

12/7/04

Adopted

TOWN OF RIVERHEAD
COMMUNITY DEVELOPMENT AGENCY

Resolution # 16

At a meeting of the Members of the Town of Riverhead Community Development Agency, Town of Riverhead, Suffolk County, New York, held at the Riverhead Town Hall, 200 Howell Avenue, Riverhead, New York, in said Town, on December 7, 2004 at 7:00 o'clock P.M., Prevailing Time.

The meeting was called to order by Chairman Cardinale, and upon roll being called, the following were

PRESENT:

Chairman Philip J. Cardinale
Member Rose Sanders
Member Barbara Blass
Member Edward Densieski
Member George Bartunek

ABSENT:

The following resolution was offered by Member COUNCILMAN BARTUNEK
who moved its adoption, seconded by Member COUNCILWOMAN SANDERS, to-wit:

RESOLUTION DATED DECEMBER 7, 2004

A RESOLUTION CALLING A PUBLIC HEARING ON THE TOWN OF RIVERHEAD COMMUNITY DEVELOPMENT AGENCY'S ACQUISITION OF LAND LOCATED ADJACENT TO THE SUFFOLK THEATRE ON EAST MAIN STREET, RIVERHEAD, NEW YORK, AND INCIDENTAL EXPENSES IN CONNECTION THEREWITH, AND ON THE DISPOSITION OF SAID LAND TO A DESIGNATED QUALIFIED AND ELIGIBLE SPONSOR AS PART OF THE SUFFOLK THEATRE URBAN RENEWAL PROJECT, PURSUANT TO THE TOWN OF RIVERHEAD EAST MAIN STREET URBAN RENEWAL PLAN ADOPTED OCTOBER 19, 1993.

WHEREAS, by Articles 15 and 15-A and Section 680-c of Article 15-B of the General Municipal Law of the State of New York, as amended (collectively, the "Act"), the Town of Riverhead Community Development Agency (the "Agency") was created with the authority and power to, among other things, acquire, construct, reconstruct, and equip certain projects in accordance with the ACT and to issue its revenue bonds to pay costs of such projects; and

WHEREAS, The Agency is the owner of certain real property located at 118 East Main Street, Riverhead, New York, more particularly described as SCTM Parcel No. 0600-129-1-7 and more commonly known as the "Suffolk Theatre"; and

WHEREAS, there has been submitted to the Agency a proposal for, and the Agency is considering, (i) entering into an Agreement for the sale of the Suffolk Theatre to Pike Realty Company, LLC, (ii) the acquisition of land owned by the Riverhead Public Parking Improvement District No. 1 located adjacent to the Suffolk Theatre on East Main Street, Riverhead, New York, and the disposition of said land to Pike Realty Company, LLC pursuant to the proposed Agreement of Sale for the Suffolk Theatre, a copy of which is on file with the Town Clerk, and (iii) the payment of incidental expenses in connection therewith and pursuant to General Municipal Law and in accordance with the established rules and procedures prescribed by the Agency; and

WHEREAS, Sections 555(2), 556(2), and 507(2)(c) of the General Municipal Law require that a public hearing, following at least ten (10) days public notice, be held by the Agency on the question of acquisition and disposition of property; and

WHEREAS, the Town of Riverhead (the "Town"), on October 19, 1993 adopted the East Main Street Urban Renewal Plan (the "Plan"), which Plan includes the redevelopment and reuse of the Suffolk Theatre in the Central Business District Urban Renewal Area of the Town (the "Area"); and

WHEREAS, the renovation, redevelopment and reuse of the Suffolk Theatre will arrest and prevent conditions of deterioration or blight in the portion of the Area in which the same is proposed to be located and is necessary for the overall redevelopment of the Area, which entire Area, including the portion in which the Suffolk Theatre is located, has been determined in the Plan to be vastly under utilized; and

WHEREAS, the Town, pursuant to Article 8 of the Environmental Conservation Law and the regulations promulgated thereunder by the State Department of Environmental Conservation ("SEQRA"), by Town Board Resolution #949 adopted October 19, 2004, declared itself "lead agency" for the conveyance of the Suffolk Theatre and determined said conveyance to be an unlisted action without a significant impact on the environment; and

