-three million dollars again during the construction phase.

For the operational phase, there's an estimate of thirty-two direct jobs in the downtown area at different levels and considering that, along with again the ripple effect from the economy, results in direct, indirect and induced jobs. The total number of operational jobs is forty-two with a total economic output of four and a half million dollars. This is in the environmental document that we've submitted.

Also, the residents of this development will support and patronize the businesses in the downtown area and that's again why this type of revitalization is important. It brings vitality to the downtown and it helps support existing businesses that can benefit from that support. So, we have identified significant economic benefits in connection with the project.

So just in summary, the project conforms to the comprehensive plan, the East Main Street Urban Renewal Plan, the Brownfield Opportunity Area Plan. We've analyzed the New York State Coastal Zone Management policies in the environmental document and have submitted that documentation to the Department of State and we believe we comply with the applicable coastal zone management policies. The site has sewer, water, parking and infrastructure as well as any utilities to support the project.

There is a market demand for this type of project. Again, it's fairly logical but workforce and next generation housing is desirable throughout all markets and there is a significant demand. As I've said, the applicant has relied on the DC1 zoning that has been in place, has made application and made a substantial investment not only in the soft costs to get this here today but will make a major investment in the community and that what's resulting in those economic numbers that I referenced before. This will help to revitalize the downtown. It is pursuant to your plans and would urge you to move as quickly as possible toward approval. Thank you very much."

Supervisor Walter: "Thank you Mr. Voorhis. Mr. Gilmartin, do you have anything else to add? Does the Board have any questions?"

Councilman Dunleavy: "I just have one question. I don't think it was stated, the main entrance is going to be McDermott Avenue?"

Chic Voorhis: "That's right."

Councilman Dunleavy: "Because everyone says East Main Street, McDermott (inaudible) because everyone will be parked on McDermott and not many cars will be on Main Street when they pull up to the main entrance. Am I correct on that?"

Chic Voorhis: "You are exactly correct Mr. Dunleavy."

Councilman Dunleavy: "Ok, so that, I just want people to know that the traffic on Main Street will not be bothered by this when people are trying to park to pull into the building."

Chic Voorhis: “One hundred percent correct.”

Councilman Dunleavy: “Thank you.”

Supervisor Walter: “All right, if there’s no other Board questions we’re going to open it up to the public. If anyone wishes to be heard on this matter just step up to the podium and you can line up.”

Georgette Case: “Good afternoon. I am Georgette Case. I am a resident of downtown and have been my whole life and.”

Robert Kozakiewicz: “Do you swear the testimony you’re about to give will be the truth, the whole truth and nothing but the truth so help you God?”

Georgette Case: “I do. I may be late to the table with these comments but I feel that I have to express my personal opinion. I’m personally concerned with Riverhead’s wonderful Peconic River and the lack of availability for viewing the river and wildlife that surrounds it. Five story buildings of any kind do not belong on the south side of Main Street blocking the view of the river. This town should encourage residents and visitors to stroll along the river, to picnic there, not hide it from view with multistory housing, retail or office structures. More open space should be sort to allow viewing of our wonderful asset, the Peconic River, from Main Street. Five stories or even three-story buildings along the south side of Main Street should be avoided. As the saying goes, like the plague unfortunately the town is allowing this riverfront to become the Peconic River gated community. While there will be no gate blocking residents from accessing the riverfront, we who enjoy going down there to picnic or just sit and watch the foot traffic, will no longer be able to do so with the amount of cars generated from the retail and restaurants taking up the parking spaces. By my estimate, this building in question could generate as many as one thousand plus cars. Where will I find a parking space to sit and relax with my ninety plus year old Mother. The lack of preservation of the Peconic Riverfront is sad. It should be enjoyed by all, not just those who live in this five-story monstrosity, sad. You are building a wall along the Peconic River that will not give us access to enjoy its calming effects. I personally urge the Town Board to reject the five-story project along with any similar projects in the future and to immediately change zoning to the south side of Main Street. In the not too distant future, the people will be coming to Riverhead and they will ask, where is the river? We don’t see any water. If the builders of this building had any regard for the esthetics of our Main Street, they wouldn’t be proposing this five-story building no matter what the proposed architectural type is. Thank you.”

Supervisor Walter: “Thank you. Does anyone else wish to speak tonight?”

Sheree Worth: “Hi Sheree Worth, I own Diggers on Main Street.”

Robert Kozakiewicz: “Do you swear the testimony you’re about to give will be the truth, the whole truth and nothing but the truth so help you God?”

Sheree Worth: “I do. I just want to ask the Board to really consider approving this and let you know that we have a business and parking is an issue but it’s not always a bad issue. If all those parking spots are full that means our restaurant is full and we have employees who have families, we have our own family that we need to support and so the thought of all this increased foot traffic really makes me happy because it’s just potential business for us and we need it. So, I just want you to consider this and push forward.”

Supervisor Walter: “Thank you Ms. Worth. Does anyone else wish to be heard tonight?”

Kristin Reyes: “Hi Kristin Reyes with Hotel Indigo.”

Robert Kozakiewicz: “Do you swear the testimony you’re about to give will be the truth, the whole truth and nothing but the truth so help you God?”

Kristin Reyes: “I do. I’m just here real quick to say that Hotel Indigo and my family the (inaudible) are in support of this project. We have known Dave Gallo for years and we believe in his project and we really feel strongly that he would create a beautiful statement in downtown Riverhead and we look forward to a more lively, positive downtown.”

Supervisor Walter: “Thank you. Anyone else wish to be heard?”

Ron Hariri: “Ron Hariri, Aquebogue.”

Robert Kozakiewicz: “Do you swear the testimony you’re about to give will be the truth, the whole truth and nothing but the truth so help you God?”

