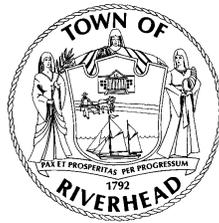


Town of Riverhead

Suffolk County, New York

TOWN OF RIVERHEAD



Request for Proposals

For

**New Renewable Capacity and Energy
("2015 RENEWABLE RFP")**

Sealed Proposals Must be Received

In the Office of the Town Clerk

200 Howell Avenue

Riverhead, New York 11901

On or Before 11:00 A.M. on May 11, 2016

TABLE OF CONTENTS

I.	NOTICE TO BIDDERS	3
II.	INSTRUCTIONS TO BIDDERS	4-7
III.	SPECIFICATIONS	8-17
IV.	GENERAL MUNICIPAL LAW SECTION 103-a and 103-b	23
V.	GENERAL MUNICIPAL LAW SECTION 103-d	24
VI.	BIDDER QUALIFICATIONS	25-28

I. NOTICE TO BIDDERS

TAKE NOTICE, that sealed proposals will be received by the Office of the Town Clerk at Riverhead Town Hall, 200 Howell Avenue, Riverhead, New York on or before **May 11, 2016 at 11 o'clock am**, prevailing time, for:

REQUEST FOR PROPOSALS

The Town of Riverhead is seeking proposals for **New Renewable Capacity and Energy**. Specifications and guidelines for submission of proposals are available on the Town website at www.townofriverheadny.gov click on bids, or at the Office of the Town Clerk and may be picked up between the hours of 8:30 am and 4:30 pm, Monday through Friday, beginning **April 14, 2016**.

Each proposal must be submitted in a sealed envelope clearly marked "**New Renewable Capacity and Energy**". Proposals must be received by the Office of the Town Clerk by no later than **11:00 am on May 11, 2016**.

This RFP is not an offer or a binding commitment to Lease/Contract on the part of the Town. The Town retains the right to postpone or cancel the RFP or to reject all proposals, if the Town determines in its sole discretion, that the best interests of the Town will be served thereby.

BY ORDER OF THE TOWN BOARD

TOWN OF RIVERHEAD

Diane M. Wilhelm, TOWN CLERK

II. INSTRUCTIONS TO BIDDERS

1. Receipt of Proposals

The Town of Riverhead and Community Development Agency (hereinafter collectively referred to as “Town” or “Town of Riverhead”) seek proposals for the lease or sale of the property for New Renewable Capacity and Energy facility from bidders with experience and qualifications in the development, construction and operation of electric generating plants:

Develop, finance, construct, install, operate and maintain a New Renewable Capacity and Energy facility with technologies considered and qualified as “renewable” per the New Renewable Capacity and Energy 2015 RFP issued by PSEG Long Island, including but not limited to, solar, on and offshore wind, and geothermal resources; fuel cells that use 100% renewable energy sources and offer a fixed price; direct-fired generators using a biomass fuel such as agriculture or animal waste, phreatophyte or woody vegetation obtained within New York, biogas (landfill gas to electricity), and anaerobic digestion to electricity; and storage systems paired with the above renewable technologies. A full description with terms/conditions/criteria is set forth in these specifications and the New Renewable Capacity and Energy 2015 Renewable RFP issued by PSEG Long Island. The intention of the Town is to authorize one or more firms to make application for PSEG’s 2015 Renewable RFP for location, development and operation of a renewable energy facility on the property identified by the Town and thereafter enter into a lease or sale agreement with a qualified firm that will develop, finance, construct, install, operate and maintain the renewable energy facility.

2. Preparation, and Presentation of Proposal

Bids must be contained in a sealed envelope marked New Renewable Capacity and Energy.

Bidders must provide ALL INFORMATION.

INCOMPLETE SUBMISSIONS MAY BE REJECTED!!

- If a question is not applicable, indicate by writing “N/A” in answer space.
- All Bidders Qualifications questions must be answered.
- General Municipal Law forms must be signed.
- Proposals that contain any omission, erasure, alteration, addition or items not called for in the itemized bid form, or that contain irregularities of any kind may be rejected.

3. **Method of Award**

All proposals will be compared based on the totality of the bidder's presentation regarding the New Renewable Capacity and Energy (the "Project"), with emphasis on the experience of the bidder with same or similar projects described in this request for proposal, financial qualifications, management experience, past experience with lease/contracts with the State of New York and/or political subdivisions and corporate municipal instrumentalities of the State of New York, price/offer for lease or purchase of property (*as the Town has identified several sites please identify the site, sites or portions thereof that bidder seeks to lease and/or purchase-a bidder may propose a project at one or more sites-see also), electric generation capability, together with required acreage to achieve such electric generation. While the Town will review and consider all renewable energy projects identified by PSEG's RFP for location on town property, the Town may give preference to renewable energy projects that have the greatest capacity for consistent higher electric generation output and that require reduced or lesser acreage for such generation compared to other renewable technologies/projects. The Town's preference is based upon the Town's long standing goal of economic development at the EPCAL site as recited in the Reuse & Revitalization Plan. In addition to above, as the Town seeks to award a project that will be in the best interests of the town, necessarily including an analysis of the economic benefit obtained by lease and/or sale, a bidder may submit a proposal(s) which include both an option for lease and/or sale of the property. The Town reserves the right to qualify, by resolution, one or more firms who, in the Town's sole determination, offers a proposal that outlines the most efficient & effective plan and serves the best interests of the Town for construction, installation, operation and management of the Project. The qualification referred to in the preceding sentence shall authorize the firm or firms to proceed with a proposal for PSEG's 2015 Renewable RFP. Thereafter, and contingent upon successful application (PSEG award and/or contract), the Town shall enter into an agreement for Lease/Contract of Sale with the successful firm. It is understood that the Town and successful bidder shall negotiate and finalize all terms of lease/contract after PSEG award of PSEG's 2015 Renewable RFP. Note, to the extent that a bidder has selected a site within EPCAL (Enterprise Park at Calverton), said lands within EPCAL are owned by the Community Development Agency and located within a designated Urban Renewal Area, all leases/contracts/agreements shall be subject to a determination of "qualified and eligible sponsor" as set forth in provisions of General Municipal Law and in accordance with the established rules and procedures of the Community Development Agency. NOTE, the Bidder shall bear any and all costs and expenses required for or in connection with the preparation of its proposal and any subsequent action taken by the Bidder with respect to PSEG's 2015 Renewable RFP.

4. **Insurance Required By The Town of Riverhead**

- A. Workers' compensation Insurance, as required by Applicable Law, the coverage must be evidenced on a C-105.2 form or if exempt on the CE-200 form. If you have questions please visit www.wcb.state.ny.us/main/forms.
- B. Disability Benefits Insurance must be evidenced on a DB-102.1 form or if exempt on the CE-200 form. If you have questions please visit www.wcb.state.ny.us/main/forms.
- C. General Liability insurance to include bodily injury and injury to property in the amount of \$1,000,000 per occurrence, with an Umbrella Policy minimum of

\$5,000,000.00. The Town will be named as an additional insured on the General Liability policy.

D. Professional Liability insurance to include malpractice and bodily injury and injury to property in the amount of \$1,000,000 per occurrence, with an Umbrella Policy minimum of \$5,000,000.00. The Town will be named as an additional insured on the Professional Liability policy.

