

**TOWN OF RIVERHEAD
Community Development Agency**

Resolution # 11

RESOLUTION TO ACCEPT, FILE AND PUBLISH NOTICE OF COMPLETION OF DRAFT SUPPLEMENTAL GENERIC ENVIRONMENTAL IMPACT STATEMENT AND DRAFT SUPPLEMENTAL GENERIC ENVIRONMENTAL IMPACT STATEMENT FOR A COMPREHENSIVE DEVELOPMENT PLAN FOR EPCAL (EPCAL REUSE & REVITALIZATION PLAN), AMENDMENT TO THE TOWN OF RIVERHEAD COMPREHENSIVE MASTER PLAN, AMENDMENT TO THE ZONING CODE AND MAP, AND SUBDIVISION OF THE ENTERPRISE PARK AT CALVERTON (“EPCAL”) PROPERTY

Councilman Dunleavy offered the following resolution,

which was seconded by Councilman Wooten

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

WHEREAS, the EPCAL property consisting of approximately 2900 acres was once part of the former Calverton Naval Weapons Industrial Reserve Plant was formerly owned by the Navy and leased by the Grumman Corporation; and

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

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

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

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

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

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

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

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

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

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

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

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

WHEREAS, following receipt of the Planning Commission’s recommendation, pursuant to Resolution #830 of 1999, the Town Board, reciting in its resolution; the SEQRA record, the comments made at the numerous public hearings, the report of the Town Planning Department, the SEQRA findings statement attending the Comprehensive Master Plan amendment, the report of the Town Planning Board, the

report of the Suffolk County Planning Commission, the prevalent Pine Barrens overlay district, together with any other pertinent planning, zoning or environmental information available, adopted the proposed zoning code and zoning use district map amendments; and

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

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

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

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

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

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

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

WHEREAS, on December 8, 2011, VHB presented, during an open and public session of the Town Board, a plan for development and an alternate plan for development (hereinafter referred to as development plan "B") incorporating the recommendations and findings of the market study prepared by RKG and the Town Board, by Resolution #937 of 12/20/11, accepted and adopted the findings and recommendations for EPCAL redevelopment prepared by RKG Associates (RKG) and

also having authorized VHB Engineering, Surveying and Landscaping Architecture, P.C. (VHB) to proceed towards the requisite State Environmental Quality Review (SEQR) of their alternative plans for development; and

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

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

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

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

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

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

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

WHEREAS, the Town Board determined that the proposed action has the potential to result in significant adverse impacts to the environment, and adopted a Positive Declaration requiring that a Draft Supplemental Generic Environmental Impact Statement be prepared; and

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

development plan for EPCAL, including Amendment to Zoning and Subdivision for EPCAL; and

WHEREAS, on July 17, 2013, the Town Board, as Lead Agency, and, as governing body of the Town of Riverhead and as governing body of the Community Development Agency, conducted a public Scoping Hearing on the Draft Scope for the Draft Supplemental Generic Environmental Impact Statement supporting the proposed action to wit: the creation of a conceptual development plan (Reuse & Revitalization Plan) including subdivision (referred to as Alternative Subdivision Sketch C for Enterprise Park at Calverton dated April 26, 2013) of the EPCAL property into 50 lots for ultimate redevelopment with a mix of uses (e.g., business [commercial and retail], industrial, residential, recreation, utilities) and the retention of substantial open space; the amendment to the Town of Riverhead Comprehensive Plan; the amendment of the zoning code and zoning map of the Town of Riverhead to rezone the 2,323.9 acre EPCAL property consistent with the Reuse & Revitalization Plan for property owned by the CDA within EPCAL described as approximately 2,323.9 acres of real property located south of Middle Country Road (SR25), north of Grumman Boulevard and east of Wading River Manor Road (CR25), Calverton Hamlet, being more particularly described as Suffolk County Tax Map No. 0600-135-1-7.1,7.2,7.3&7.4.; and

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

WHEREAS, the Town Board and members of the Planning Staff for the Town of Riverhead, with the assistance and participation of VHB Engineering, Surveying and Landscape Architecture, P.C. (VHB) did review all comments made at the public Scoping Hearing and all written comments received pursuant to the Notice of Scoping Hearing; and

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

WHEREAS, pursuant to NYCRR 617.9(a) and (b) after adoption of the Final Scope and consistent with the Final Scope, the Town Board and members of the Planning Staff for the Town of Riverhead, with the assistance and participation of VHB Engineering, Surveying and Landscape Architecture, P.C. (VHB) did prepare a Draft Supplemental Generic Environmental Impact Statement; and

WHEREAS, pursuant to NYCRR 617.9 (a)(2), the Town Board and members of the Planning Staff for the Town of Riverhead have reviewed the Draft Supplemental Generic Environmental Impact Statement, and found it to be complete and adequate with respect to its scope and content for the purposes of commencing public review; and

WHEREAS, pursuant to NYCRR 617.9 (a)(3), the Town Board and members of the Planning Staff for the Town of Riverhead, with the assistance and participation of VHB Engineering, Surveying and Landscape Architecture, P.C. (VHB), did prepare a Notice of Completion of the Draft Supplemental Generic Environmental Impact Statement.