WHEREAS, the Agency now desires to call a public hearing on the acquisition of 6,882.39 square feet of certain real property adjacent to the Suffolk Theatre and owned by the Riverhead Public Parking Improvement District No. 1 which property is a portion of premises known as SCTM Parcel No. 0600-128-06-66.2, and as more particularly depicted upon the map of Joseph Ingegno, Land Surveyor, dated December 13, 1993 and last revised November 8, 2004, which map has been filed with the Town Board, the incidental expenses in connection therewith and the disposition of said real property to Pike Realty Company, LLC as part of the sale of the Suffolk Theatre pursuant to the proposed Agreement of Sale with Pike Realty Company, LLC, a copy of which is on file with the Town Clerk; and

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

Section 1. A public hearing will be held at the Riverhead Town Hall, 200 Howell Avenue, Riverhead, New York, in said Town on December 21, 2004, at 2:15 o'clock P.M., Prevailing Time, on the question of the acquisition of 6,882.39 square feet of certain real property adjacent to the Suffolk Theatre and owned by the Riverhead Public Parking Improvement District No. 1 which property is a portion of premises known as SCTM Parcel No. 0600-128-06-66.2, and as more particularly depicted upon the map of Joseph Ingegno, Land Surveyor, dated December 13, 1993 and last revised November 8, 2004, which map has been filed with the Town Board, the incidental expenses in connection therewith and the disposition of said real property to Pike Realty Company, LLC as part of the sale of the Suffolk Theatre pursuant to the proposed Agreement of Sale with Pike Realty Company, LLC, a copy of which is on file with the Town Clerk, and to hear all persons interested in the subject thereof, concerning the same, and to take such action thereon as is required or authorized by law.

Section 2. The Secretary of the Agency is hereby authorized and directed to cause a copy of the Notice of Public Hearing hereinafter provided to be published once in News Review, the newspaper hereby designated as the official newspaper for this purpose and one having general circulation in, and available to residents of, the Town, such publication to be made not less than ten (10) days before the date designated for the hearing. The Secretary is hereby further authorized and directed to cause a copy of such Notice of Public Hearing to be posted in such places as she deems appropriate under the circumstances, such posting to be done not less than ten (10) days before the date designated for the hearing.

Section 3. The Notice of Public Hearing shall be in substantially the form attached:

THE VOTE

Bartunek	<input checked="" type="checkbox"/>	yes	<input type="checkbox"/>	no	Sanders	<input checked="" type="checkbox"/>	yes	<input type="checkbox"/>	no
Blass	<input checked="" type="checkbox"/>	yes	<input type="checkbox"/>	no	Densieski	<input checked="" type="checkbox"/>	yes	<input type="checkbox"/>	no
Cardinale	<input checked="" type="checkbox"/>	yes	<input type="checkbox"/>	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 Members of the Town of Riverhead Community Development Agency, Town of Riverhead, Suffolk County, New York (the "Agency"), will meet at the Town of Riverhead Town Hall, 200 Howell Avenue, Riverhead, New York, in said Town, on December 21, 2004 at 2:15 o'clock P.M., Prevailing Time, for the purpose of conducting a public hearing on the acquisition of 6,882.39 square feet of certain real property adjacent to the Suffolk Theatre and owned by the Riverhead Public Parking Improvement District No. 1 which property is a portion of premises known as SCTM Parcel No. 0600-128-06-66.2, and as more particularly depicted upon the map of Joseph Ingegno, Land Surveyor, dated December 13, 1993 and last revised November 8, 2004, which map has been filed with the Town Board, the incidental expenses in connection therewith and the disposition of said real property to Pike Realty Company, LLC as part of the sale of the Suffolk Theatre pursuant to the proposed Agreement of Sale with Pike Realty Company, LLC, a copy of which is on file with the Town Clerk, 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. The estimated cost of acquisition of said real property is \$14,000. It is proposed that Pike Realty Company, LLC will acquire the Suffolk Theatre from the Agency upon the closing contemplated by the Agreement of Sale. Pike Realty Company, LLC will restore, renovate, redevelop, reopen and operate the Suffolk Theatre.