This Lease/Contract will not be signed by the Town's Supervisor until all required insurances are received. Note, the Town may amend the insurance requirements set forth above and such amendments shall be incorporated in lease agreement.

5. Town's Reservation of Rights

The Town reserves all rights with respect to this RFP, including but not limited to the following:

This RFP is not an offer or a binding commitment to Lease/Contract on the part of the Town. The Town retains the right to postpone or cancel this RFP or to reject all proposals if the Town determines, in its sole discretion, the best interests of the Town will be served thereby. The Town reserves the right to determine one or more firms as most qualified such that one or more firms may compete for PSEG's 2015 Renewable RFP for the project proposed on the subject property(s) identified in Exhibit "A" and Exhibit "D". The Town further reserves the right to reject any proposal that is, in the Town's sole discretion, determined to be incomplete, non-responsive, purports to alter any required terms or conditions of this RFP, or that contains any other irregularities.

The Town may make such investigation as the Town deems necessary to determine the responsibility of any bidder or to verify the ability of any bidder to perform the construction management services specified herein. The Town reserves the right to reject any proposal if the information requested by the Town is not submitted as required or if the information submitted by or the investigation of any bidder fails to satisfy the Town that the bidder is responsible or is qualified and capable of carrying out the obligations of the Lease/Contract. The Town's determination that a bidder is qualified and/or authorized to proceed with an application to PSEG pursuant to PSEG's 2015 Renewable RFP shall not in any way bind or require the Town to enter into a lease or contract.

Upon successful application/award (also described as project funding) for PSEG's 2015 Renewable RFP, the Town shall, by resolution and letter, officially notify the successful bidder of the intention to proceed with Lease/Contract negotiations. The successful bidder shall be required to remit a contract initiation fee in the amount of \$25,000.00 within 30 days from the date of resolution, Notice of Award, announcing the award to the successful bidder and the failure to remit the fee shall automatically serve to rescind the award.

The Town and successful bidder shall begin negotiations after Town acceptance of the \$25,000.00 fee. The Town retains the right to withdraw from such negotiations with the successful bidder and to rescind its acceptance of the successful bidder's proposal should the Town be unable to conclude the negotiations within one hundred twenty days (120) business days following the official notification of acceptance of project funding from the applicable authority or agency. In the event that the Town withdraws from negotiation and/or negotiations are not completed within 120 days from notification of acceptance of project funding/power purchase agreement, the Town shall return the \$25,000.00 contract initiation fee. *Note, as stated above and to the extent applicable, under the applicable provisions of the General

Municipal Law and in accordance with the established rules and procedures of the Community Development Agency, a lease/contract/agreement shall require a determination that the successful bidder is a “qualified and eligible sponsor”.

Once negotiations have been completed, the Town will pass a resolution awarding the Lease/Contract, and the successful bidder will be required to sign the Lease/Contract and provide evidence of insurance and any additional documentation required by the Town. If the successful bidder refuses, fails, or neglects to sign the Lease/Contract or to provide evidence of required insurance or any other documentation required by the Town within one hundred twenty days (120) business days of receipt of a Notice of Award from the Town, the bidder shall be considered to have abandoned the Lease/Contract and forfeited the contract initiation fee, and the Town shall have the right to rescind the award of the Lease/Contract.

The Town shall not be liable for any costs, expenses, or losses, including without limitation loss of business opportunity, claimed or incurred by any party in connection with the preparation or submission of a proposal in response to this RFP, or otherwise in connection with this RFP, including application fees, labor, material, content costs and expenses related to this RFP, PSEG’s 2015 Renewable RFP, and taxes, duties, fees and other charges associated with such a project, or modification, postponement, or cancellation of this RFP and/or PSEG’s 2015 Renewable RFP. All proposals become the property of the Town upon submission.

III. SPECIFICATIONS

1. Summary

The Town of Riverhead seeks proposals from experienced and qualified firms (“LESSEE/CONTRACTOR”) for the lease or sale of the property to be developed, operated and maintained as a more fully described in PSEG’s 2015 Renewable RFP:

The Town is offering to lease or sell the land to a qualified firm or development team who will design, build, finance, operate, and maintain a New Renewable Capacity and Energy facility with technologies considered “renewable” per the terms/conditions/criteria is set forth in New Renewable Capacity and Energy 2015 Renewable RFP issued by PSEG Long Island. The firm shall be solely responsible for application, costs and obtaining all necessary permits from the Local, Regional, and State’s regulatory agencies. The firm shall also submit the required feasibility studies and applications to the local utility company to secure a power purchase agreement. All project(s) must be analyzed by a licensed civil engineer and such other professional and technical experts to determine the feasibility and/or compatibility of the use with natural and existing improvements on the Landfill site and/or EPCAL site which are located in proximity to the land identified for possible lease/sale for use as a renewable energy facility. The analysis must be forwarded to the Town of Riverhead Department of Engineering for approval.

The term “Offeror” or “Bidder” as used herein shall refer to individuals, firms or organizations submitting proposals in response to this Request for Proposals (RFP). The term “Lessee/Contractor” or “Provider” is also used to describe the successful offeror(s) in the context of providing services under a Lease/Contract resulting from this RFP.

All responses received in response to this RFP will be evaluated on the criteria described herein.

PLEASE NOTE: All inquiries regarding the substantive terms or requirements of this RFP must be submitted in writing. Inquiries should be faxed to the Office of the Town Clerk, 631-208-4034, and **must be received by no later than 4:30 pm on May 3, 2016.** Responses to inquiries deemed appropriate by the Town will be issued in the form of addenda to the RFP and provided to all those who request or had previously received a copy of the RFP.

Officially issued written addenda from the Town shall be the **only** authorized method for communicating the clarification or modification of the requirements of this RFP. Interested parties may contact the Town of Riverhead to verify receipt of the RFP and any addenda.

2. General Conditions

- A. Prime Responsibility: The selected Lessee/Contractor will be required to assume full responsibility for all services and activities offered in its/their proposal, whether or not provided directly. Further, the Town will consider the selected Lessee/Contractor to be the sole point of contact with regard to contractual matters, including payment of any and all charges resulting from the Lease/Contract.
- B. Assurance: Any Lease/Contract awarded under this RFP must be carried out in full compliance with Title VI and VII of the Civil Rights Act of 1964 as amended, and Section 504 of the Rehabilitation Act of 1973 as amended. The Provider must