Ron Hariri: “So sworn. First of all I really want to congratulate the Supervisor and the rest of the Town Board for finally arriving at the twenty first century. I may not have the same lineage as my good friend Jim Wooten, we don’t have generations of Hariri’s in Riverhead like the Wooten’s, but I have watched this downtown deteriorate to an eyesore, to an embarrassment. This project is exciting, it’s tremendous, we all need to encourage it and I think this is exactly what a young town, a town that’s on the way up, needs and deserves. So, keep up the good work and let’s see some more of them, thank you.”

Supervisor Walter: “Thank you Mr. Hariri. Does anyone else wish to be heard?”

Janine Zeltmann: “Janine Zeltmann, Riverhead.”

Robert Kozakiewicz: “Do you swear the testimony you’re about to give will be the truth, the whole truth and nothing but the truth so help you God?”

Janine Zeltmann: “I do. My concern, I am not in favor of this project. Flooding on the river, I’ve worked downtown for thirty somewhat years. I’ve seen the river come up. My biggest concern with this big project of this size is the school district. I have a daughter that just graduated from Riverhead and I know the school district is struggling now with room. There is no game plan to build any new schools or to add on to our schools and a project of this size and continuing to

allow projects of this size is just detrimental to our school district. So that's all I have to say, thank you."

Supervisor Walter: "Thank you, anyone else wish to be heard?"

Connie Losandro: "Good afternoon. Connie Losandro, I'm an independent consultant for Georgica Green."

Robert Kozakiewicz: "Do you swear the testimony you're about to give will be the truth, the whole truth and nothing but the truth so help you God?"

Connie Losandro: "Yes I do. I want to submit for the record, we have over twelve letters of support for the project. I do want to highlight that we received one from Peconic Medical Center and Northwell. As the largest employer here in Riverhead, they are in full support of this project and look forward to additional housing for many of their healthcare workers and their doctors and nurses. I will submit them to the Town Clerk for the record. It just seems to me that the Riverview Lofts is the right development, it's in the right place, it's the right time and I strongly urge you to support it; and, I will add, as a resident, homeowner and a tax payer of Riverhead living in Baiting Hollow, I fully support the revitalization of our downtown.

I have to say, during my professional career as Nassau County Director of Housing and during the administration of Tom Souzzi, a division of cool downtown and when I brought Dave Gallo down to Riverhead to meet the Town Board and the Supervisor, this is what I had in mind and you know it is for our young adults, our baby boomers, they're looking for rental housing in the downtown. I know firsthand through my son-in-law and daughter who had for many years a deli in Jamesport, that it's challenging and it's hard work so we need to work with our downtown business owners toward making it a viable, walkable community, a sense of place and yes, parking is a critical component but we will find solutions, this can be done, it should be done and it will be done.

I know personally Dave Gallo is committed to helping being part of the solution, not the problem. Riverhead could not be more fortunate and I'm proud that Dave Gallo is our developer for downtown Riverhead. So, I leave you with, teamwork makes a dream work. Let's all join together in making Riverhead a showcase to be proud of, thank you."

Supervisor Walter: "Thank you Ms. Losandro. Let the record reflect that those were turned in. "

Robert Kozakiewicz: "Do you swear the testimony you're about to give will be the truth, the whole truth and nothing but the truth so help you God?"

Angela DeVito: "Yes I do. Angela DeVito, South Jamesport. There's no question that here in Riverhead we need, what do you call it, workforce housing, next generation housing, affordable housing, it's needed. There also is no question that in the downtown area, we have a parking issue. We are currently, as I understand or already have submitted a Grant to do a study for downtown parking. Monies are coming there and it would seem prudent not to throw away a project that's being proposed to us but to perhaps not move helter skelter forward with it until you have that issue of parking and all of those options that could then be considered by this project as they go forward. As Connie just pointed out, working together in teamwork, we need to put all of

those pieces together and it's the concept of when is the process and when is the next step going to be that's appropriate and it would seem to me that having in place that parking plan first is the first step in the process of, as you have projects such as what Mr. Gallo is proposing coming to downtown, to say this is what we have here so when you move forward with whatever it is you're providing or whatever it is that you intend to be able to use within the parking district, as of right, as has been pointed out, that that's part of that plan that you have adopted as a Town Board. Not where you adopt a parking plan after there's already consideration for projects moving into and developing that are going to impact perhaps negatively, they may not, but they may impact negatively on that particular parking plan. It seems irresponsible not to establish a sort of procedure and way in which you're going to approach this issue downtown. I mean right now if you listen to one side of the street everyone is screaming about parking in the back because of housing that was already put up there. If you listen to others they view a parking issue as meaning their business is busy. The thing is that we need as a town to develop a plan that's appropriate for downtown and will move us into the future and allow us to accommodate. You know a hundred and fifteen units is a significant number of people plus their guests because they're not going to be prohibited from having guests, to bring into your downtown area and how are you going to accommodate them in the future? There is a responsibility the parking district has not to just the residents of Riverhead but also to the project proposal people on how they're going to be able to access and utilize their as of right parking district spaces. So, it just seems that you need to establish a procedure, a step by step procedure, on how you're going to do this.

It is a good project, it's a very, very interesting project but perhaps the site they've chosen is not appropriate. We also have blighted area on Second and Third Street and that might address some of the issues that this case has brought up about the Peconic River as an asset and something everyone in the Town of Riverhead should be able to access as well as all of our visitors become aware of; thank you."

Supervisor Walter: "Thank you Angela. Mr. Gallo, the project sponsor."

Robert Kozakiewicz: "Do you swear the testimony you're about to give will be the truth, the whole truth and nothing but the truth so help you God?"

David Gallo: "I do."