NOW THEREFORE BE IT RESOLVED, that the Town Board, as Lead Agency, and, as governing body of the Town of Riverhead and as governing body of the Community Development Agency, does hereby accept and adopt the Notice of Completion for the Draft Generic Supplemental Environmental Impact Statement and Draft Supplemental Generic Environmental Impact Statement; and be it further

RESOLVED, pursuant to NYCRR 617.9 (a)(3), the Town Board authorizes and directs the Town Clerk to file and publish the Notice of Completion on the Draft Supplemental Generic Environmental Impact Statement as required pursuant to 6 NYCRR 617.12 (a) and (b) in August 14, 2014 edition of the official newspaper of the Town of Riverhead; and be it further

RESOLVED, that the Town Clerk is authorized and directed to post the attached Notice of Completion on the Draft Supplemental Generic Impact Statement on the Town sign board located adjacent to the Town Auditorium, 200 Howell Avenue, Riverhead, NY 11901; and be it further

RESOLVED, that the Town Clerk is authorized and directed to forward a copy of this resolution, Notice of Completion on the Draft Supplemental Generic Impact Statement, and Draft Supplemental Generic Environmental Impact Statement to all involved and interested agencies listed in the EAF (see SEQRA Determination of Significance and Positive Declaration); and be it further

RESOLVED, that the Town Clerk is authorized and hereby directed to maintain a copy of this resolution, Notice of Completion on the Draft Supplemental Generic Impact Statement, and Draft Supplemental Generic Environmental Impact Statement and make available for public review and inspection in the Office of the Town Clerk, Monday through Friday, from 8:30 am to 4:30 pm beginning on August 7, 2014; and be it further

RESOLVED, that the Town Clerk is authorized and hereby directed to post a copy of this resolution, Notice of Completion on the Draft Supplemental Generic Impact Statement, and Draft Supplemental Generic Environmental Impact Statement on the Town's website www.townofriverheadny.gov; and be it further

RESOLVED, that the Planning Department is directed to file and publish the requisite Notice of Completion and Draft Supplemental Generic Environmental Impact Statement in the Environmental Notice Bulletin in such manner as prescribed by the Department of Environmental Conservation pursuant to NYCRR 617.12; and be it further

RESOLVED, that the Town Clerk is hereby directed to forward a certified copy of this resolution, together with a copy of the Notice of Completion and Draft Supplemental Generic Environmental Impact Statement to Department of Environmental Conservation, Division of Environmental Permits, 625 Broadway, Albany, NY 12233-1750; VHB Engineering, Surveying and Landscaping Architecture, P.C., 2150 Joshua's Path, Suite 300, Hauppauge, NY 11788; Supervisor of the Town of Riverhead, Sean W. Walter; Members of the Town Board of the Town of Riverhead; Christine Kempner, Community Development Agency Director; Rick Hanley, Planning Director; Jefferson Murphree, Building and Planning Administrator; and Annemarie Prudenti, Deputy Town Attorney, and be it further

RESOLVED, that all Town Hall Departments may review and obtain a copy of this resolution from the electronic storage device and, if needed, a certified copy of same may be obtained from the Office of the Town Clerk.

THE VOTE

Giglio Yes No Gabrielsen Yes No
Wooten Yes No Dunleavy Yes No
Walter Yes No

The Resolution Was Thereupon Duly Declared Adopted

**TOWN OF RIVERHEAD
Community Development Agency**

Resolution # 12

AUTHORIZES THE TOWN CLERK TO PUBLISH AND POST NOTICE OF PUBLIC HEARING ON DRAFT SGEIS FOR A COMPREHENSIVE DEVELOPMENT PLAN FOR EPCAL (EPCAL REUSE & REVITALIZATION PLAN), AMENDMENT TO THE TOWN OF RIVERHEAD COMPREHENSIVE MASTER PLAN, AMENDMENT TO THE ZONING MAP AND CODE, AMENDMENT TO THE CALVERTON URBAN RENEWAL PLAN AND SUBDIVISION OF THE ENTERPRISE PARK AT CALVERTON (“EPCAL”) PROPERTY