Dated: Riverhead, New York
December 7, 2004

By Order of the Members of The Town of
Riverhead Community Development Agency,
Town of Riverhead, Suffolk County, New York

By: _____
Andrea Lohneiss, Secretary

Section 4. This resolution shall take effect immediately.

Adopted

12/7/04

TOWN OF RIVERHEAD
COMMUNITY DEVELOPMENT AGENCY

Resolution # 17

At a meeting of the Members of the Town of Riverhead Community Development Agency, Town of Riverhead, Suffolk County, New York, held at the Riverhead Town Hall, 200 Howell Avenue, Riverhead, New York, in said Town, on December 7, 2004 at 7:00 o'clock P.M., Prevailing Time.

The meeting was called to order by Chairman Cardinale, and upon roll being called, the following were

PRESENT:

Chairman Philip J. Cardinale
Member Rose Sanders
Member Barbara Blass
Member Edward Densieski
Member George Bartunek

ABSENT:

The following resolution was offered by Member COUNCILMAN DENSIESKI
who moved its adoption, seconded by Member COUNCILWOMAN BLASS to-wit:

RESOLUTION DATED DECEMBER 7, 2004

A RESOLUTION CALLING A PUBLIC HEARING ON THE TOWN OF RIVERHEAD COMMUNITY DEVELOPMENT AGENCY'S ACQUISITION OF LAND LOCATED ADJACENT TO THE SUFFOLK THEATRE ON EAST MAIN STREET, RIVERHEAD, NEW YORK, AND INCIDENTAL EXPENSES IN CONNECTION THEREWITH, AND ON THE DISPOSITION OF SAID LAND TO A DESIGNATED QUALIFIED AND ELIGIBLE SPONSOR AS PART OF THE SUFFOLK THEATRE URBAN RENEWAL PROJECT, PURSUANT TO THE TOWN OF RIVERHEAD EAST MAIN STREET URBAN RENEWAL PLAN ADOPTED OCTOBER 19, 1993.

WHEREAS, by Articles 15 and 15-A and Section 680-c of Article 15-B of the General Municipal Law of the State of New York, as amended (collectively, the "Act"), the Town of Riverhead Community Development Agency (the "Agency") was created with the authority and power to, among other things, acquire, construct, reconstruct, and equip certain projects in accordance with the ACT and to issue its revenue bonds to pay costs of such projects; and

WHEREAS, The Agency is the owner of certain real property located at 118 East Main Street, Riverhead, New York, more particularly described as SCTM Parcel No. 0600-129-1-7 and more commonly known as the "Suffolk Theatre"; and

WHEREAS, there has been submitted to the Agency a proposal for, and the Agency is considering, (i) entering into an Agreement for the sale of the Suffolk Theatre to Pike Realty Company, LLC, (ii) the acquisition of land owned by Riverhead Enterprises located adjacent to the Suffolk Theatre on East Main Street, Riverhead, New York, and the disposition of said land to Pike Realty Company, LLC pursuant to the proposed Agreement of Sale for the Suffolk Theatre, a copy of which is on file with the Town Clerk, and (iii) the payment of incidental expenses in connection therewith and pursuant to General Municipal Law and in accordance with the established rules and procedures prescribed by the Agency; and

WHEREAS, Sections 555(2), 556(2), and 507(2)(c) of the General Municipal Law require that a public hearing, following at least ten (10) days public notice, be held by the Agency on the question of acquisition and disposition of property; and

WHEREAS, the Town of Riverhead (the "Town"), on October 19, 1993 adopted the East Main Street Urban Renewal Plan (the "Plan"), which Plan includes the redevelopment and reuse of the Suffolk Theatre in the Central Business District Urban Renewal Area of the Town (the "Area"); and

WHEREAS, the renovation, redevelopment and reuse of the Suffolk Theatre will arrest and prevent conditions of deterioration or blight in the portion of the Area in which the same is proposed to be located and is necessary for the overall redevelopment of the Area, which entire Area, including the portion in which the Suffolk Theatre is located, has been determined in the Plan to be vastly under utilized; and

WHEREAS, the Town, pursuant to Article 8 of the Environmental Conservation Law and the regulations promulgated thereunder by the State Department of Environmental Conservation ("SEQRA"), by Town Board Resolution #949 adopted October 19, 2004, declared itself "lead agency" for the conveyance of the Suffolk Theatre and determined said conveyance to be an unlisted action without a significant impact on the environment; and