Robert Kozakiewicz: "Thank you."

David Gallo: "Good afternoon Mr. Supervisor and Town Board. Thank you for the opportunity to present our project, Riverview Lofts. Dave Gilmartin, Chic Voorhis, Steven Jacob, all presented very, very technical facts about our proposed development. I'm happy that they did that but I go back to when I had first come here about four or five years ago."

Supervisor Walter: "November 2011, I remember it was right after we had won the election and it was time to get started with Main Street and Connie brought you to my office. That's how long this has been in the works. We did not jump into this quickly folks."

David Gallo: "It was actually right before then prior to our meeting that I had visited the aquarium with my two daughters and my wife and it was right then I had sort of solidified what

Connie had been saying and it was a Farmers Market that was going on, just had ended our two or three hour stay at the aquarium and it was at that point that I realized I wanted to be part of growth, part of the rise up here in Riverhead. I thought it was one of the most beautiful, magnificent places on the river. It's been something that our offices have worked very, very hard on over the last four, five years and we're excited to be here and we're excited that we've worked with the community, we heard their concerns, we tried adapting and accommodating and, you know, if this should move forward, we will continue to. We've never left a community. After these hearings we continue to work, we continue to be positive aspects to the long-term liability and we're just very appreciative to have this opportunity.

Over the last four or five years we managed to garner a lot of support through banking, through other Grants and we put together over fifty million dollars and every time I go I'm never more impassioned to tell everyone about how great we think Riverhead is and how it can continue to grow. So, thank you all and we appreciate the opportunity."

Supervisor Walter: "Thank you."

Robert Kozakiewicz: "Do you swear the testimony you're about to give will be the truth, the whole truth and nothing but the truth so help you God?"

Michele Lynch: "So help me God. Michele Lynch, a Riverhead resident. I know you know one of the biggest concerns, I know the zoning is already approved for, you know the height of the apartments, and that's a big concern for a lot of people but the big issue seems to be the parking and I think a good solution would be, and I've spoken to David Gallo about this, would be for his project and all projects that are on Main Street that are being built, to put some kind of financing together to build a parking garage. You know we know there's the property where they did the courts but you can do a parking garage that's very green with outside but I think that's something you need to consider moving forward is to work with these builders to come up with some financing towards a parking garage so it's not all on the town; thank you."

Supervisor Walter: "Thank you. Anyone else wish to be heard this afternoon?"

Chic Voorhis: "Just a couple of remarks to clear up some of the comments that I heard. First of all, Ms. Case did talk about views in relationship of this site to the river. If you, and you're very familiar with the area of course, you recognize that this is a private site and you can't currently see the river from north of this site at this time. So, effectively there's really no change in that aspect of the river. This project is actually set back from the river and of course the town parking, walkways and the beauty of the river remains intact. So, I don't see where that is really an issue but I just wanted to make that clarification.

We're also improving drainage on the site. There may be little or no drainage but we are containing, the Engineer can correct me, but I did review the documents this week and we're containing four inches of storm water event and that could have a substantial beneficial impact. The site does slope down towards the river and if you don't have controlled runoff, you're going to have sheet runoff and channel runoff towards the river and this will control that.

I did hear about parking from Ms. Case as well as Janine Zeltmann. We updated parking counts. We did determine that there are eight hundred and fifty-three parking stalls in relationship to this site in that general area and based on current counts during weekdays they are about half

occupied. So that leaves about four hundred and fifty-one stalls that are not occupied, again based on our counts that were done at the correct times and on weekends it just goes up a little but about sixty percent were occupied leaving about three hundred and thirty-three stalls in the general area of the project.

We did talk about providing on-site parking and we believe and documentation is included in Appendix C of the volunteer draft EIS that demonstrates this but we believe there is sufficient parking.

And I heard one comment about the school district which I believe was from Ms. Zeltmann as well, and we did provide estimates of the number of school aged children. It's a relatively small number based on the unit sizes. We did use the multipliers that are consistent with planning and demographic analysis from our records and they are questioned but I can tell you that any other studies that are done generally come up with a lower number and the empirical result of actual projects also come up with lower numbers so we're very confident and the total number that we estimated was about fourteen school aged children. So as you distribute that across a few grade levels and as a pilot is negotiated for offsetting costs to the district, it's really a very small number. We did notify the school district, we sent them a letter and they responded back that they don't take a position of development projects and they will abide by the laws of New York State to educate the children."

Supervisor Walter: "I just want to point out, I had a conversation with the owners of Summer Wind, not Councilwoman Giglio, there's one child I think, in fifty-two apartments in Summer Wind, one child. Potentially there may be two children."

Chic Voorhis: "I'm not at all surprised. That would be very consistent with what we've seen in empirically. Thank you for the opportunity."

Supervisor Walter: "Sal Mastropaolo."

Sal Mastropaolo: "Sal Mastropaolo, Calverton."

Robert Kozakiewicz: "Do you swear the testimony you're about to give will be the truth, the whole truth and nothing but the truth so help you God?"

Sal Mastropaolo: "I do. I just have one quick question for the architect. The rendition that you show there it appears that the building is on totally flat land but McDermott drops dramatically. When the supermarket was there the back end of the lot is almost like a story and a half lower than the front. Can he just explain how the building is going to work into the hillside because the front entrance look level?"

Steven Jacobs: "Thank you very much. Yes, McDermott Street actually has a significant slope that slopes to the south towards the river which has been incorporated into our building design. I also want to point out that the ground floor has been raised so it is above the hundred (inaudible) FEMA flood elevation so the previous problems on the site and you know we have done and will provide a wet and dry flood protection as required and I think we've addressed that very well. As you can see, the height of the first floor increases as you travel south along McDermott. So, the ceiling heights at the south side of the site was significantly higher than on

Main Street. We are providing I believe a fourteen-foot headroom for the restaurant on Main Street which is a generous ceiling height for a restaurant.