Councilman Wooten offered the following resolution,

which was seconded by Councilman Gabrielsen

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

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

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

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

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

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

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

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

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

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

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

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

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

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

WHEREAS, following receipt of the Planning Commission’s recommendation, pursuant to Resolution #830 of 1999, the Town Board, reciting in its resolution; the SEQRA record, the comments made at the numerous public hearings, the report of the Town Planning Department, the SEQRA findings statement attending the Comprehensive Master Plan amendment, the report of the Town Planning Board, the

report of the Suffolk County Planning Commission, the prevalent Pine Barrens overlay district, together with any other pertinent planning, zoning or environmental information available, adopted the proposed zoning code and zoning use district map amendments; and

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

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

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

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

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

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

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

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

also having authorized VHB Engineering, Surveying and Landscaping Architecture, P.C. (VHB) to proceed towards the requisite State Environmental Quality Review (SEQR) of their alternative plans for development; and

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

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

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

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

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

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

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

WHEREAS, the Town Board determined that the proposed action has the potential to result in significant adverse impacts to the environment, and adopted a Positive Declaration requiring that a Draft Supplemental Generic Environmental Impact Statement be prepared; and

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

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

WHEREAS, on July 17, 2013, the Town Board, acting as governing body of the Community Development Agency, conducted a public Scoping Hearing on the Draft Scope for the Draft Supplemental Generic Environmental Impact Statement supporting the proposed action to wit: the creation of a conceptual development plan (Reuse & Revitalization Plan) including subdivision (referred to as Alternative Subdivision Sketch C for Enterprise Park at Calverton dated April 26, 2013) of the EPCAL property into 50 lots for ultimate redevelopment with a mix of uses (e.g., business [commercial and retail], industrial, residential, recreation, utilities) and the retention of substantial open space; the amendment to the Town of Riverhead Comprehensive Plan; the amendment of the zoning code and zoning map of the Town of Riverhead to rezone the 2,323.9 acre EPCAL property consistent with the Reuse & Revitalization Plan for property owned by the CDA within EPCAL described as approximately 2,323.9 acres of real property located south of Middle Country Road (SR25), north of Grumman Boulevard and east of Wading River Manor Road (CR25), Calverton Hamlet, being more particularly described as Suffolk County Tax Map No. 0600-135-1-7.1,7.2,7.3&7.4.; and

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

WHEREAS, the Town Board and members of the Planning Staff for the Town of Riverhead, with the assistance and participation of VHB Engineering, Surveying and Landscape Architecture, P.C. (VHB) did review all comments made at the public Scoping Hearing and all written comments received pursuant to the Notice of Scoping Hearing; and

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

WHEREAS, pursuant to NYCRR 617.9(a) and (b) after adoption of the Final Scope and consistent with the Final Scope, the Town Board and members of the Planning Staff for the Town of Riverhead, with the assistance and participation of VHB Engineering, Surveying and Landscape Architecture, P.C. (VHB) did complete a Draft Supplemental Generic Environmental Impact Statement; and

WHEREAS, pursuant to NYCRR 617.9 (a)(2), the Town Board, as lead agency, by Resolution # 11 adopted on August 7, 2014, did accept and determine that the Draft Supplemental Generic Environmental Impact Statement was adequate with respect to its scope and content for the purpose of commencing public review; and

WHEREAS, pursuant to NYCRR 617.9 (a)(3), the Town Board, as lead agency, by Resolution #11 adopted on August 7, 2014, did prepare a Notice of Completion of the Draft Supplemental Generic Environmental Impact Statement and authorized and directed the Town Clerk to file and publish the Notice of Completion, together with the Draft Supplemental Generic Environmental Impact Statement; and

WHEREAS, pursuant to NYCRR 617.9(a)(4), the Town Board, as lead agency, has determined that it is appropriate to hold a public hearing on the Draft Supplemental Generic Environmental Impact Statement and provide for public comment through the forum of a public hearing and submission of written comment; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Town Board, as lead agency and as governing body of the Town of Riverhead and acting and as governing body of the Town of Riverhead Community Development Agency, desires to hold a public hearing on the Draft Supplemental Generic Environmental Impact Statement, comprehensive development plan for EPCAL (EPCAL Reuse and Revitalization Plan), amendment to the Town of Riverhead Comprehensive Master Plan, creation and adoption of a Planned Development (PD) Zoning District, amendment to the zoning map of the Town of Riverhead to rezone the subject property to the PD Zoning District, and amendment to the Calverton Urban Renewal Plan, and provide for the acceptance of written comments until September 15th, 2014 pursuant to NYCRR Part 617.9 (a)(4); and be it further

RESOLVED, that the Town Clerk is authorized and directed to publish and post the attached Notice of Public Hearing on the Draft Supplemental Generic Environmental Impact Statement as required pursuant to 6 NYCRR 617.12 (a) and (b) in August 14, 2014 edition of the official newspaper of the Town of Riverhead; and be it further