- guarantee that services provided will be performed in compliance with all applicable local, county, state and federal laws and regulations pertinent to this project.
- C. Independent Lessee/Contractor: In performance of the work, duties and obligations assumed by the Offeror, it is mutually understood and agreed that the Lessee/Contractor, including any and all of the Lessee/Contractor's officers, agents and employees, will at all times be acting and performing in an independent capacity and not as an officer, agent, servant, employee, joint venture, partner or associate of the Town.
- D. Offerors may submit more than one proposal i.e. renewable energy projects on more than one site; a combination of sites; different technologies on different sites. Offerors may also submit alternate proposals, including sites/land or technologies related to generation, storage, development of energy resources not identified in the specifications. Alternate proposals shall be clearly marked as such and any cost benefits to the Town must be identified.
- E. The Town of Riverhead prohibits discrimination in employment or in the provision of services because of race, color, religion, religious creed, sex, age, marital status, ancestry, national origin, political affiliation, physical disability or medical condition. This clause does not require the hiring of unqualified persons.
- F. The Town reserves the right to reject any and all proposals; to withdraw its offer to locate on any one or more of the sites identified by the Town; to negotiate specific terms, conditions, compensation, and provisions on any contracts or lease agreements that may arise from this solicitation; to waive any informalities or irregularities in the proposals; and to accept the proposal(s) that appear(s) to be in the best interest of the Town. In determining and evaluating the proposals, costs will not necessarily be controlling; the experience of those who will be providing services under the Lease/Contract, quality, equality, efficiency, utility, suitability of the services offered, and the reputation of Offerors will be considered, along with other relevant factors.
- G. The Town reserves the right to:
- Request clarification of any submitted information;
 - Not enter into any lease agreement or sale agreement;
 - Not to select any Offerors or select more than one for purposes of PSEG's 2015 Renewable RFP;
 - Amend or cancel this process at any time;
 - Interview Offerors prior to award and request additional information during the interview;
 - Negotiate a multi-year lease or a lease with an option to extend the duration;
 - Award more than one lease or enter into one or more sale agreements if it is in the best interest of the Town; and/or

- Issue similar RFPs in the future.
- H. Qualified Offerors must be prepared to enter into a lease/contract agreement with the Town. The Lease/Contract will incorporate many standards, terms and conditions referenced in this RFP. Portions of this RFP and the Offeror's proposal may be made part of any resultant Lease/Contract and incorporated in the Lease/Contract.
- I. Prior to commencement of services, the Lessee/Contractor must provide evidence of the insurance coverages further detailed below: Workers' compensation, Disability, Professional Liability insurance to include malpractice and bodily injury and injury to property.

The Lessee/Contractor will be required to maintain the required coverages, at its sole cost and expense, throughout the entire term and any subsequent renew

3. Description of Services Required

Introduction/Summary The Town of Riverhead seeks proposals from experienced and qualified firms ("LESSEE/CONTRACTOR") for the lease or sale of the property to be developed, operated and maintained as a New Renewable Capacity and Energy facility with technologies considered "renewable" per the terms/conditions/criteria is set forth in New Renewable Capacity and Energy 2015 RFP issued by PSEG Long Island on property owned by and located within the Town of Riverhead as more fully described in PSEG's 2015 New Renewable Capacity and Energy RFP. The Town is offering to lease or sell the land to a qualified firm or development team who will design, build, finance, operate, and maintain a renewable energy facility. The firm must secure the proper permits from the State's regulatory agencies. The firm must submit the required feasibility studies and applications to the local utility company to secure a power purchase agreement. All project(s) must be analyzed by a licensed civil engineer and such other professional and technical experts to determine the feasibility and/or compatibility of the use with natural and existing improvements on the EPCAL site which are located in proximity to the land identified for possible lease/sale for use as an electric generating facility. The analysis must be forwarded to the Town of Riverhead Department of Engineering for approval.

SITE DESCRIPTIONS

The Naval Weapons Industrial Reserve Plant at Calverton "EPCAL" is part of a planned redevelopment of a 2,900 acre property formerly owned by the Navy and leased to the Grumman Corporation for final assembly and flight testing of military aircraft. The site has entrances along New York State Route 25 and River Road. The EPCAL site is less than four miles from four exits off Interstate 495, the Long Island Expressway. The property is serviced by the Town of Riverhead Sewer District and Water District. There exist two runways, 7000 ft. which is not in use and an active 10,000 ft., and a recently restored and operating freight rail spur off the main line LIRR tracks to serve the operating industrial core and proposed for lots located in proximity to the southerly boundary of the EPCAL site. The lots/area proposed for use as a New Renewable Capacity and Energy facility is annexed hereto as **Exhibit A**. The EPCAL site is currently serviced by PSEG/PSE&G via one three phase mainline 13.2 Kv underground circuits from the north and two 13.2 Kv underground feeds from the south. National Grid provides gas to the EPCAL site at 124 psi. In addition, there are existing 6 inch 124 psi and 8 inch 350 psi gas transmission and distribution pipes running south along River Road to the intersection of River Road and Swan Pond Road and the then eastwardly along River Road to

Edwards Avenue as depicted in **Exhibit B**. The Town of Riverhead has an existing easement for electrical transmission lines from the sites identified in **Exhibit B** along Connecticut Avenue to a Town-owned 2 acre site (the 2 acre site formerly contained interconnection switch to PSEG grid) adjacent to PSEG high voltage transmission lines). This easement formerly contained 69 KV Town owned transmission lines feed the EPCAL site from the 69 KV PSEG transmission lines at the southerly end of Connecticut adjacent to the LIRR Tracks. These lines were taken out of service when PSEG installed the underground 134.2 Kv feeders. Attached hereto as **Exhibits A and B** are maps and diagrams depicting: lots/area proposed for use as a New Renewable Capacity and Energy facility with technologies considered “renewable” per the criteria New Renewable Capacity and Energy 2015 issued by PSEG (Exhibit A lists three sites within EPCAL identified as site A, site B, and site C); existing on-site and off-site close proximity electric, natural gas, sewer and water utilities; as well as the Town-owned recently rehabilitated freight rail line running from the LIRR main line tracks onto the EPCAL site. It should be noted that there is an existing Town-owned overhead electric line easement running from the EPCAL site eastward to Connecticut Avenue and along Connecticut Avenue to existing 69 KV and 138 KV PSEG Transmission lines adjacent to the LIRR main line tracks in Brookhaven Town. In addition, the Town of Riverhead owns a 2 acre vacant parcel at the tie-in point to PSEG’s 69 KV and 138KV transmission lines on the south end of Connecticut Avenue. The Town-owned easements formerly contained a three phase 69 KV overhead transmission line that fed the EPACL site prior to PSEG’s replacement of the 69 KV service with the existing 13.8 KV services. The 2 acre parcel at the former PSEG tie-in point contained an oil disconnect switch to the PSEG grid which has since been demolished. The poles and insulators that contained the 69 Kv lines are still present and available for reuse under this RFP to interconnect any onsite generation to the PSEG grid as is the two acre Town-owned parcel adjacent to the PSEG 138/69 Kv transmission lines. The lands offered for lease or sale for the use, development, operation and maintenance as a renewable energy facility are bounded by Swan Pond Road to the south, undeveloped lands and existing abandoned 7000 foot runway to the east (and north), and an industrial development and 10,000 foot runway located to the east and north. See Exhibit A.

All bidders are advised that while the Town identified three areas within EPCAL, **Exhibits A and B**, and reserved its right to withdraw its offer to locate on any one or more of the sites identified by the Town and such other reservations more fully described in these specifications, as to the area identified as “site C” (along the western runway), the Town, through the environmental review process and recent market strategy, seeks redevelopment of this area that is consistent with and/or incorporates historical use of the western runway; to wit: aviation related or dependent uses. Consequently this area, site “C” is considered to be the least desirous or economic viable location for siting and/or development for renewable energy project. Notwithstanding the above and as stated under heading Notice to Bidders (3) Method of award, the Town will review and consider all renewable energy projects identified by PSEG’s RFP for location on town property, however, the Town may give preference to renewable energy projects that have the greatest capacity for consistent higher electric generation output and that require reduced or lesser acreage for such generation compared to other renewable technologies/projects.