Supervisor Walter: “Ok, thank you. Does anybody else wish to be heard tonight? Not seeing anybody, I’m going to close the public comment and leave it open for ten days for written comment, August 11<sup>th</sup>, 4:30 in the Town Clerk’s office. Thank you everybody for coming out today.

**Public Hearing Closed at 3:14 p.m.  
Left Open for Written Comment until August 11 , 2017, 4:30 p.m.**

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### COMMENTS ON RESOLUTIONS

Sal Mastropaolo: “Sal Mastropaolo, Calverton. Resolution 590, the second *whereas*, the fourth line down says the Suffolk County Department of Civil Service has issued approval to fill this position on a provisional basis until such time when a certified list of eligible for this title is issue. If it’s a provisional basis then how could you appoint her to the position of Community Development Project Supervisor? It doesn’t say provisional in the *now therefore*.”

Supervisor Walter: “It’s provisional, everyone that, anytime there’s a list, in this case there’s a list. Civil Service allows you to appoint them to a provisional position. They have to score one, two or three and if they don’t within the top three of Riverhead residents, they are dismissed. They have to.”

Sal Mastropaolo: “(Inaudible) *now therefore* shouldn’t it say to the provisional position of Community Development Project Supervisor?”

Supervisor Walter: “You’re appointed provisionally. The title’s not provisional but you’re provisionally appointed. It doesn’t matter what this says we have to dismiss anybody who doesn’t have (inaudible).”

Sal Mastropaolo: “It almost makes it sound like she’s given the job.”

Supervisor Walter: “She is.”

Sal Mastropaolo: “Well then.”

Robert Kozakiewicz: “Provisionally.”

Supervisor Walter: “Provisionally.”

Sal Mastropaolo: “Well then I think we should say that then. And if I’m not mistaken isn’t she currently paid a hundred thousand, if I recall, the last time when she was appointed to this provisional position?”

Supervisor Walter: “Yes.”

Sal Mastropaolo: “Thank you. Why are we giving her ten thousand more?”

Councilman Hubbard: “She wasn’t that for this position.”

Supervisor Walter: “Not for this position. That was for Deputy Town Attorney.”

Councilman Hubbard: “For Deputy Town Attorney.”

Supervisor Walter: “Right.”

Sal Mastropaolo: “Isn’t she sitting in the provisional position right now?”

Supervisor Walter: “She’s interim.”

Sal Mastropaolo: “Interim, at a hundred thousand.”

Supervisor Walter: “Now we’re making her, she’s going to occupy the position as any department head would subject to passing that test.”

Sal Mastropaolo: “At ten thousand more than what she’s doing it on an interim basis?”

Supervisor Walter: “That’s correct.”

Sal Mastropaolo: “Thank you, that’s my point.”

Supervisor Walter: “The other young lady in there was paid a hundred-fourteen, a hundred-fifteen or something like that, (inaudible).”

Sal Mastropaolo: “593, the second line down isn’t very clear. It says from qualified respondents for the established model adult daycare. I don’t understand what you’re trying to say there.”

Supervisor Walter: “Which one is it?”

Sal Mastropaolo: “593, read the first line, first *whereas*. Should it be for the establishment of a social model adult daycare?”

Councilman Hubbard: “To establish a social model adult daycare.”

Supervisor Walter: “So we can amend that. You got that Bob?”

Sal Mastropaolo: “602 on the second page the fourth *resolve*, we no longer have Chapter 90 applications, we have Chapter 255’s; so change the Chapter 90 application fee to Chapter 255.”

Supervisor Walter: “Ok, you got that Bob?”

Sal Mastropaolo: “608, there’s no mention of the dollar amount of the settlement in the resolution. Should it be there? (inaudible) how much did we settle for?”

Supervisor Walter: “About thirty-seven hundred dollars, just under thirty-eight hundred dollars. Hydrants range from three to five thousand dollars (inaudible).”

Sal Mastropaolo: “610, you have this one already, right?”

Robert Kozakiewicz: “(inaudible) will have to be changed (inaudible). The address is wrong it’s 1792 Middle Road and then the first *resolve* references (inaudible) Thomas, it should be myself so that’s got to be changed and wherever the 1773 is it should be 1792.”

Sal Mastropaolo: “611, second *whereas*, just take out the duplicate statement law firm of at the end of the line, it’s in there twice. That’s it. Thank you.”

Supervisor Walter: “Anyone else wish to be heard on resolutions? Not seeing anyone.”

## RESOLUTIONS

### Resolution #579

Councilman Dunleavy: “Ambulance District Vehicle Reserve Adjustment, so moved.”

Councilman Wooten: “I’ll second.”

Supervisor Walter: “Moved and seconded. Vote please.”

The Vote: “Hubbard, yes; Giglio, yes; Wooten, yes; Dunleavy, yes; Walter, yes. Resolution adopted.”

### Resolution #580

Councilman Wooten: “General Fund, Justice Court Budget Adjustment, so moved.”

Councilwoman Giglio: “Second.”

Supervisor Walter: “Moved and seconded. Vote please.”

The Vote: “Hubbard, yes; Giglio, yes; Wooten, yes; Dunleavy, yes; Walter, yes.  
Resolution adopted.”

### **Resolution #581**

Councilwoman Giglio: “Engineering Fees for the Installation of Emergency Generators at Plans 1 and 16 Budget Adoption, so moved.”

Councilman Hubbard: “Seconded.”

Supervisor Walter: “Moved and seconded. Vote please.”

The Vote: “Hubbard, yes; Giglio, yes; Wooten, yes; Dunleavy, yes; Walter, yes..  
Resolution adopted.”