WHEREAS, the Agency now desires to call a public hearing on the acquisition of 653.09 square feet of certain real property adjacent to the Suffolk Theatre and owned by Riverhead Enterprises which property is a portion of premises known as SCTM Parcel No. 0600-129-01-8.1, and as more particularly depicted upon the map of Joseph Ingegno, Land Surveyor, dated December 13, 1993 and last revised November 8, 2004, which map has been filed with the Town Board, the incidental expenses in connection therewith and the disposition of said real property to Pike Realty Company, LLC as part of the sale of the Suffolk Theatre pursuant to the proposed Agreement of Sale with Pike Realty Company, LLC, a copy of which is on file with the Town Clerk; and

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

Section 1. A public hearing will be held at the Riverhead Town Hall, 200 Howell Avenue, Riverhead, New York, in said Town on December 21, 2004, at 2:20 o'clock P.M., Prevailing Time, on the question of the acquisition of 653.09 square feet of certain real property adjacent to the Suffolk Theatre and owned by Riverhead Enterprises which property is a portion of premises known as SCTM Parcel No. 0600-129-01-8.1, and as more particularly depicted upon the map of Joseph Ingegno, Land Surveyor, dated December 13, 1993 and last revised November 8, 2004, which map has been filed with the Town Board, the incidental expenses in connection therewith and the disposition of said real property to Pike Realty Company, LLC as part of the sale of the Suffolk Theatre pursuant to the proposed Agreement of Sale with Pike Realty Company, LLC, a copy of which is on file with the Town Clerk, and to hear all persons interested in the subject thereof, concerning the same, and to take such action thereon as is required or authorized by law.

Section 2. The Secretary of the Agency is hereby authorized and directed to cause a copy of the Notice of Public Hearing hereinafter provided to be published once in News Review, the newspaper hereby designated as the official newspaper for this purpose and one having general circulation in, and available to residents of, the Town, such publication to be made not less than ten (10) days before the date designated for the hearing. The Secretary is hereby further authorized and directed to cause a copy of such Notice of Public Hearing to be posted in such places as she deems appropriate under the circumstances, such posting to be done not less than ten (10) days before the date designated for the hearing.

Section 3. The Notice of Public Hearing shall be in substantially the form attached:

THE VOTE

Bartunek	<input checked="" type="checkbox"/>	yes	<input type="checkbox"/>	no	Sanders	<input checked="" type="checkbox"/>	yes	<input type="checkbox"/>	no
Blass	<input checked="" type="checkbox"/>	yes	<input type="checkbox"/>	no	Densieski	<input checked="" type="checkbox"/>	yes	<input type="checkbox"/>	no
Cardinale	<input checked="" type="checkbox"/>	yes	<input type="checkbox"/>	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 Members of the Town of Riverhead Community Development Agency, Town of Riverhead, Suffolk County, New York (the "Agency"), will meet at the Town of Riverhead Town Hall, 200 Howell Avenue, Riverhead, New York, in said Town, on December 21, 2004 at 2:20 o'clock P.M., Prevailing Time, for the purpose of conducting a public hearing on the acquisition of 653.09 square feet of certain real property adjacent to the Suffolk Theatre and owned by Riverhead Enterprises which property is a portion of premises known as SCTM Parcel No. 0600-129-01-8.1, and as more particularly depicted upon the map of Joseph Ingegno, Land Surveyor, dated December 13, 1993 and last revised November 8, 2004, which map has been filed with the Town Board, the incidental expenses in connection therewith and the disposition of said real property to Pike Realty Company, LLC as part of the sale of the Suffolk Theatre pursuant to the proposed Agreement of Sale with Pike Realty Company, LLC, a copy of which is on file with the Town Clerk, 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. The estimated cost of acquisition of said real property is \$24,000. It is proposed that Pike Realty Company, LLC will acquire the Suffolk Theatre from the Agency upon the closing contemplated by the Agreement of Sale. Pike Realty Company, LLC will restore, renovate, redevelop, reopen and operate the Suffolk Theatre.

