



**TOWN BOARD MEETING  
AGENDA  
PHILIP CARDINALE, Supervisor**

**December 18<sup>th</sup>, 2007**

**Edward Densieski, Councilman  
George Bartunek, Councilman**

**Barbara Blass, Councilwoman  
John Dunleavy, Councilman**

**Barbara Grattan, Town Clerk  
Dawn Thomas, Town Attorney**

**ELECTED OFFICIALS**

**Laverne Tennenberg  
Paul Leszczynski  
Mason E. Haas  
Mark Kwasna  
Maryann Wowak Heilbrunn  
Richard Ehlers  
Allen M. Smith**

**Chairwoman Board of Assessors  
Board of Assessors  
Board of Assessors  
Highway Superintendent  
Receiver of Taxes  
Town Justice  
Town Justice**

**DEPARTMENT HEADS**

**William Rothaar  
Leroy E. Barnes, Jr.  
Andrea Lohneiss  
Ken Testa  
Richard Hanley  
Chief David Hegermiller  
Ray Coyne  
Judy Doll  
John Reeve  
Michael Reichel  
Gary Pendzick**

**Accounting Department  
Building Department  
Community Development  
Engineering Department  
Planning Department  
Police Department  
Recreation Department  
Senior Services  
Sanitation Department  
Sewer District  
Water Department**

**PUBLIC COMMENT ON ANY CDA RESOLUTION LISTED BELOW**

CDA Res. #17      A RESOLUTION CALLING A PUBLIC HEARING ON THE COMMUNITY DEVELOPMENT AGENCY'S DESIGNATION OF RIVERHEAD RESORTS LLC AS A QUALIFIED AND ELIGIBLE SPONSOR FOR THE PURCHASE AND DEVELOPMENT OF APPROXIMATELY 755 ACRES LOCATED WITHIN THE PLANNED RECREATIONAL PARK ZONING DISTRICT OF THE PREMISES KNOWN AS THE ENTERPRISE PART AT CALVERTON (EPCAL), CONSISTENT WITH THE GOALS AND OBJECTIVES OF THE CALVERTON ENTERPRISE PARK URBAN RENEWAL PLAN (1998) AND RATIFIES THE PUBLICATION OF PUBLIC NOTICE

**PUBLIC COMMENT ON ANY REGULAR RESOLUTION LISTED BELOW:**

Res. #1149      AUTHORIZES PUBLICATION OF NOTICE TO SOLICIT PROPOSALS FOR THE DEVELOPMENT OF A BULK STUDY OF THE DC-1 ZONING DISTRICT

Res. #1150      AUTHORIZES PUBLICATION OF NOTICE TO SOLICIT PROPOSALS FOR THE DEVELOPMENT FO HISTORIC GUIDELINES

Res. #1151      HIGHWAY DEPARTMENT BUDGET ADJUSTMENT

Res. #1152      RATIFIES AUTHORIZATION FOR TOWN CLERK TO PUBLISH AND POST THE ATTACHED NOTICE OF COMPLETE APPLICATION (NYSDEC 1-4730-01397/00001) CORWELL AVENUE TOWN BOAT RAMP

Res. #1153      RATIFIES THE RETIREMENT OF A POLICE OFFICER (THOMAS LONG III)

Res. #1154      APPOINTS A P/T RECREATION AIDE/SKATEPARK TO THE RIVERHEAD RECREATION DEPARTMENT (JAY MILDNER)

Res. #1155      APPOINTS DEPUTY TOWN SUPERVISOR (WILLIAM WELSH)

Res. #1156      APPOINTS A P/T RECREATION AIDE/SKATEPARK TO THE RIVERHEAD RECREATION DEPARTMENT (DAVID GUILTY)

Res. #1157      WATER DEPARTMENT BUDGET ADJUSTMENT

Res. #1158      GENERAL FUND BUDGET ADJUSTMENT

Res. #1159      NUTRITION DEPARTMENT BUDGET ADJUSTMENT

Res. #1160      POLICE FUND BUDGET ADJUSTMENT

December 18, 2007

TOWN OF RIVERHEAD

**Adopted**

CDA RESOLUTION # 17

A RESOLUTION CALLING A PUBLIC HEARING ON THE COMMUNITY DEVELOPMENT AGENCY'S DESIGNATION OF RIVERHEAD RESORTS LLC AS A QUALIFIED AND ELIGIBLE SPONSOR FOR THE PURCHASE AND DEVELOPMENT OF APPROXIMATELY 755 ACRES LOCATED WITHIN THE PLANNED RECREATIONAL PARK ZONING DISTRICT OF THE PREMISES KNOWN AS THE ENTERPRISE PART AT CALVERTON (EPCAL), CONSISTENT WITH THE GOALS AND OBJECTIVES OF THE CALVERTON ENTERPRISE PARK URBAN RENEWAL PLAN (1998) AND RATIFIES THE PUBLICATION OF PUBLIC NOTICE

**COUNCILWOMAN BLASS**

\_\_\_\_\_ offered the following  
**COUNCILMAN BARTUNEK**

resolution, which was seconded by \_\_\_\_\_

WHEREAS, the Town of Riverhead Community Development Agency owns, among other properties at the Enterprise Park at Calverton, some 755 acres of property located in the Planned Recreational Park Zone, south of Route 25, Calverton, New York; and

WHEREAS, RIVERHEAD RESORTS LLC. has submitted to the Community Development Agency (the "Agency") a proposal for the redevelopment of the approximately 755 acres of property as a multi-use resort destination comprised of uses described in the Hotel-Conference Center Subdistrict, the Sports Park Subdistrict and the Family Entertainment Center Subdistrict of the Zoning Code.