### **Resolution #582**

Councilman Hubbard: “Engineering Fees for the Installation of Water Mains and Appurtenances Budget Adoption, so moved.”

Councilman Dunleavy: “And seconded.”

Supervisor Walter: “Moved and seconded. Vote please.”

The Vote: “Hubbard, yes; Giglio, yes; Wooten, yes; Dunleavy, yes; Walter, yes.  
Resolution adopted.”

### **Resolution #583**

Councilman Dunleavy: “Pulaski Street Land Condemnation Budget Adoption, so moved.”

Councilman Wooten: “I’ll second.”

Supervisor Walter: “Moved and seconded. Vote please.”

The Vote: “Hubbard, yes; Giglio, yes; Wooten, yes; Dunleavy, yes; Walter, yes.  
Resolution adopted.”

### **Resolution #584**

Councilman Wooten: “Construction of a Concrete Ground Storage Tank and Booster Station at Plant 15 Budget Adoption, so moved.”

Councilwoman Giglio: “Second.”

Supervisor Walter: “Moved and seconded. Vote please.”

The Vote: “Hubbard, yes; Giglio, yes; Wooten, yes; Dunleavy, yes; Walter, yes.  
Resolution adopted.”

### **Resolution #585**

Councilwoman Giglio: “Authorizes the Release of Foundation Security for Peconic Bay Medical Center/Northwell Health, so moved.”

Councilman Hubbard: “Seconded.”

Supervisor Walter: “Moved and seconded. Vote please.”

The Vote: “Hubbard, yes; Giglio, yes; Wooten, yes; Dunleavy, yes; Walter, yes.  
Resolution adopted.”

### **Resolution #586**

Councilman Hubbard: “Authorizes Application to Suffolk County for HUD Homes Funds and Authorizes Supervisor to Execute Grant Agreement, so moved.”

Councilman Dunleavy: “And seconded.”

Supervisor Walter: “Moved and seconded. Vote please.”

The Vote: “Hubbard, yes; Giglio, yes; Wooten, yes; Dunleavy, yes; Walter, yes.  
Resolution adopted.”

### **Resolution #587**

Councilman Dunleavy: “Authorizes Submission of Letter of Intent and Execution of Contract by the Supervisor for Operation and Maintenance Grant Program to New York State Environmental Facilities Corporation (EFC), so moved.”

Councilman Wooten: “I’ll second.”

Supervisor Walter: “Moved and seconded. Vote please.”

The Vote: “Hubbard, yes; Giglio, yes; Wooten, yes; Dunleavy yes; Walter, yes.  
Resolution adopted.”

### **Resolution #588**

Councilman Wooten: "Authorization to Publish Advertisement for Collection and Recycling of Electronic Waste, so move."

Councilwoman Giglio: "Second."

Supervisor Walter: "Moved and seconded. Vote please."

The Vote: "Hubbard, yes; Giglio, yes; Wooten, yes; Dunleavy, yes; Walter, yes. Resolution adopted."

### **Resolution #589**

Councilwoman Giglio: "Awards Bid for Disposal of Town Generated Construction and Demolition Material, so moved."

Councilman Hubbard: "Seconded."

Supervisor Walter: "Moved and seconded. Vote please."

The Vote: "Hubbard, yes; Giglio, yes; Wooten, yes; Dunleavy, yes; Walter, yes. Resolution adopted."

### **Resolution #590**

Councilman Hubbard: "Appoints a Community Development Project Supervisor (Dawn Thomas), so moved."

Councilman Dunleavy: "And Seconded."

Supervisor Walter: "Moved and seconded. Vote please."

The Vote: "Hubbard, yes; Giglio, yes; Wooten, yes; Dunleavy, yes; Walter, yes. Resolution adopted."

### **Resolution #591**

Councilman Dunleavy: "Authorization to Publish Advertisement for Charter Coach Transportation for the Town of Riverhead, so moved."

Councilman Wooten: "I'll second."

Supervisor Walter: "Moved and seconded. Vote please."

The Vote: "Hubbard, yes; Giglio, yes; Wooten, yes; Dunleavy, yes; Walter, yes. Resolution adopted."

**Resolution #592**

Councilman Wooten: “Authorizes the Designation of a Secondary Name to 20<sup>th</sup> Street in Honor of Suffolk County EMS Chief and Wading River Fire District Commissioner, Thomas Lateulere, so moved.”

Councilwoman Giglio: “Second.”

Supervisor Walter: “Moved and seconded. Vote please.”

The Vote: “Hubbard, yes; Giglio, yes; Wooten, yes; Dunleavy.”

Councilman Dunleavy: “Yes, and if anyone didn’t know, Tom, he also, if anyone got transported by helicopter he was probably on it. He was the paramedic on the police helicopter when they came to get patients. Also he was an instructor when EMS first started out here in the 1980’s teaching people the art of medical treatment to the sick and injured, so he deserves everything he gets. I vote yes.”

Vote Continued: “Walter, yes. Resolution adopted.”

**Resolution #593**

Councilwoman Giglio: “Authorizes Town Clerk to Publish and Post Public Notice for Advertisement for Request for Qualifications for Former Child Care Facility at Stotzky Park, so moved as amended.”

Councilman Hubbard: “Seconded.”

Supervisor Walter: “Moved and seconded as amended. Vote please.”

The Vote: “Hubbard, yes; Giglio, yes; Wooten, yes; Dunleavy, yes; Walter.”

Supervisor Walter: “Yes, absolutely. This is a long time in coming folks and I’m happy to be, hopefully Supervisor who awards this contract and gets the adult daycare center setup in town.”

Diane Wilhelm: “Resolution adopted.”