Dated: Riverhead, New York
December 7, 2004

By Order of the Members of The Town of
Riverhead Community Development Agency,
Town of Riverhead, Suffolk County, New York

By: _____
Andrea Lohneiss, Secretary

Section 4. This resolution shall take effect immediately.

12/7/04

Adopted

Community Development Agency
Town of Riverhead

Resolution # 18

Authorizes Preparation of Greater Downtown Urban Renewal Plan

COUNCILMAN BARTUNEK offered the following resolution,

which was seconded by COUNCILMAN DENSIESKI:

WHEREAS, pursuant to General Municipal Law Article 15-b, Title 116, Section 680-c, the Town of Riverhead Community Development Agency was established for the purposes outlined in Article 15 and Article-a of the General Municipal Law; and

WHEREAS, the Riverhead Community Development Agency is an urban renewal agency; and

WHEREAS, pursuant to Article 15 Urban Renewal Law and Article-a of the General Municipal Law, the Supervisor, as Chairman, and the Town Board constitute the members of the Urban Renewal Agency; and

WHEREAS, the Planning Department has recommended to the Town Board that the creation of an Urban Renewal Plan should be considered a Type I Action pursuant to New York State Environmental Conservation Law; and

NOW THEREFORE BE IT RESOLVED, that the CDA hereby authorizes the CDA Director and the Planning Director to prepare or cause to be prepared an Urban Renewal Plan in conformance with the General Municipal Law, such plan to incorporate that land area as depicted on the map accompanying this resolution; and

BE IT FURTHER RESOLVED, that the subject area is depicted on the attached map; specifically to include lands adjacent to the East Main Street Urban Renewal Area and extending along West Main Street to Court Street and north to Railroad Avenue, adjacent to the Railroad Avenue Urban Renewal Area and east to include Second and Third Streets.

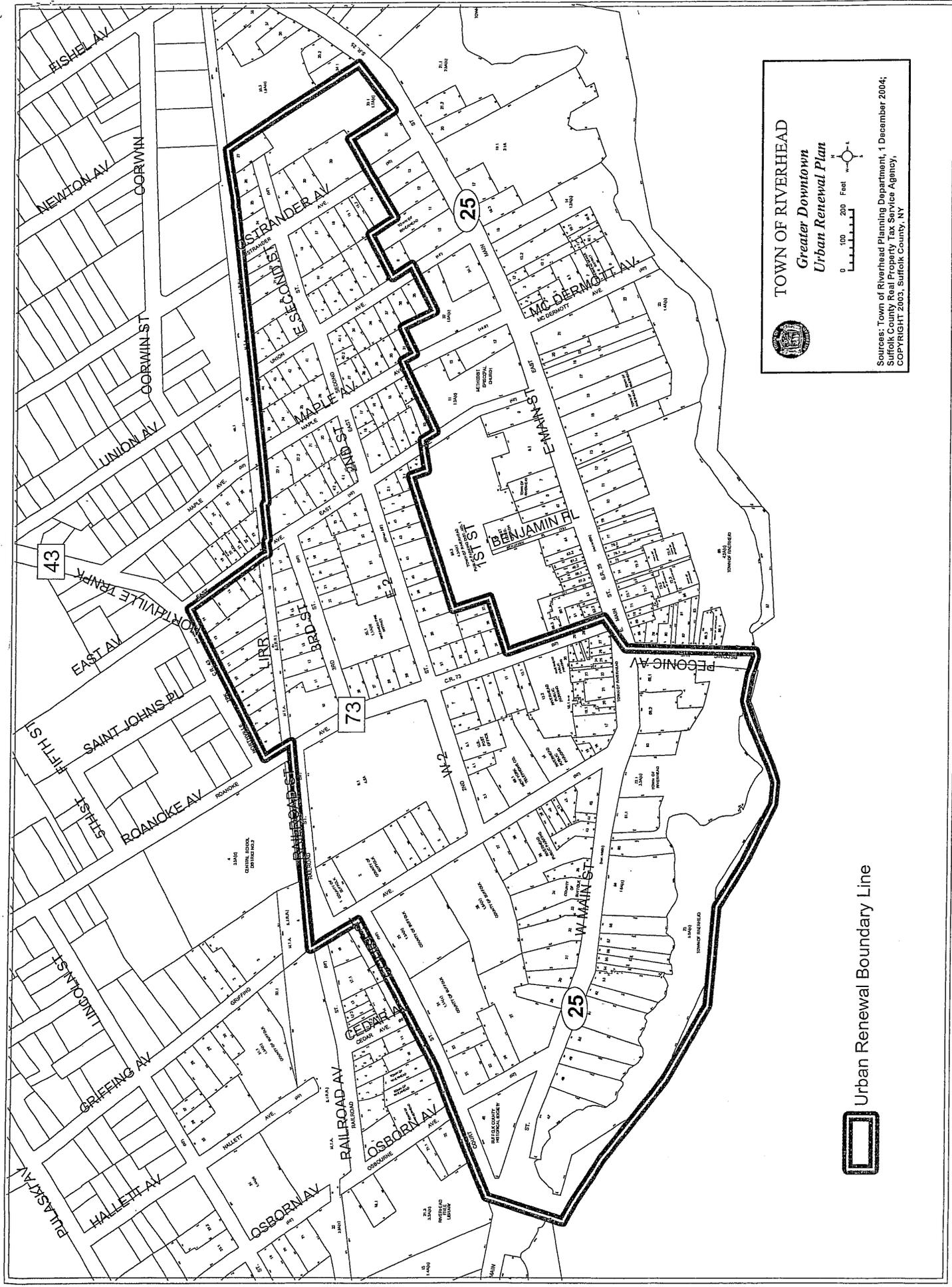
BE IT FURTHER RESOLVED, that in the matter of the subject Urban Renewal Plan, the Riverhead Town Board hereby declares itself to be the Lead Agency and determines the action to be Type I without a significant impact upon the environment and that an Environmental Impact Statement need not be prepared; and