The Town re-dedicated its efforts and invested significant funds to update, develop and implement the reuse & revitalization plan for EPCAL. The Town, by a series of resolutions

accepted and published the EPCAL Reuse & Revitalization Plan, the comprehensive development plan for EPCAL (**Exhibit “C”** depicts Epcal property), including amendment to the Town of Riverhead Comprehensive Master Plan, creation and adoption of a Planned Development (PD) Zoning District (**Exhibit “D”**), amendment to the zoning map of the Town of Riverhead to rezone the subject property to the PD Zoning District, subdivision of the EPCAL property into 50 lots for ultimate redevelopment with a mix of uses (e.g., business [commercial and retail], industrial, energy park, residential, recreation, utilities) together with retention of substantial open space. The goals set forth in the Reuse & Revitalization Plan include *To Subdivide the EPCAL Property into 50 lots, of which 42 lots would be for ultimate redevelopment with a mix of uses (e.g., business [commercial and retail], industrial, government, energy park, recreation, utilities, residential); and To encourage uses that promote environmental quality and reduce reliance on imported fuels, i.e. solar; and To encourage high-tech energy and/or green technology businesses to the site.* As part of and as required for adoption and implementation of the Reuse & Revitalization Plan, the Town has included the environmental study of uses identified as renewable energy. It is anticipated that the Town will adopt the Reuse & Revitalization Plan, together with the PD zoning district outlined above within the next 60 days.

The Riverhead Landfill is situated within a 72 - acre Town owned property in Baiting Hollow, Town of Riverhead, and Suffolk County, New York. The Landfill is owned and was operated by the Town of Riverhead (A copy of an aerial photograph is annexed hereto as **Exhibit “E”**). It is bounded by Young’s Avenue to the north, wooded property to the east and west, and south. Some time ago the Town of Riverhead awarded an RFP and executed a letter of intent for a solar project seeking to utilize approximately 12 acres of the 72 acre site, leaving approximately 60 acres for development, operation and maintenance as a New Renewable Capacity and Energy facility. Of the 60 remaining available acres at the landfill site, 18 acres is the sloped balance of the capped and regulated former solid waste landfill. The additional 42 acres immediately west of the capped landfill is the former Town owned sand mine that provided sand for use as daily cover when the landfill was in operation. This 42 acre parcel is partially dug out leaving a low area that may be ideal for the location of a renewable project such as fuel cells or a combined cycle power plant. This site has excellent visual and sound attenuation qualities and is in an industrial area. The boundaries and topography of the landfill and adjacent former sand mine are identified on **Exhibit “F”**. PSEG has preliminarily determined that interconnection of the proposed 2 MW solar generating facility currently proposed under PSEG’s FIT-II will require running a dedicated 13.2 Kv feeder to the existing PSEG 13.2 Kv lines at the intersection of Mill and Middle Roads approximately 1.3 miles south of the landfill. Exhibit E shows the location and distance of the Mill and Middle Road intersection from the town landfill. The 13.2 Kv lines at the proposed 2 MW solar tie in point (Mill and Middle Road Intersection) are fed from PSEG’s West Main Street substation. It is our understanding that sufficient capacity exists at this substation for “feed in” of additional power. Respondents are cautioned that tie into the PSEG grid should be investigated with PSEG to determine the exact requirements and cost of any upgrades necessary to feed in any power generated under this RFP.

The Riverhead Landfill, actually as described above the former site of the Town’s landfill, is located within the “Industrial B” zoning use district of the Town of Riverhead. A copy of the map depicting the zoning of the landfill is annexed as **Exhibit “G”**. Under this zoning use district, the Town Board may grant a special permit for a non-nuisance industrial use (non-nuisance

includes such industrial uses which do not create or cause offensive noise, vibration, glare, dust, or smoke). As reflected in prior Request for Proposals and resolutions adopted by the Town Board, the Town has been and continues to be supportive of efforts to locate renewable energy at this site.

The proposals shall include the information provided below:

- 1) Identify proposed use of the subject property. Please describe the proposed use (renewable energy eligible technology), including generation capacity (minimum and maximum unit size (MW); interconnection points; compliance with NYSIO and PSEG interconnection Rules, NPCC Standards, and all such technical criteria identified in PSEG's 2015 Renewable RFP. Please identify the site, sites or portions thereof that bidder seeks to lease and/or purchase. In addition, identify if transmission system reinforcements are required to accommodate the system. Identify all fuel-related delivery and storage infrastructure up to the proposed plant. Identify and address odor, air, noise, visual impacts (photographic simulations) and such other potential impacts and/or mitigation measures related to operation of such plant. Note, the proposed use may include one or more of the systems identified in PSEG's 2015 Renewable RFP and proposal may include one or more sites.
- 2) Identify Lease Price and/or Purchase Price and any such other economic benefit related to the proposed use. If the proposal includes one or more uses or potential for upgrades (base plant), please identify and discuss in the proposal. Note, it is understood that the price and/or payments recited in response to this RFP are subject to negotiation between Town and successful Bidder after PSEG award.

B. Options

Provide literature, specifications along with pricing of any "value added" features that are currently available but have not been included in this specification that would benefit the operation of the Town of Riverhead.

C. Lease Period (to the extent Bidder seeks to enter into lease option)

This Lease will cover the period beginning at commercial operation of the system and extend for 20 years or longer (intended to run consecutive with term of PSEG PPA), with option to extend.

D. Option to Extend and/or Terminate Lease

This Lease may be extended for two (2) additional five (5) year periods at the same price if agreed upon in writing by both parties within sixty (60) days of the expiration of this lease.

The Town of Riverhead reserves the right to terminate the Lease after giving the Lessee/Contractor and their surety seven days written notice if the Town feels the Lessee/Contractor has not (1) completed the work in the allotted time frame specified

in the Lease, (2) proceeded with the work in a safe manner, (3) abided by any of the terms and conditions of the Lease, and (4) has not provided the required data submittals or documentation within the specified amount of time.

E. Deliverables

The vendor shall supply six (6) bound copies of the proposal and (1) USB type flash drive with all documents in pdf format located on the drive. **NOTE, the Bidder shall bear any and all costs and expenses required for or in connection with the preparation of its proposal and any subsequent action taken by the Bidder with respect to PSEG's 2015 Renewable RFP.**

F. Insurance Requirements

The Lessee/Contractor shall not be considered "approved" until he has obtained all insurance required under this specification and such insurance has been approved by the Town.

Insurance coverage shall be provided by an Insurance Company licensed as an "admitted carrier" by the New York State Insurance Department and rated by "Bests" at "A-" or better or as otherwise deemed acceptable to the Town of Riverhead.

Insurance coverage shall be evidenced by a Certificate of Insurance submitted in a form acceptable to the Authority. "Acord" or other blank certificates may not be acceptable. The Town may request a letter of transmittal from the Insurance Company providing coverage indicating that the certificate is issued correctly and pursuant to their authorization.

Sixty (60) days' notice of cancellation, non-renewal or reduction of coverage is required. The insuring company shall not be released from liability or obligation for its failure to notify the Town. The certificate shall not contain provisions that are limiting, including but not limited to, "endeavor to mail" or "failure to mail such notice shall impose no obligation or liability of any kind, etc." Such provisions must be eliminated on the certificate.

Contractual Liability Insurance as specified in paragraphs to follow, shall be provided to insure this agreement.