**Resolution #594**

Councilman Hubbard: “Awards Bid for Residential Solid Waste Collection and Disposal Services for the Riverhead Refuse and Garbage District, so moved.”

Councilman Dunleavy: “And seconded.”

Supervisor Walter: “Moved and seconded. Vote please.”

The Vote: “Hubbard.”

Councilman Hubbard: “Yes. European American does a great job and we’re lucky to have them win the bid and they’re easy to work with. They’re really good for the town. I’m glad they got the bid..”

Vote Continued: “Giglio, yes; Wooten, yes; Dunleavy, yes; Walter, yes. Resolution adopted.”

Supervisor Walter: “And the interesting part, I mean they won it hands down. It wasn’t even close. I think the residents are going to be very happy

### **Resolution #595**

Councilman Dunleavy: “Offers Support for County of Suffolk’s Application Regarding 2017-18 Local Government Efficiency Grant Program, so moved.”

Councilman Wooten: “I’ll second.”

Supervisor Walter: “Moved and seconded. Vote please.”

The Vote: “Hubbard, yes; Giglio, yes; Wooten, yes; Dunleavy, yes; Walter, yes. Resolution adopted.”

### **Resolution #596**

Councilman Wooten: “Authorizes Town Clerk to Publish and Post a Notice of Public Hearing to Consider a Proposed Local Law for an Amendment of Chapter 289 Entitled, “Vehicles, Traffic and Parking Regulations” of the Riverhead Town Code (289-10, Parking Prohibited, Meetinghouse Creek Road and Peconic Bay Blvd.), so moved.”

Councilwoman Giglio: “Second.”

Supervisor Walter: “Moved and seconded. Vote please.”

The Vote: “Hubbard, yes; Giglio, yes; Wooten, yes; Dunleavy yes; Walter, yes. Resolution adopted.”

### **Resolution #597**

Councilwoman Giglio: “Adopts a Local Law to Amend Chapter 289 Entitled “Vehicles, Traffic & Parking Regulations” of the Riverhead Town Code (289-3 Stop and Yield Intersections, Railroad Crossings, Parking Fields, Intersection of Peconic Bay Boulevard and Meetinghouse Creek Road), so moved.”

Councilman Hubbard: “Seconded.”

Supervisor Walter: “Moved and seconded. Vote please.”

The Vote: “Hubbard, yes; Giglio, yes; Wooten, yes; Dunleavy, yes; Walter, yes..  
Resolution adopted.”

### **Resolution #598**

Councilman Hubbard: “Adopts a Local Law Amending Chapter 217 Entitled “Building, Building Construction and Improvements and Housing Standards” of the Riverhead Town Code (217.12 Building Permit Fees), moved.”

Councilman Dunleavy: “And seconded.”

Supervisor Walter: “Moved and seconded. Vote please.”

The Vote: “Hubbard, yes; Giglio, yes; Wooten, yes; Dunleavy, yes; Walter, yes..  
Resolution adopted.”

### **Resolution #599**

Councilman Dunleavy: “Amends Resolution #475 of 2017 (Approves the Chapter 255 Application of Native Events Inc. – “Country Blues Festival Long Island”), so moved.”

Councilman Wooten: “I’ll second.”

Supervisor Walter: “Moved and seconded. Vote please.”

The Vote: “Hubbard, yes; Giglio, yes; Wooten, yes; Dunleavy, yes; Walter, yes.  
Resolution adopted.”

### **Resolution #600**

Councilman Wooten: “Approves the Application for Fireworks Permit of Baiting Hollow Club (Saturday, August 26, 2017), so moved.”

Councilwoman Giglio: “Second.”

Supervisor Walter: “This one is ok Bob? Moved and seconded. Vote please.”

The Vote: “Hubbard, yes; Giglio, yes; Wooten, yes; Dunleavy, yes; Walter, yes.  
Resolution adopted.”

**Resolution #601**

Councilwoman Giglio: “Approves the Chapter 255 Application of Elitefeats, Inc. (5K Road Race, “Long Island Fall Classic”, September 17, 2017), so moved.”

Councilman Hubbard: “Seconded.”

Supervisor Walter: “Moved and seconded. Vote please.”

The Vote: “Hubbard, yes; Giglio, yes; Wooten, yes; Dunleavy, yes; Walter, yes. Resolution adopted.”

**Resolution #602**

Councilman Hubbard: “Approves the Chapter 255 Application of George M. Bartunek (19<sup>th</sup> Annual Antique Car Show, Sunday, September 17, 2017), so moved.”

Councilman Dunleavy: “And seconded.”

Supervisor Walter: “Moved and seconded. Vote please.”

The Vote: “Hubbard, yes as amended; Giglio, yes; Wooten, yes; Dunleavy, yes; Walter, yes. Resolution adopted.”

**Resolution #603**

Councilman Dunleavy: “Approves Chapter 255 Application of Jamesport Fire Department 5K and 10K Race, Sunday, August 27, 2017, so moved.”

Councilman Wooten: “I’ll second.”

Supervisor Walter: “Moved and seconded. Vote please.”

The Vote: “Hubbard, yes; Giglio, yes; Wooten, yes; Dunleavy, yes; Walter, yes. Resolution adopted.”

**Resolution #604**

Councilman Wooten: “Approves Chapter 255 Application of Railroad Museum of Long Island (Museum Open House 2017 – 27<sup>th</sup> Anniversary, August 26 and 27, 2017), so moved.”

Councilwoman Giglio: “I’ll second that.”

Supervisor Walter: “Moved and seconded. Vote please.”

The Vote: “Hubbard, yes; Giglio, yes; Wooten, yes; Dunleavy, yes; Walter, yes. Resolution adopted.”