BE IT FURTHER RESOLVED, that in the Planning Director be authorized to publish a Notice of Non-Significance as required by the Environmental Conservation Law;

BE IT FURTHER RESOLVED, that the Town Clerk shall provide a certified copy of this resolution to Community Development Director Andrea Lehner and Planning Director Richard Hanley.

Bartunek	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	Sanders	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no
Blass	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	Densieski	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no
			Cardinale	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no

THE RESOLUTION WAS WAS NOT
THEREFORE DULY ADOPTED



TOWN OF RIVERHEAD
Greater Downtown
Urban Renewal Plan



Sources: Town of Riverhead Planning Department, 1 December 2004;
 Suffolk County Real Property Tax Service Agency,
 COPYRIGHT 2003, Suffolk County, NY

 Urban Renewal Boundary Line

Adopted

December 7, 2004

Town of Riverhead Community Development Agency

Resolution # 19

**AUTHORIZES CHAIRMAN OF CDA TO EXECUTE CONTRACT WITH NYS
DEPARTMENT OF ECONOMIC DEVELOPMENT FOR THE 2004-2005
EMPIRE ZONE ADMINISTRATIVE GRANT**

COUNCILWOMAN BLASS

offered the following resolution,

Which was seconded by

COUNCILWOMAN SANDERS

WHEREAS, the Town of Riverhead Community Development Agency is the administrative agency for the local Empire Zone Administrative Board known as the Suffolk County/Town of Riverhead Empire Zone Administrative Board; and

WHEREAS, the New York State Department of Economic Development has awarded \$15,000 to the CDA for administrative costs associated with marketing and operation of the zone; and

WHEREAS, the Town of Riverhead will provide \$24,000 in in-kind services and Suffolk County will provide cash in the amount of \$29,000, Town of Babylon will contribute \$25,000 and the Town of Southampton will contribute \$1,000 for a total annual budget of \$94,000;

THEREFORE, BE IT RESOLVED, that the CDA hereby authorizes the Chairman to execute a contract for funds in the amount of \$15,000.

AND BE IT FURTHER RESOLVED, that the Town Clerk shall provide a certified copy of this resolution to Community Development Director Andrea Lohneiss, Director of the Empire Zones Program Randy Coburn, Empire Zone Coordinator Tracy Stark, and Chairman of the Suffolk County Empire Zone Board Kevin S. Law.

The Vote

Member Blass ✓

Member Densieski ✓

Member Bartunek ✓

Member Sanders ✓

Supervisor Cardinale ✓