The interest of the Town of Riverhead, as additional insured for ongoing operations, as well as, products/completed operations and as primary insurance with no responsibility for payment of premium shall be added to all policies other than Worker's Compensation and Professional Liability. Evidence of this extension shall be by signed endorsement to the policy, such endorsement to be submitted to the Town with the applicable certificate of insurance. Mere recitation of the additional insured interest on the certificates may not be acceptable.

The Town is not responsible for any loss or damage whatsoever to the property of Contractor(s) or Subcontractor(s).

All certificates of insurance shall contain the following provisions:

1) Nature of work described on certificate (in case of liability or compensation certificates) shall be inclusive of work provided for under this project.

- 2) Location of work described shall be inclusive of the location of the work provided under this project.
- 3) The period of certificates shall cover the period of the work or a new certificate shall be furnished before the current certificate expires.

The Town of Riverhead shall be the sole judge in determining the acceptability of insurance requirements.

G. Indemnification

The Lessee/Contractor shall defend, indemnify and save harmless, to the extent permitted by law, the Town of Riverhead, its members, officers, agents, servants, and employees against and from all suits, losses, demands, claims, payments, actions, recoveries, judgments and costs of every kind and description and from all damages to which the Town of Riverhead or any of its members, officers, agents, servants and employees may be subjected by reason of injury to any person or to the property of the Town of Riverhead or of others resulting from the performance of the Lease/Contract, or through any act or omission on the part of the Lessee/Contractor or his agents, employees, servants or subcontractor(s), or through any improper or defective machinery, implements or appliances used by the Lessee/Contractor, his agents, employees, servants or subcontractor(s) in the performance of the Lease/Contract, and Lessee/Contractor understands and agrees that he shall defend, indemnify and save harmless, to the extent permitted by law, the Town of Riverhead, its members, officers, agents, servants and employees from all suits and actions of any kind or character whatsoever which may be brought or instituted by any subcontractor, material man or laborer who has performed work or furnished materials, in the performance of the Lease/Contract.

H. Confidential Information

The Town of Riverhead is subject to the provisions of the New York State Freedom of Information Law ("FOIL"). Under FOIL, certain Town of Riverhead records are subject to public inspection upon request. However, trade secrets or information submitted to Town of Riverhead which if disclosed would cause substantial injury to the competitive position of a commercial enterprise may be (but are not automatically) exempt from public inspection under FOIL. If a proposal contains such information, the vendor may wish to conspicuously identify the information and request that the identified information be withheld from public inspection. Town of Riverhead shall review such requests on a case by case basis. Failure to identify such information shall be deemed consent to public inspection of the entire proposal.

I. Contact Information

Pursuant to State Finance Law sections 139-j and 139-k, this Solicitation includes and imposes certain restrictions on communications between the Authority and Bidders during the procurement process. A Bidder is restricted from making contacts (i.e., an oral, written, or electronic communications, which a reasonable person would infer as an attempt to unduly influence the award, denial, or amendment of a Lease/Contract) to any Authority member, employee or agent unless it is a contact that is included among certain statutory exemptions as set

forth in State Finance Law sections 139-j (3) (a) from issuance of the Solicitation through final award and approval of the resulting Procurement Lease/Contract by the Authority (the "Restricted Period").

All communication concerning this Solicitation should be addressed to the Town Clerk of the Town of Riverhead, 200 Howell Avenue, Riverhead, NY.

The Town of Riverhead reserves the right to disqualify any Bidder which makes unauthorized contacts to Town of Riverhead.

Bidders are required to complete the attached forms titled "Form of Offerer Disclosure of Prior Non-Responsibility Determination" and "Affirmation of Understanding and Compliance" and return the completed forms with your proposal.

J. Miscellaneous

- 1) The Lessee/Contractor hereby represents that it is qualified to perform all the duties on its part to be performed under the terms and conditions of the Lease/Contract.
- 2) Nothing shall be found to construe the parties of the Lease/Contract as partners or authorize either party to Lease/Contract any debt liability or obligation for or against or on behalf of the other party of the Lease/Contract. Neither the Town, nor the Lessee/Contractor, shall be considered as the agent of the other nor shall either have the right to bind the other in any manner whatsoever and the Lease/Contract shall not be deemed or construed as a Lease/Contract of agency. The Lessee/Contractor shall be deemed throughout the term hereof as an independent Lessee/Contractor and as such be liable for its own acts.
- 3) The Lessee/Contractor shall protect, save, and keep the Town harmless and indemnify the Town from and against any and all claims, losses, costs, damages, suits, judgments, penalties, expenses, and liabilities of any kind or nature whatsoever arising directly or indirectly out of or in connection with the preparation of Request for Proposal (Town and PSEG RFPs and performance by the Lessee/Contractor of the terms and conditions of the Lease/Contract. Lessee/Contractor shall defend and indemnify Town from and against any and all claims, demands, payments, suits, actions, recoveries, judgments, costs and expenses, including without limitation, attorney's fees in connection therewith, of every nature, including but not limited to claims for bodily injury or death, by any third party, and by or on behalf of the Lessee/Contractors, agents, servants or employees, arising out of or in connection with this Lease/Contract. Town will not be responsible for any loss or damage to equipment owned by Lessee/Contractor.
- 4) The Lessee/Contractor shall not assign the Lease/Contract or subcontract or otherwise engage any other organization to perform the work and services to be performed hereunder without the express written approval of the Town.

4. **Proposal Content and Format Requirements**

A. Cover Sheet

- 1) Provide the full legal name of the Lessee/Contractor who will execute the Lease/Contract. Provide specific information concerning the Offeror, including: the proposing entity's legal name, type of entity, and Federal Tax ID Number.
- 2) The cover sheet must be signed by an owner, corporate officer, or agent authorized by the Offeror.

B. Description of Services, Background and Staff

1) Services

- a. Itemize the complete list of services to be provided.
- b. Note instances where services exceed the scope or detail requested in this RFP.
- c. Note instances where services offered do not meet the scope requested in this RFP.
- d. Address instances where possible cost efficiencies may be gained, quality may be improved or the Town may otherwise benefit from adopting your proposal over the generally listed terms of this RFP.

2) Background and Experience

- a. Provide an overview of the types of work and history of your organization. Include a high level account of your qualifications as they relate to this proposal and how they qualify your organization to be the best fit for these services.
- b. Provide examples and references that substantiate experience in providing the types of service requested in this proposal. This needs to be detailed and verifiable.
- c. Please describe any current, pending or past litigation (within the last 10 years) that the Offeror has been, is, or is expected to be a party to.

3) Financial Stability

Provide documentation of the Offeror's financial stability. Three (3) years of audited financial statements would be ideal if available; however, the Town will consider other forms of documentation provided to meet this content requirement.

5. **Selection Procedures**

Proposals will be evaluated on the criteria outlined in the PROPOSAL CONTENT AND FORMAT REQUIREMENTS section.

After an initial review of each of the proposals for completeness, the Offerors submitting the most highly rated proposals may be invited for interviews prior to final selection, to further elaborate on their proposals. The Town reserves the right to determine one or more bidders qualified to compete for PSEG's 2015 Renewable RFP and/or award a Lease/Contract without holding interviews, in the event the written proposals provide a clear preference on the basis of the criteria described.

Should interviews be conducted, the same criteria will be used to select the final provider.

The Lessee/Contractor selected for this project will be required to accept the Town's Lease/Contract and to comply with insurance standards as deemed acceptable to the Town Attorney. No agreement with the Town is in effect until both parties have signed a Lease/Contract.