WHEREAS, the Agency is considering designating RIVERHEAD RESORTS LLC, a limited liability company formed under the laws of the State of New York, as the "qualified and eligible sponsor (the "Sponsor"), pursuant to Section 507 (2) (d) of the General Municipal Law and in accordance with the established rules and procedures of the Agency; and

WHEREAS, by resolution of the Town Board, the Riverhead Development Corporation no longer has an initial review function with respect to proposals affecting the EPCAL property; and

WHEREAS, the Town is considering selling approximately 755 acres of the Planned Recreational Park Zone property to RIVERHEAD RESORTS LLC in order to facilitate this urban renewal project pursuant to a certain Agreement by and between the Town and RIVEHREAD RESORTS LCC, a copy of a draft of which is on file in the Office of the Town Clerk of the Town of Riverhead and is available for public inspection during regular business hours, which Agreement provides for the purchase price of the approximately 755 acres for no less than

\$ 155,000,000.00, for redevelopment as a multi-use destination resort space; and

WHEREAS the draft Agreement on file in the Office of the Town Clerk of the Town of Riverhead further provides RIVERHEAD RESORTS LLC with a right of first refusal to purchase additional property located in the Planned Recreational Park District at 107% of the price offered to the Agency by a bona fide purchaser.

WHEREAS, Section 507(2)(d) of the General Municipal Law requires that a public hearing, following at least ten (10) days public notice, be held by the Agency on the question of designating RIVERHEAD RESORTS LLC the Sponsor for the redevelopment of the aforesaid properties; and

WHEREAS, the Agency now desires to call a public hearing on the designation of RIVERHEAD RESORTS LLC as the Sponsor for the redevelopment of and the sale of the Town owned or to be owned portions of the property;

NOW, THEREFORE BE IT RESOLVED,

A public hearing will be held at the Riverhead Town Hall, 200 Howell Street, Riverhead, New York on December 27, 2007 at 2:15 pm, prevailing time, on the question of designating RIVERHEAD RESORTS LLC the Sponsor for the redevelopment of the approximately 755 acres of Planned Recreational Park District property located in EPCAL south of Route 25, Calverton, New York, consistent with the Calverton Enterprise Park Urban Renewal Plan (1998), 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; and it is further

RESOLVED, that the Town Clerk's publication of the attached notice of public hearing in the December 13, 2007 edition of the *News Review*, the newspaper hereby designated as the official newspaper for this purpose and one having general circulation in and available to residents to the Town, is hereby ratified. Such publication has been made no less than ten (10) days before the date designated for the public hearing. The Clerk is 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 (10) days before the date designated for the public hearing; and it is further

RESOLVED, that the Town Clerk is hereby directed to forward a certified copy of this resolution and attached notice to Smith, Finkelstein, Lundberg, Isler & Yakaboski, LLP., 456 Griffing Avenue, Riverhead, New York 11901, Don Secunda, Esq., Weber Law Group, 201 North Service Road, Suite 300, Melville, New York 11747-3126; Andrea Lohneiss, Director of the Community

Development Agency; Richard Hanley, Director of Planning; and Dawn C. Thomas, Esq., Town Attorney.

THIS RESOLUTION HAS BEEN PREPARED BY FRANK A. ISLER, SPECIAL COUNSEL.

THE VOTE

Dunleavy  yes \_\_\_ no Bartunek  yes \_\_\_ no  
Blass  yes \_\_\_ no Densieski  yes \_\_\_ no  
Cardinale  yes \_\_\_ no

THE RESOLUTION  WAS \_\_\_ WAS NOT  
THEREFORE DULY ADOPTED

Notice of Public Hearing  
Town of Riverhead Community Development Agency  
Town of Riverhead, Suffolk County, New York

NOTICE IS HEREBY GIVEN, that the Town of Riverhead Community Development Agency, Town of Riverhead, Suffolk County, New York (the "Agency") will hold a public hearing at the Riverhead Town Hall, 200 Howell Avenue, Riverhead, New York on December 27, 2007 at 2:15 pm, prevailing time, pursuant to General Municipal Law 507(2)(d) for the purpose of considering whether the RIVERHEAD RESORTS LLC should be designated the "qualified and eligible sponsor" for the redevelopment of approximately 755 acres of the EPCAL site located within the Planned Recreational Park District and whether the portion of said property currently owned by the Town of Riverhead Community Development Agency should be sold to the RIVERHEAD RESORTS LLC pursuant to a certain agreement between the Agency and RIVERHEAD RESORTS LLC, a draft of which agreement is on file in the office of the Town Clerk of the Town of Riverhead and is available for public inspection during regular business hours for a sales price of no less than \$ 155,000,000.00 for the redevelopment of the property as a multi-use destination resort, consistent with the goals and objectives of the Calverton Enterprise Park Urban Renewal Plan (1998).

The aforesaid draft agreement on file in the Office of the Town Clerk of the Town of Riverhead also provides RIVERHEAD RESORTS LLC with a right of first refusal to purchase additional property located in the Planned Recreational Park District at 107% of the price offered to the Agency by a bona fide purchaser.

At said public hearing, the Community Development Agency will hear all persons interested in the subject matter thereof.

Dated: Riverhead, New York  
December 13, 2007

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

Barbara Grattan, Town Clerk