RESOLVED, that the Town Clerk is authorized and directed to post the attached Notice of Public Hearing on the Draft Supplemental Generic Environmental Impact Statement on the Town sign board located adjacent to the Town Auditorium, 200 Howell Avenue, Riverhead, NY 11901; and be it further

RESOLVED, that the Town Clerk is authorized and hereby directed to forward a copy of this resolution and the Notice of Public Hearing to all involved and interested agencies listed in the EAF (see SEQRA Determination of Significance and Positive Declaration); and be it further

RESOLVED, that the Town Clerk is authorized and hereby directed to maintain a copy of this resolution and the Notice of Public Hearing on the Draft Supplemental Generic Environmental Impact Statement and make available for public review and inspection in the Office of the Town Clerk, Monday through Friday, from 8:30 am to 4:30 pm beginning on August 7, 2014; and be it further

RESOLVED, that the Town Clerk is authorized and hereby directed to post a copy of the Notice of Public Hearing on the Draft Supplemental Generic Environmental Impact Statement on the Town's website www.townofriverheadny.gov; and be it further

RESOLVED, that the Town Clerk is hereby directed to forward a certified copy of this resolution, together with a copy of the Notice of Public Hearing on the Draft Supplemental Generic Environmental Impact Statement to VHB Engineering, Surveying and Landscaping Architecture, P.C., 2150 Joshua's Path, Suite 300, Hauppauge, NY 11788; Supervisor of the Town of Riverhead, Sean W. Walter; Members of the Town Board of the Town of Riverhead; Christine Kempner, Community Development Agency Director; Rick Hanley, Planning Director; Jefferson Murphree, Building and Planning Administrator; and Annemarie Prudenti, Deputy Town Attorney, and be it further

RESOLVED, that all Town Hall Departments may review and obtain a copy of this resolution from the electronic storage device and, if needed, a certified copy of same may be obtained from the Office of the Town Clerk.

THE VOTE

Giglio Yes No Gabrielsen Yes No
Wooten Yes No Dunleavy Yes No
Walter Yes No

The Resolution Was Thereupon Duly Declared Adopted

TOWN OF RIVERHEAD

NOTICE OF PUBLIC HEARING ON THE DRAFT SUPPLEMENTAL GENERIC ENVIRONMENTAL IMPACT STATEMENT, COMPREHENSIVE DEVELOPMENT PLAN FOR EPCAL (EPCAL REUSE AND REVITALIZATION PLAN), AMENDMENT TO THE TOWN OF RIVERHEAD COMPREHENSIVE MASTER PLAN, CREATION AND ADOPTION OF A PLANNED DEVELOPMENT (PD) ZONING DISTRICT, AMENDMENT TO THE ZONING MAP OF THE TOWN OF RIVERHEAD TO REZONE THE EPCAL PROPERTY TO THE PD ZONING DISTRICT, AND REUSE & REVITALIZATION PLAN (UPDATE AND AMENDMENT TO THE CALVERTON ENTERPRISE PARK URBAN RENEWAL PLAN)

PLEASE TAKE NOTICE, that a Public Hearing will be held before the Town Board of the Town of Riverhead at Town Hall, 200 Howell Avenue, Riverhead, New York on the 3rd day of September, 2014, at 7:05 p.m. on the Draft Supplemental Generic Environmental Impact Statement, comprehensive development plan for EPCAL (EPCAL Reuse and Revitalization Plan), amendment to the Town of Riverhead Comprehensive Master Plan, creation and adoption of a Planned Development (PD) Zoning District, amendment to the zoning map of the Town of Riverhead to rezone the EPCAL property to the PD Zoning District, and Reuse & Revitalization Plan (update and amendment to the Calverton Enterprise Park Urban Renewal Plan)

PLEASE TAKE FURTHER NOTICE, that this notice has been prepared in accordance with Article 8 of the Environmental Conservation Law (the State Environmental Quality Review Act). The proposed action is a "Type I" action as defined within the implementing regulations of the Act at NYCRR 617.4. The subject property (EPCAL) consists of approximately 2,323.9 acres south of Middle Country Road, north of Grumman Boulevard, west of Wading River Manor Road, and 5,900 feet west of Edwards Avenue in the hamlet of Calverton, Town of Riverhead, Suffolk County.