### **Resolution #605**

Councilwoman Giglio: “This one is being amended also. Approves the Application for Fireworks Permit at Riverhead Raceway, Saturday, August 12, 2017, so moved.”

Councilman Hubbard: “Seconded.”

Supervisor Walter: “Moved and seconded. Vote please.”

The Vote: “Hubbard, yes; Giglio, yes; Wooten, yes; Dunleavy, yes; Walter, yes. Resolution adopted.”

### **Resolution #606**

Councilman Hubbard: “Approves the Application for Fireworks Permit of Newton Carnivals (Family Festival, August 11, 2017) moved as amended.”

Councilman Dunleavy: “And seconded.”

Supervisor Walter: “Moved and seconded. Vote please.”

The Vote: “Hubbard, yes; Giglio, yes; Wooten, yes; Dunleavy, yes; Walter, yes. Resolution adopted.”

### **Resolution #607**

Councilman Dunleavy: “Authorizes the Reduction of Performance Security of Manzi Homes East, LLC, in Connection with the Residential Subdivision Known as “Old Orchard at Baiting Hollow”, so moved, so moved.”

Councilman Wooten: “I’ll second.”

Supervisor Walter: “Moved and seconded. Vote please.”

The Vote: “Hubbard, yes; Giglio, yes; Wooten, yes; Dunleavy, yes; Walter, yes. Resolution adopted.”

### **Resolution #608**

Councilman Wooten: “Authorizes Settlement with Thomas P. Wharton and Seamus Wharton Regarding Claim for Damage to Fire Hydrant on Peconic Bay Boulevard, so moved.”

Councilwoman Giglio: “Second.”

Supervisor Walter: “Moved and seconded. Vote please.”

The Vote: “Hubbard, yes; Giglio, yes; Wooten, yes; Dunleavy, yes; Walter, yes. Resolution adopted.”

### **Resolution #609**

Councilwoman Giglio: “Offers Support for Reginal Bike Share Initiative of the County of Suffolk, so moved.”

Councilman Hubbard: “Seconded.”

Supervisor Walter: “Moved and seconded. Vote please.”

The Vote: “Hubbard, yes; Giglio, yes; Wooten, yes; Dunleavy, yes; Walter, yes. Resolution adopted.”

### **Resolution #610**

Councilman Hubbard: “Authorizes Legal Action Against the Owners, Tenants, Occupants and Mortgages of the Property Located at 1792 Middle Road Calverton, New York, 1792 being amended, so moved.”

Councilman Dunleavy: “And Seconded.”

Supervisor Walter: “Moved and seconded. Vote please.”

The Vote: “Hubbard, yes; Giglio, yes; Wooten, yes; Dunleavy, yes; Walter, yes. Resolution adopted.”

### **Resolution #611**

Councilman Dunleavy: “Authorizes Retention of the law Firm of Sinnreich, Kosakoff & Messina LLP as Special Counsel to Defend Legal Action Against the Town of Riverhead Commenced by Eugene Lafurno, so moved.”

Councilman Wooten: “I’ll second.”

Supervisor Walter: “Moved and seconded. Vote please.”

The Vote: “Hubbard, yes; Giglio, yes; Wooten, yes; Dunleavy, yes; Walter, yes. Resolutions adopted.”

### **Resolution #612**

Councilman Wooten: “Authorizes Town Clerk to Publish and Post Pubic Notice to Consider a Local Law to Amend Chapter 301 Entitled “Zoning and Land Development” of the Riverhead Town Code, so moved.”

Councilwoman Giglio: “Seconded.”

Supervisor Walter: “Moved and seconded. Vote please.”

The Vote: “Hubbard, yes; Giglio, yes; Wooten, yes; Dunleavy, yes; Walter, yes. Resolution adopted.”

### **Resolution #613**

Councilwoman Giglio: “Resolution Calling Public Hearing Regarding Lateral Water Main Extension for Riverview Lofts, Georgica Green Ventures, LLC, so moved.”

Councilman Hubbard: “Seconded.”

Supervisor Walter: “Moved and seconded. Vote please.”

The Vote: “Hubbard, yes; Giglio, yes; Wooten, yes; Dunleavy, yes; Walter, yes. Resolution adopted.”

### **Resolution #614**

Councilman Hubbard: “Approves Change Order #1 Installation of Alarm Contracts for Riverhead Water District at Plant 15, so moved.”

Councilman Dunleavy: “I’ll second.”

Supervisor Walter: “Moved and seconded. Vote please.”

The Vote: “Hubbard, yes; Giglio, yes; Wooten, yes; Dunleavy, yes; Walter, yes. Resolution adopted.”

### **Resolution #615**

Councilman Dunleavy: “Awards Bid – Installation of Emergency Generators at Plant No’s 1 and 16 of the Riverhead Water District, so moved,”

Councilman Wooten: “And I second it.”

Supervisor Walter: “Moved and seconded. Vote please.”

The Vote: “Hubbard, yes; Giglio, yes; Wooten, yes; Dunleavy, yes; Walter, yes.  
Resolution 472 is adopted.”

### **Resolution #616**

Councilman Wooten: “Awards Bid – Installation of Water Mains and Appurtenances Water Distribution System Improvements to the Riverhead Water District, so moved.”

Councilwoman Giglio: “Second.”

Supervisor Walter: “Moved and seconded. Vote please.”

The Vote: “Hubbard, yes; Giglio, yes; Wooten, yes; Dunleavy, yes; Walter, yes.  
Resolution adopted.”

### **Resolution #617**

Councilwoman Giglio: “Authorizes the Supervisor to execute an agreement with SHI International Corp, so moved.”

Councilman Hubbard: “Seconded.”

Supervisor Walter: “Moved and seconded. Vote please.”