6. **Inquiries**

Direct all inquiries regarding the proposal process or proposal submissions to:

Town Clerk
Town of Riverhead
200 Howell Avenue
Riverhead, New York 11901
631-727-3200 Fax No. 631-208-1726

Note, it is the bidders responsibility to register on-line for the bid packet and track any addenda issued by the Town. In addition as stated above all inquiries regarding the substantive terms or requirements of this RFP must be submitted in writing. Inquiries should be faxed to the Office of the Town Clerk, 631-208-1726, and **must be received by no later than 4:30 pm on May 3, 2016.** Responses to inquiries deemed appropriate by the Town will be issued in the form of addenda to the RFP and provided to all those who requested or had previously received a copy of the RFP.

Officially issued written addenda from the Town shall be the **only** authorized method for communicating the clarification or modification of the requirements of this RFP. Interested parties may contact the Town of Riverhead to verify receipt of the RFP and any addenda.

AFFIRMATION OF UNDERSTANDING AND COMPLIANCE

Name/Title of Procurement Lease/Contract Related to Offer: _____

_____ hereby affirms that it has read and understands the Town of Riverhead guidelines regarding its policy concerning contracts during a Town Procurement, and agrees to comply with Town of Riverhead's procedures relating to this policy during the Town of Riverhead's procurement.

Date: _____ 2016

Name of Officer: _____

Address: _____

Name and Title of Person Signing the Affirmation

Insurance Carrier or Agent's Acknowledgment

RFP No. _____

Project Description: _____

Your Insurance Carrier or Agent must complete the Form below. You must complete the Bidder's Acknowledgment. This Form shall be returned with the Bid submission.

Insurance Agent: _____
NAME OF FIRM

Address: _____

Email Address: _____

Fax No.: _____

Phone No.: _____

Please review the Town of Riverhead insurance requirements for this Lease/Contract, which are listed in the Instructions to Bidders. Confirm that you have read these specific requirements (pay particular attention to required limits) and that you are complying with them by placing a check in the appropriate box.

- _____ Automobile Liability
- _____ General Liability
- _____ Workers' Compensation
- _____ Fire Policy or Installation Coverage Floater

We have reviewed the insurance requirements set forth in the above proposed Lease/Contract and are capable of providing such insurance to our insured in accordance with such requirements in the event the Lease/Contract is awarded to our insured and provided our insurer pays the appropriate premium.

Dated: _____

Sign: _____
Authorized Insurance Agent or Representative

Print Name: _____

BIDDER'S ACKNOWLEDGMENT

The Bidder herein acknowledges that he/she has reviewed the insurance requirements within this Lease/Contract and has considered the costs, if any, of procuring the required insurance and will be able to supply the insurance required as per the Lease/Contract, if awarded to the Bidder.

Sign: _____

Officer of Company

Print Name _____

(Failure To Have This Form Properly Filled Out and Signed By The Insurance Agent As Well As The Bidder May Result In Your Bid Being Considered Non-Responsive.)

IV. GENERAL MUNICIPAL LAW - SECTION 103-a and 103-b

GROUNDS FOR CANCELLATION OF LEASE/CONTRACT BY MUNICIPAL CORPORATIONS

Upon the refusal of a person, when called before a grand jury to testify concerning any transaction or Lease/Contract had with the State, and political subdivision thereof, a public authority or with any public department, agency or official of the State or of any political subdivision thereof or of a public authority, to sign a waiver of immunity against subsequent criminal prosecution or to answer any relevant question concerning such transaction or Lease/Contract,

- a) such person, and any firm, partnership or corporation, of which he is a member, partner, director or officer shall be disqualified from thereafter selling to or submitting bids to or receiving awards from or entering into any Lease/Contracts with any municipal corporation or any public department, agency or official thereof for goods, work, or services, for a period of five years after such refusal, and to provide also that,
- b) any and all Lease/Contracts made with any municipal corporation or any public department, agency or official thereof, since the effective date of this law, by such person, and by any firm, partnership or corporation of which he is a member, partner, director or officer may be cancelled or terminated by the municipal corporation without incurring any penalty or damages on account of such cancellation or termination, but any monies owing by the municipal corporation for goods delivered or work done prior to the cancellation or termination shall be paid.

This condition shall be further subjected to any other provisions or subsequent amendments to Section 103-a and 103-b of the General Municipal Law.

In acknowledgment of the above:

Offeror's Business Name: _____

Signed by: _____

Title: _____

Date: _____

\

V. GENERAL MUNICIPAL LAW – SECTION 103-d

Non-Collusive Bidding Certificate

By submission of this bid, each bidder and each person signing on behalf of any bidder certifies, and in the case of a joint bid, each party thereto certifies as to its own organization, under the penalty of perjury, that to the best of his knowledge and belief:

- (A) The prices in this bid have been arrived at independently without collusion, consultation, communication or agreement, and for the purpose of restricting competition, as to any matter relating to such prices with any other bidder or with any competitor or potential competitor;
- (B) Unless otherwise required by law, the prices which have been quoted in this bid have not been knowingly disclosed by the bidder prior to the opening, directly or indirectly to any other bidder, competitor or potential competitor;
- (C) No attempt has been or will be made by the bidder to induce any other person, partnership, or corporation to submit or not to submit a bid for the purpose of restricting competition.

I hereby affirm, under the penalty of perjury, the foregoing statement is true:

Signed by: _____

Title: _____

Date: _____

Affix corporate seal if Lessee/Contractor is a corporation.

VI. BIDDER QUALIFICATIONS

All questions must be answered and the information given must be clear and comprehensive. If necessary, questions may be answered on separate attached sheets.

Section A.

- 1. Name of Offeror/Organization: _____
- 2. Main Office Address: _____
- 3. When Organized: _____
- 4. If a Corporation, Indicate State Incorporated In: _____

5. **NAME OF PARTNERSHOME ADDRESS OF PARTNERS**

(If Bidder is a FIRM, state here the name and home address of each member thereof)

If Bidder is a CORPORATION, complete the information below:

Name and Address of President: _____

Name and Address of Vice President: _____

Name and Address of Secretary: _____

6. Does any other Lessee/Contractor, vendor or person have, hold, or may derive any actual or beneficial percentage of interest in any other form of ownership of the Offeror in an amount of 5% or more? Yes/No _____

If yes, please provide:

Name: _____

Address: _____

Section B.

Provide information below regarding similar Leases/Contracts held:

Organization Name:

Contact Person (Name and Phone Number):

Amount of Lease/Contract:

Date Completed:

Section C.

1. Have you ever failed to complete any Lease/Contract awarded to you? Yes/No_____

2. Have you ever defaulted on a Lease/Contract? Yes/No _____ If yes, state where and why:

3. Has any officer or partner of your organization ever been an officer or partner of some other organization that failed to complete a Lease/Contract? Yes/No _____

If yes, state name of individual, other organization and reason:

4. Has any officer or partner of your organization ever failed to complete a Lease/Contract in his/her own name? Yes/No _____ If yes, state name and reason:

5. In what other lines of business are you financially interested?

6. Who will personally supervise this Lease/Contract?

Name	Phone Number	Title
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7. Do you have, or can you obtain, sufficient personnel and equipment to perform this Lease/Contract as required by the "Bid Proposal"? Yes/No _____

8. Provide names and phone numbers of local (Long Island) government references:

9. Provide contact names and phone numbers for emergencies that require an immediate response:

Day: _____ Night: _____

10. List all major equipment you will utilize to perform all work. Indicate whether you currently own or lease the equipment, or will lease it (attach a separate sheet if necessary).