Name of Action: Proposed Redevelopment of EPCAL Property at Calverton

SEQR Classification: Type I

Description of Proposed Action:

The proposed action consists of the creation and adoption of a comprehensive development plan (Reuse & Revitalization Plan); amendment of the Comprehensive Master Plan; creation of a planned development zoning district; the amendment of the zoning code and zoning map of the Town of Riverhead to rezone the 2,323.9-acre EPCAL property to that planned development zoning district; and the subdivision of the EPCAL property into 50 lots for ultimate redevelopment with a mix of uses (e.g., industrial, energy park, business [commercial and retail] residential, recreation, utilities, open space).

As the 2,323.9-acre EPCAL property is expected to be redeveloped over a multi-decade horizon, it is not possible to determine the precise uses or the precise square footage of each use that may be developed.

Thus, in order to ensure a comprehensive evaluation of the entire action (including the impacts of redevelopment in accordance with the proposed subdivision) as required pursuant to the State Environmental Quality Review Act (SEQRA) and its implementing regulations at 6 NYCRR Part 617, a conceptual development plan and subdivision plan have been prepared and evaluated in the DSGEIS.

As the EPCAL property includes regulated wetlands, land within the Peconic River Wild, Scenic and Recreational Rivers System (WSRRS) corridor, and habitat for endangered species, the subdivision provides for maintenance of buffers of a minimum of 1,000 feet around designated wetlands (to accommodate tiger salamander habitat), and also provides for approximately 596.4 additional acres of land for habitat preservation (458.1 acres of existing grassland to be maintained, and another 138.3 acres to be restored and/or designated for habitat preservation) including but not limited to habitat for the short-eared owl, northern harrier and the upland sandpiper. In addition, the subdivision provides a minimum preservation of 59.5± percent of natural area (including the aforementioned 596.4 acres identified in the preceding sentence, and an additional 787.3 acres of existing woodland to be preserved).

Location:

South side of New York State Route 25 (Middle Country Road), north of Grumman Boulevard, east of Wading River Manor Road, Hamlet of Calverton, Town of Riverhead

Potential Environmental Impacts:

A Draft Supplemental Generic Environmental Impact Statement (DSGEIS) has been prepared pursuant to the Positive Declaration issued by the Town Board to examine the potential environmental impacts of the proposed action. The environmental parameters addressed in the DSGEIS include: land use and zoning; socioeconomics community facilities and services; transportation; air quality; noise; infrastructure; cultural resources; geology, soils and topography; water quality and hydrology; terrestrial and aquatic environment; petroleum and hazardous materials; and visual resources.

Availability of Document: Copies of the DSGEIS are available for public review at:

Office of the Riverhead Town Clerk
Town of Riverhead Town Hall
200 Howell Avenue
Riverhead, New York 11901

Riverhead Free Library
330 Court Street
Riverhead, New York 11901

A copy of the DSGEIS is also available for review on the Town of Riverhead website at:
www.townofriverheadny.gov

Contact Person: Jill Lewis, Deputy Town Supervisor

Address: Town of Riverhead Town Hall,
200 Howell Avenue
Riverhead, NY 11901

Telephone: 631-727-3200

PLEASE TAKE FURTHER NOTICE, the Town Board shall accept written comments on the Draft Supplemental Generic Environmental Impact Statement at any time prior to the hearing and after the close of the hearing until 12:00 noon September 15, 2014. Please submit all written comments in a sealed envelope clearly marked **“Comments Draft Supplemental Generic Environmental Impact Statement”** and all comments must be received (mailed or hand delivered) to the Office of the Town Clerk, 200 Howell Avenue, Riverhead, NY 11901 on or before September 15th, 2014 at 12:00 noon. The Town Board may be contacted at (631) 727-3200 concerning this matter.

**TOWN OF RIVERHEAD
Community Development Agency**

Resolution # 13

**AUTHORIZES SUBMISSION OF THE EPCAL REUSE & REVITALIZATION PLAN
(AN UPDATED AND AMENDED URBAN RENEWAL PLAN FOR THE
REDEVELOPMENT OF A PORTION OF PROPERTY IDENTIFIED AND
DESIGNATED AS AN URBAN RENEWAL AREA UNDER THE ORIGINAL URBAN
RENEWAL PLAN "CALVERTON ENTERPRISE PARK URBAN RENEWAL PLAN")
TO THE RIVERHEAD PLANNING BOARD**

Councilman Gabrielsen offered the following resolution,

which was seconded by Councilwoman Giglio

WHEREAS, the Town of Riverhead Community Development Agency was created pursuant to Title 116 of the General Municipal Law Section 680-c and established for the accomplishment of any or all of the purposes specified in Articles 15 and 15A of the General Municipal Law for the benefit of the Town of Riverhead and the inhabitants thereof; and

WHEREAS, the General Municipal Law Articles 15 and 15-A provide for the designation of sites or areas as appropriate for urban renewal and provides for the adoption of urban renewal plans for such designated sites or areas; and