The Vote: “Hubbard, yes; Giglio, yes; Wooten, yes; Dunleavy, yes; Walter, yes.  
Resolution adopted.”

### **Resolution #618**

Councilman Hubbard: “Amends Resolution #369 of 2017 Authorizing the Supervisor to Execute a License Agreement with Crown Recycling for Use of the Town’s Yard Waste Facility to Reflect a Modification to License Agreement, so moved.”

Councilman Dunleavy: “And Seconded.”

Supervisor Walter: “Moved and seconded. Vote please.”

The Vote: “Hubbard, yes; Giglio.”

Councilwoman Giglio: “I’m going to vote no. I think they should be parking their cars on their own property and if that restricts their business on the property then that should be the case. I’m voting no.”

Vote Continued: “Wooten, yes; Dunleavy, yes; Walter.”

Supervisor Walter: “I love this idea, yes because our yard waste would cost us between twenty-five and forty thousand dollars a year in our budget. It’s free now because we’re giving them twelve parking spaces.”

Councilwoman Giglio: “What are you doing to the (inaudible) who live on (inaudible).”

Supervisor Walter: “I’m getting them all off Youngs Avenue and getting the stuff ground up quickly.”

Councilwoman Giglio: “You’re getting more trucks coming through on the site.”

Diane Wilhelm: “Resolution 618 is adopted.”

### **Resolution #619**

Councilman Dunleavy: “Pays Bills, so moved.”

Councilman Wooten: “I’ll second.”

Supervisor Walter: “Moved and seconded. Vote please.”

The Vote: “Hubbard, yes; Giglio, yes; Wooten, yes; Dunleavy, yes; Walter, yes. Resolutions adopted.”

Supervisor Walter: “620 is the Authorization to Publish Advertisement for Two 90” Heavy Duty Rear Flail Mowers for the Town of Riverhead and 621 Ratifies the Appointment of Legal Representation for the Zoning Board of Appeals. Can I get a recommendation to take both resolutions off the floor?”

Councilman Dunleavy: “I make a motion that we take Resolutions 620 and 621 off the floor, so moved,”

Councilman Wooten: “I’ll second.”

Supervisor Walter: “Moved and seconded. Vote please.”

The Vote: “Hubbard, yes; Giglio, yes; Wooten, yes; Dunleavy, yes; Walter, yes. Resolutions 620 and 621 are off the floor.”

### **Resolution #620**

Councilman Wooten: “Authorization to Publish Advertisement for Two 90” Heavy Duty Rear Flail Mowers for the Town of Riverhead, so moved.”

Councilwoman Giglio: “Second.”

Supervisor Walter: “Moved and seconded. Vote please.”

The Vote: “Hubbard, yes; Giglio, yes; Wooten, yes; Dunleavy, yes; Walter, yes. Resolution adopted.”

### **Resolution #621**

Councilwoman Giglio: “Ratifies the Appointment of Legal Representation for the Zoning Board of Appeals, so moved.”

Councilman Hubbard: “Seconded.”

Supervisor Walter: “Moved and seconded. Vote please.”

The Vote: “Hubbard, yes; Giglio, yes; Wooten, yes; Dunleavy, yes; Walter, yes. Resolution adopted.”

## **PUBLIC COMMENTS**

Supervisor Walter: “Ok, now we open up the floor for folks who want to have a conversation with us about anything that is before the Town Board or that they’d like to bring before the Town Board. We ask you limit your comments to five minutes.”

Marie Carrera Tooker approached the podium to discuss a violation she received after writing I love you God, thank you on a tractor trailer that has been parked in the front of her property on Middle Country Road for over ten years. Councilwoman Giglio said she is not supposed to have a trailer there at all, Councilman Hubbard said it’s an eyesore, inappropriate and looks horrible and Councilman Dunleavy said he passes the sign every day. Ms. Tooker finished by talking about a plan she had for affordable housing for veterans that the town disagreed with and then ended her time at the podium by saying she thought what the town did to Eugene LaFurno was terrible. Supervisor Walter thanked Ms. Tooker for her comments.

Mike Fowley from Reeves Park wanted to discuss three articles that were recently written in the News Review and the Riverhead Local concerning the Cider Ale House. Mr. Fowley states that the area has gone from agri-processing and warehouse to a Cider House, beer & wine bar with a restaurant and outdoor music facility which he believes will eventually become a wedding and

catering facility if the town allows this to happen. He continued by saying that Mr. King, the owner of the Cider House, stated there was no food prepared on the premises however his employees are making food there and using commercial pizza ovens. So, the Cider House now has been converted into a full-scale restaurant that has music the majority of the week. Mr. Fowley feels that the violations the Cider House has, a back patio built without a permit, outdoor music, etc. is totally unacceptable on the historic Sound Avenue Corridor. He ended by saying that Town Code Enforcement, the Town Board and the Planning Board has to stop the Cider House from expanding his violations outdoors. He said he intends to fill the room at the next Planning Board meeting with residents who are against the expansion of the Cider House.

Mr. Foley spoke of the term limits that have been set for Board members and the town Supervisor. He continued by saying that he heard Councilman Dunleavy, who cannot run for Councilman again, is considering a run for Town Supervisor. He said he hoped Councilman Dunleavy would reconsider that plan. He finished by saying Councilman Dunleavy deserves a long retirement and hopes he joins his side of the table where together they could work together on several other town projects.

Supervisor Walter: “Does anyone else wish to be heard tonight? Hearing no one can I get a motion to adjourn?”

Councilman Dunleavy: “I make a motion we adjourn the Town Board meeting, so moved.”

Supervisor Walter: “All in favor, aye, motion carried, thank you folks. Meeting adjourned.”

**Meeting Adjourned at 4:00 p.m.**