11. Successful Offeror shall provide the Town, at the signing of the Lease/Contract, the following information:

- a. Table of Organization of the LESSEE/CONTRACTOR showing the names and addresses of all individuals serving on the Board of Directors or comparable body of the LESSEE/CONTRACTOR.
- b. Proof of financial capability and a detailed financial statement.

Section D.

(*Delete phrases that are not applicable)

I, _____ the *(applicant herein),
(an officer or agent of the corporate applicant) namely its _____, (list
corporate interest) (swears) or (affirms) under the penalties of perjury that:

1. The following persons have a direct or indirect interest in this bid:

<u>NAME</u>	<u>ADDRESS</u>	<u>DATE OF BIRTH</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

(In case of corporations, all officers of the corporation and stockholders owning more than 5% of the corporate stock must be listed. Attach an additional sheet, if necessary).

2. The following person(s) listed immediately above are related by blood or marriage to an officer or employee of the OWNER. Attach an additional sheet, if necessary.

<u>NAME</u>	<u>RELATIONSHIP</u>	<u>NAME/POSITION OF EMPLOYEE/OFFICER</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

False statements made herein are punishable as a Class A misdemeanor pursuant to 210.45 of the Penal Law.

Legal Name of Person/Firm/Corporation

By: _____

IRAN DIVESTMENT ACT CERTIFICATION

As a result of the Iran Divestment Act of 2012 (Act), Chapter 1 of the 2012 Laws of New York, a new provision has been added to the State Finance Law (SFL), § 165-a, effective April 12, 2012. Under the Act, the Commissioner of the Office of General Services (OGS) will be developing a list (prohibited entities list) of “persons” who are engaged in “investment activities in Iran” (both are defined terms in the law). Pursuant to SFL § 165-a(3)(b), the initial list is expected to be issued no later than 120 days after the Act’s effective date, at which time it will be posted on the OGS website.

By submitting a bid in response to this solicitation or by assuming the responsibility of a Contract awarded hereunder, Bidder/Contractor (or any assignee) certifies that once the prohibited entities list is posted on the OGS website, it will not utilize on such Contract any subcontractor that is identified on the prohibited entities list.

Additionally, Bidder/Contractor is advised that once the list is posted on the OGS website, any Contractor seeking to renew or extend a Contract or assume the responsibility of a Contract awarded in response to the solicitation, must certify at the time the Contract is renewed, extended or assigned that it is not included on the prohibited entities list.

During the term of the Contract, should the TOWN OF RIVERHEAD receive information that a person is in violation of the above-referenced certification, the TOWN OF RIVERHEAD will offer the person an opportunity to respond. If the person fails to demonstrate that it has ceased its engagement in the investment which is in violation of the Act within 90 days after the determination of such violation, then the TOWN OF RIVERHEAD shall take such action as may be appropriate including, but not limited to, imposing sanctions, seeking compliance, recovering damages, or declaring the Contractor in default.

The TOWN OF RIVERHEAD reserves the right to reject any bid or request for assignment for an entity that appears on the prohibited entities list prior to the award of a contract, and to pursue a responsibility review with respect to any entity that is awarded a contract and appears on the prohibited entities list after contract award.

Signature: _____

Print Name: _____

Title: _____

Company Name: _____

Date: _____

SEE EXHIBITS A, B, C, D, E, F & G

SCHEDULE A - lots/area proposed for use as a New Renewable Capacity and Energy Facility at EPCAL

SCHEDULE B - existing on-site and off-site close proximity electric, natural gas, sewer and water utilities and Town-owned recently rehabilitated freight rail

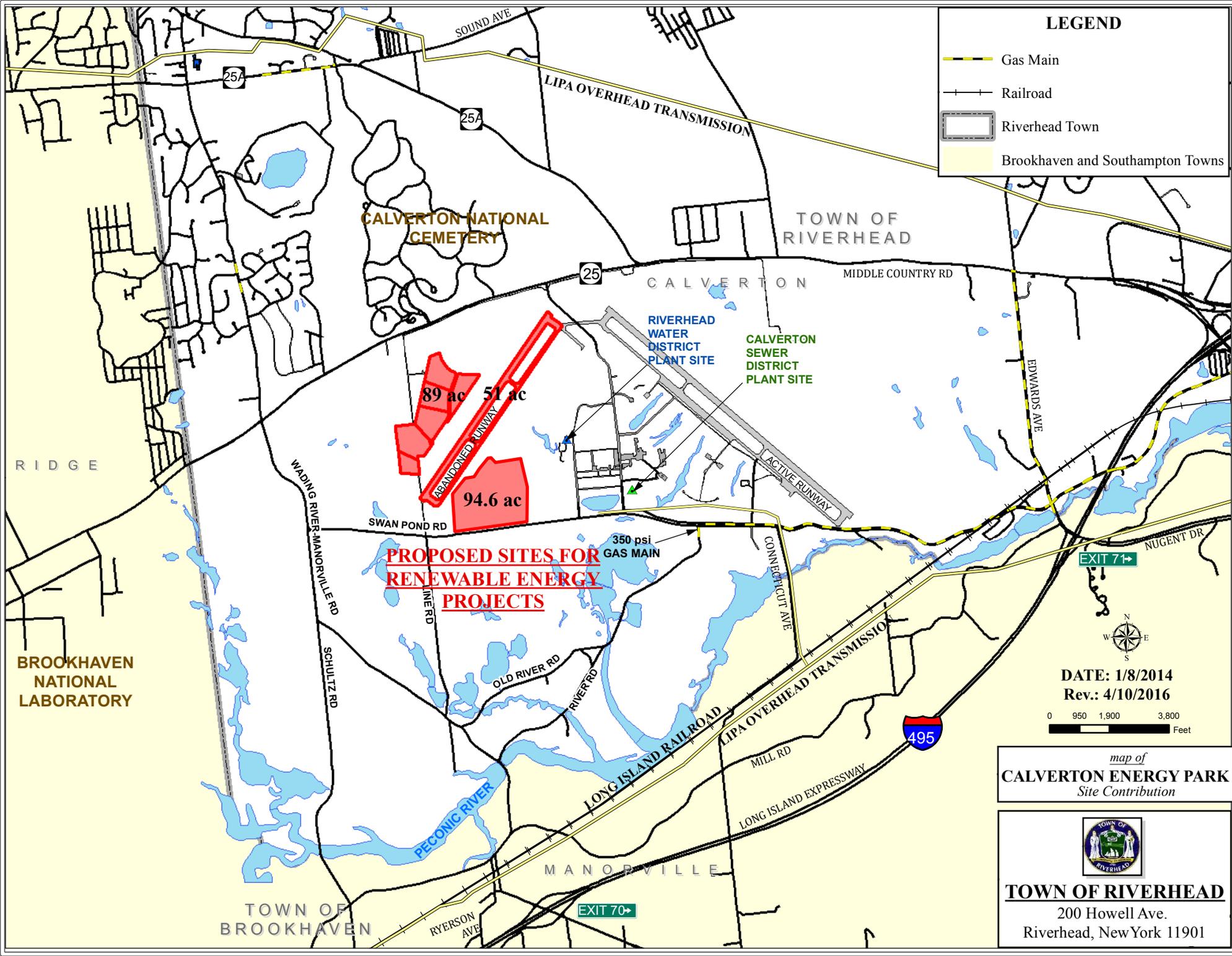
SCHEDULE C - map showing of EPCAL Site *identifying lands proposed for development and areas to be preserved as grassland