WHEREAS, in 1996, after Northrop Grumman Corporation announced its intention to close operations at the Calverton site (commonly known and referred to as "EPCAL"), the Community Development Agency and Town of Riverhead commissioned a firm to undertake a comprehensive reuse planning study of the EPCAL property with the goal to create and encourage development to attract private investment; increase the tax base; maximize job creation; and enhance the regional quality of life; and

WHEREAS, after completion of the planning study and extensive environmental review (Generic Environmental Impact Statement "GEIS"), the Community Development Agency and Town of Riverhead designed EPCAL as an urban renewal area and adopted, inter alia, an urban renewal plan "Calverton Enterprise Park Urban Renewal Plan" for the reuse and redevelopment of the property known as EPCAL; and

WHEREAS, despite the Community Development Agency and Town's efforts to develop the property consistent with the Calverton Enterprise Park Urban Renewal Plan, due to the changes in the economy, market, site conditions and overly burdensome procedural prerequisites required to develop the property within the designated urban renewal area, the Community Development Agency and Town did not achieve the desired and necessary economic development to reduce the tax burden and restore jobs to the community envisioned in the Calverton Enterprise Park Urban Renewal Plan; and

WHEREAS, in 2011, the Town and Community Development Agency re-dedicated its efforts and invested significant funds to update, develop and implement a redevelopment plan to meet the current economic, market and site conditions for that portion of EPCAL that was not sold, reused and/or redeveloped pursuant to the provisions of the Calverton Enterprise Park Urban Renewal Plan (also referred herein as “original urban renewal plan” or “Phase I”); and

WHEREAS, the Town and Community Development Agency, with the assistance of VHB Engineering, Surveying & Landscape Architecture, P.C.- a firm with expertise in planning and environmental analysis for large scale revitalization and development projects, updated the real estate market study; retained experts in the field of engineering, survey and topographical analysis; retained experts in the fields of sewer and water; and met with state, regional and local departments, agencies and special interest groups to identify, address, remedy or mitigate all concerns and potential adverse impacts related to the Town and CDA’s goal of economic development on that portion of the designated urban renewal area that was not sold, reused or redeveloped pursuant to the original urban renewal plan; and

WHEREAS, after years of study and planning, participation and comment by involved and interested agencies, members of the public and a host of state and local government officials and representatives, the Town and Community Development Agency, with the assistance of VHB, have prepared a Comprehensive Development Plan, which embodies and includes, Reuse & Revitalization Plan (an update and amendment to the original urban renewal plan (Calverton Enterprise Park Urban Renewal Plan) for only a portion of EPCAL), Amendment to Town of Riverhead Comprehensive Master Plan, Amendment to the Zoning Map and Code and Subdivision of the Enterprise Park at Calverton “EPCAL” and preparation of a draft SGEIS for the Comprehensive Development Plan (*Note, as stated in the paragraphs above the EPCAL Reuse & Revitalization Plan is a development plan for only a portion of original area designated as and for an urban renewal area under the Calverton Enterprise Park Urban Renewal Plan and the title “EPCAL Reuse & Revitalization Plan” is consistent with state legislation signed into law on October 23, 2013 and is intended to differentiate between the Town and CDA’s first/initial plan for reuse and development “Phase I” and the Town and CDA’s renewed and rededicated efforts to adopt a second plan or “Phase II” for that portion of EPCAL that was not sold, reused and/or redeveloped*); and

WHEREAS, pursuant to Section 505 (2) of Article 15 of the General Municipal Law, an urban renewal plan or in this case an amendment to an urban renewal plan shall be submitted to the commission (defined in Article 15 Section 502 (8) as the planning commission or analogous body or, if there be none, the board of estimate or other governing body of a municipality) which shall certify, after public hearing held on due notice, whether such plan complies with pertinent provisions of Article 15; and

WHEREAS, while pursuant to the provisions of the Town Code, the Town Board of the Town of Riverhead has retained jurisdiction over site plan review within designated urban renewal areas, such as EPCAL, the EPCAL Reuse & Revitalization Plan includes a comprehensive plan for reuse and development including amendment to the Town of Riverhead Comprehensive Master Plan; creation and adoption of a

Planned Development (PD) Zoning District; amendment to the zoning map of the Town of Riverhead to rezone the subject property to the PD Zoning District; and subdivision of the EPCAL property, the Town Board deems it appropriate and necessary to refer to the Planning Board to review, report and make recommendations as set forth under Article 15 of the General Municipal Law; and

WHEREAS, the Riverhead Planning Board is required to hold a public hearing on due notice and submit its report to the Town Board not later than 10 weeks from the date of referral, certifying its qualified approval, disapproval or qualified approval with recommendations for modifications therein.

NOW THEREFORE BE IT RESOLVED, that pursuant to the applicable provisions of the General Municipal Law, the Town Board, as governing body of the Town of Riverhead and acting as governing body of the Community Development Agency, does hereby authorize submission of the EPCAL Reuse & Revitalization Plan to the Riverhead Planning Board; and be it further

RESOLVED, that the Town Board, as governing body of the Town of Riverhead and acting as governing body of the Community Development Agency, does hereby request and direct the Riverhead Planning Board to hold a public hearing on due notice and submit its report to the Town Board not later than 10 weeks from the date of submission to the Planning Board; and be it further

RESOLVED, that the Town Clerk is hereby directed to forward a certified copy of this resolution to the Riverhead Planning Board, Planning Director and Community Development Agency Director; and be it further

RESOLVED, that all Town Hall Departments may review and obtain a copy of this resolution from the electronic storage device and, if needed, a certified copy of same may be obtained from the Office of the Town Clerk.

THE VOTE

Giglio Yes No Gabrielsen Yes No
Wooten Yes No Dunleavy Yes No
Walter Yes No

The Resolution Was Thereupon Duly Declared Adopted

**TOWN OF RIVERHEAD
Community Development Agency**

Resolution # 14

AUTHORIZES TOWN CLERK TO PUBLISH AND POST NOTICE OF PUBLIC HEARING ON THE EPCAL REUSE & REVITALIZATION PLAN (AN UPDATED AND AMENDED URBAN RENEWAL PLAN FOR THE REDEVELOPMENT OF A PORTION OF PROPERTY IDENTIFIED AND DESIGNATED AS AN URBAN RENEWAL AREA UNDER THE ORIGINAL URBAN RENEWAL PLAN “CALVERTON ENTERPRISE PARK URBAN RENEWAL PLAN”)

Councilwoman Giglio offered the following resolution,

which was seconded by Councilman Dunleavy

WHEREAS, the Town of Riverhead Community Development Agency was created pursuant to Title 116 of the General Municipal Law Section 680-c and established for the accomplishment of any or all of the purposes specified in Articles 15 and 15A of the General Municipal Law for the benefit of the Town of Riverhead and the inhabitants thereof; and

WHEREAS, the General Municipal Law Articles 15 and 15-A provide for the designation of sites or areas as appropriate for urban renewal and provides for the adoption of urban renewal plans for such designated sites or areas; and

WHEREAS, in 1996, after Northrop Grumman Corporation announced its intention to close operations at the Calverton site (commonly known and referred to as “EPCAL”), the Community Development Agency and Town of Riverhead commissioned a firm to undertake a comprehensive reuse planning study of the EPCAL property with the goal to create and encourage development to attract private investment; increase the tax base; maximize job creation; and enhance the regional quality of life; and

WHEREAS, after completion of the planning study and extensive environmental review (Generic Environmental Impact Statement “GEIS”), the Community Development Agency and Town of Riverhead designed EPCAL as an urban renewal area and adopted, inter alia, an urban renewal plan “Calverton Enterprise Park Urban Renewal Plan” for the reuse and redevelopment of the property known as EPCAL; and

WHEREAS, despite the Community Development Agency and Town’s efforts to develop the property consistent with the Calverton Enterprise Park Urban Renewal Plan, due to the changes in the economy, market, site conditions and overly burdensome procedural prerequisites required to develop the property within the designated urban renewal area, the Community Development Agency and Town did not achieve the desired and necessary economic development to reduce the tax burden and restore jobs to the community envisioned in the Calverton Enterprise Park Urban Renewal Plan; and

WHEREAS, in 2011, the Town and Community Development Agency (See *Resolution #4 adopted on February 1, 2011*), re-dedicated its efforts and invested significant funds to update, develop and implement a redevelopment plan to meet the current economic, market and site conditions for that portion of EPCAL (2,323.9 +/- acres of the 2913 +/- acres originally designated as an urban renewal area) that was not sold, reused and/or redeveloped pursuant to the provisions of the Calverton Enterprise Park Urban Renewal Plan (also referred herein as “original urban renewal plan” or “Phase I”); and

WHEREAS, the Town and Community Development Agency, with the assistance of VHB Engineering, Surveying & Landscape Architecture, P.C.- a firm with expertise in planning and environmental analysis for large scale revitalization and development projects, updated the real estate market study; retained experts in the field of engineering, survey and topographical analysis; retained experts in the fields of sewer and water; and met with state, regional and local departments, agencies and special interest groups to identify, address, remedy or mitigate all concerns and potential adverse impacts related to the Town and CDA’s goal of economic development on that portion of the designated urban renewal area that was not sold, reused or redeveloped pursuant to the original urban renewal plan; and

WHEREAS, after years of study and planning, participation and comment by involved and interested agencies, members of the public and a host of state and local government officials and representatives, the Town and Community Development Agency, with the assistance of VHB, have prepared a Comprehensive Development Plan, which embodies and includes, Reuse & Revitalization Plan (an update and amendment to the original urban renewal plan (Calverton Enterprise Park Urban Renewal Plan) for only a portion of EPCAL, Amendment to Town of Riverhead Comprehensive Master Plan, Amendment to the Zoning Map and Code and Subdivision of the Enterprise Park at Calverton “EPCAL” and preparation of a draft SGEIS for the Comprehensive Development Plan (*Note, as stated in the paragraphs above the EPCAL Reuse & Revitalization Plan is a development plan for only a portion of original area designated as and for an urban renewal area under the Calverton Enterprise Park Urban Renewal Plan and the title “EPCAL Reuse & Revitalization Plan” is consistent with state legislation signed into law on October 23, 2013 and is intended to differentiate between the Town and CDA’s first/initial plan for reuse and development “Phase I” and the Town and CDA’s renewed and rededicated efforts to adopt a second plan or “Phase II” for that portion of EPCAL that was not sold, reused and/or redeveloped*); and

WHEREAS, the Town and Community Development Agency authorized a public hearing to be noticed and scheduled for September 3, 2014 at 7:00 p.m. on the draft SGEIS required for the comprehensive development plan for EPCAL which includes and embodies the EPCAL Reuse & Revitalization Plan, including amendment to Town of Riverhead Comprehensive Plan, amendment to zoning and subdivision for the for EPCAL; and

WHEREAS, the proposed EPCAL Reuse & Revitalization Plan (as described in the paragraphs above the EPCAL Reuse & Revitalization Plan serves as update and amendment to the original urban renewal plan (Calverton Enterprise Park Urban Renewal Plan)) has been referred to the Riverhead Planning Board for its review and recommendations pursuant to Section 505 (2) of the General Municipal Law; and

WHEREAS, the Planning Board has stated its intention to schedule a public hearing for consideration of the proposed EPCAL Reuse and Revitalization Plan for September 4, 2014; and

WHEREAS, as Section 505 (3) of the General Municipal Law requires the Town Board shall hold a public hearing on such plan prior to adoption and as stated above, the Community Development Agency and Town authorized a public hearing to be noticed and scheduled for September 3, 2014 at 7:00 p.m. on the draft SGEIS required for a comprehensive development plan for EPCAL (EPCAL Reuse & Revitalization Plan being and intended to be an update and amendment of the original urban renewal plan such that 2323,9+- acres of the original 2913+- acre urban renewal area would be developed pursuant to the update plan and/or Phase II), the Community Development Agency and Town seek to avoid redundancy in the hearing process such that the formal hearing required under Section 505 (3) of the General Municipal Law shall be held on September 3, 2014 and shall not issue determination or findings as required by Section 505(3) and (4) until receipt and review of the Planning Board’s report.

NOW THEREFORE BE IT RESOLVED, that the Town Board, as governing body of the Town of Riverhead and acting as governing body of the Community Development Agency, does hereby authorize and direct the Town Clerk to public and post the attached Notice of Public Hearing on the EPCAL Reuse and Revitalization Plan (an updated and amended urban renewal plan for the redevelopment of a portion of property identified and designated as an urban renewal area under the original urban renewal plan “Calverton Enterprise Park Urban Renewal Plan”); and be it further

RESOLVED, that the Town Clerk is hereby directed to forward a certified copy of this resolution to the Riverhead Planning Board, Planning Director and Community Development Agency Director; and be it further

RESOLVED, that all Town Hall Departments may review and obtain a copy of this resolution from the electronic storage device and, if needed, a certified copy of same may be obtained from the Office of the Town Clerk.

THE VOTE

Giglio Yes No Gabrielsen Yes No
Wooten Yes No Dunleavy Yes No
Walter Yes No

The Resolution Was Thereupon Duly Declared Adopted

TOWN OF RIVERHEAD

PUBLIC NOTICE

PLEASE TAKE NOTICE that a public hearing will be held before the Town Board of the Town of Riverhead, at Riverhead Town Hall, 200 Howell Avenue, Riverhead, New York, on the 3rd day of September, 2014 at 7:05 o'clock p.m. on the EPCAL Reuse and Revitalization Plan for the former Calverton Naval Weapons Industrial Reserve Plant "EPCAL"(The EPCAL Reuse & Revitalization Plan is prepared as and intended to serve as an updated and amended urban renewal plan for the redevelopment of a portion of property identified and designated as an urban renewal area under the original urban renewal plan "Calverton Enterprise Park Urban Renewal Plan")