SCHEDULE D- proposed PD Zoning District

SCHEDULE E- areal map of Youngs Avenue Landfill location and distance of the Mill and Middle Road intersection from the Town landfill

SCHEDULE F- boundaries and topography of the landfill and adjacent former sand mine

SCHEDULE G- zoning of landfill



LEGEND

- Gas Main
- Railroad
- Riverhead Town
- Brookhaven and Southampton Towns

PROPOSED SITES FOR RENEWABLE ENERGY PROJECTS

DATE: 1/8/2014
 Rev.: 4/10/2016

0 950 1,900 3,800
 Feet

map of
CALVERTON ENERGY PARK
 Site Contribution


TOWN OF RIVERHEAD
 200 Howell Ave.
 Riverhead, New York 11901

CALVERTON NATIONAL CEMETERY

MIDDLE COUNTRY RD
25



Site "B"
89 ac

Site "C"
51 ac

ABANDONED RUNWAY

RIVERHEAD WATER DISTRICT PLANT SITE

ACTIVE RUNWAY

Drainage Reserve 19.4 ac
LOT No. 29 21.2 ac
LOT No. 32 13.7 ac
LOT No. 31 15.4 ac
LOT No. 30 24.0 ac

less 5ac for potential future transfer to LIPA/PSEG LI

CALVERTON SEWER DISTRICT PLANT SITE

72° 48' 29" W
40° 54' 27" N

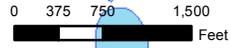
Site "A"
94.6 ac

1.3 miles

350 psi GAS MAIN

8" - 350 psi Gas Main
6" - 124 psi Gas Main

DATE: 4/7/2015
Rev.: 4/10/2016



map of CALVERTON ENERGY PARK Site Contribution



TOWN OF RIVERHEAD
200 Howell Ave.
Riverhead, New York 11901

LEGEND

- Gas Main
- Railroad

OLD RIVER RD

RIVER RD

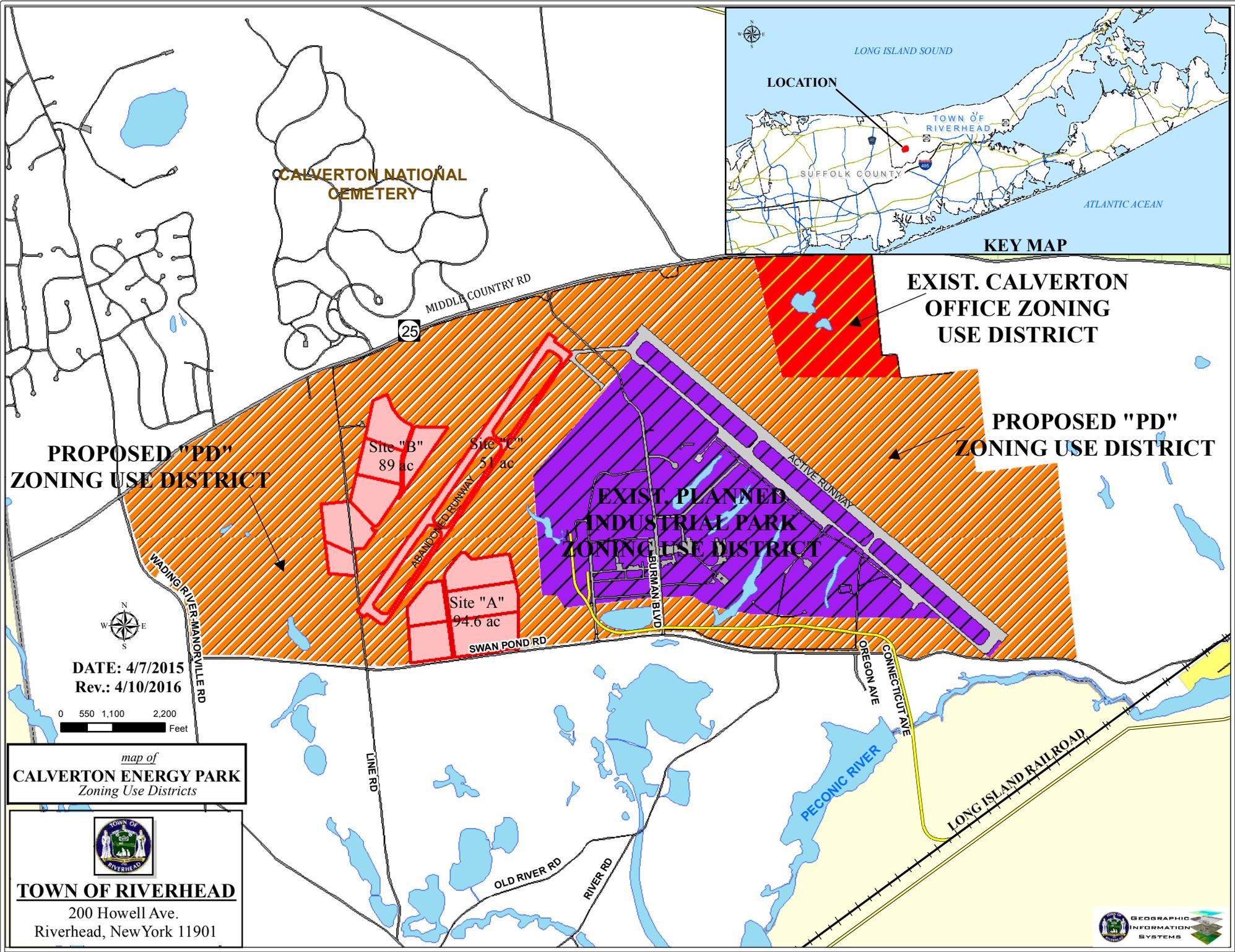
8" - 350 psi Gas Main
6" - 124 psi Gas Main

* Town owned vacant 2 ac parcel

* Formerly contained 69 kv switch for former 69 kv feed to EPCAL site

LONG ISLAND RAILROAD
LIPA OVERHEAD TRANSMISSION
69kv/138kv





**PROPOSED "PD"
ZONING USE DISTRICT**

**CALVERTON NATIONAL
CEMETERY**

MIDDLE COUNTRY RD
25

Site "B"
89 ac

Site "C"
51 ac

Site "A"
94.6 ac

**EXIST. PLANNED
INDUSTRIAL PARK
ZONING USE DISTRICT**

**EXIST. CALVERTON
OFFICE ZONING
USE DISTRICT**

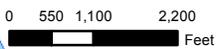
**PROPOSED "PD"
ZONING USE DISTRICT**



KEY MAP



DATE: 4/7/2015
Rev.: 4/10/2016



map of
CALVERTON ENERGY PARK
Zoning Use Districts

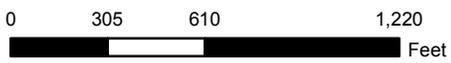


TOWN OF RIVERHEAD
200 Howell Ave.
Riverhead, New York 11901



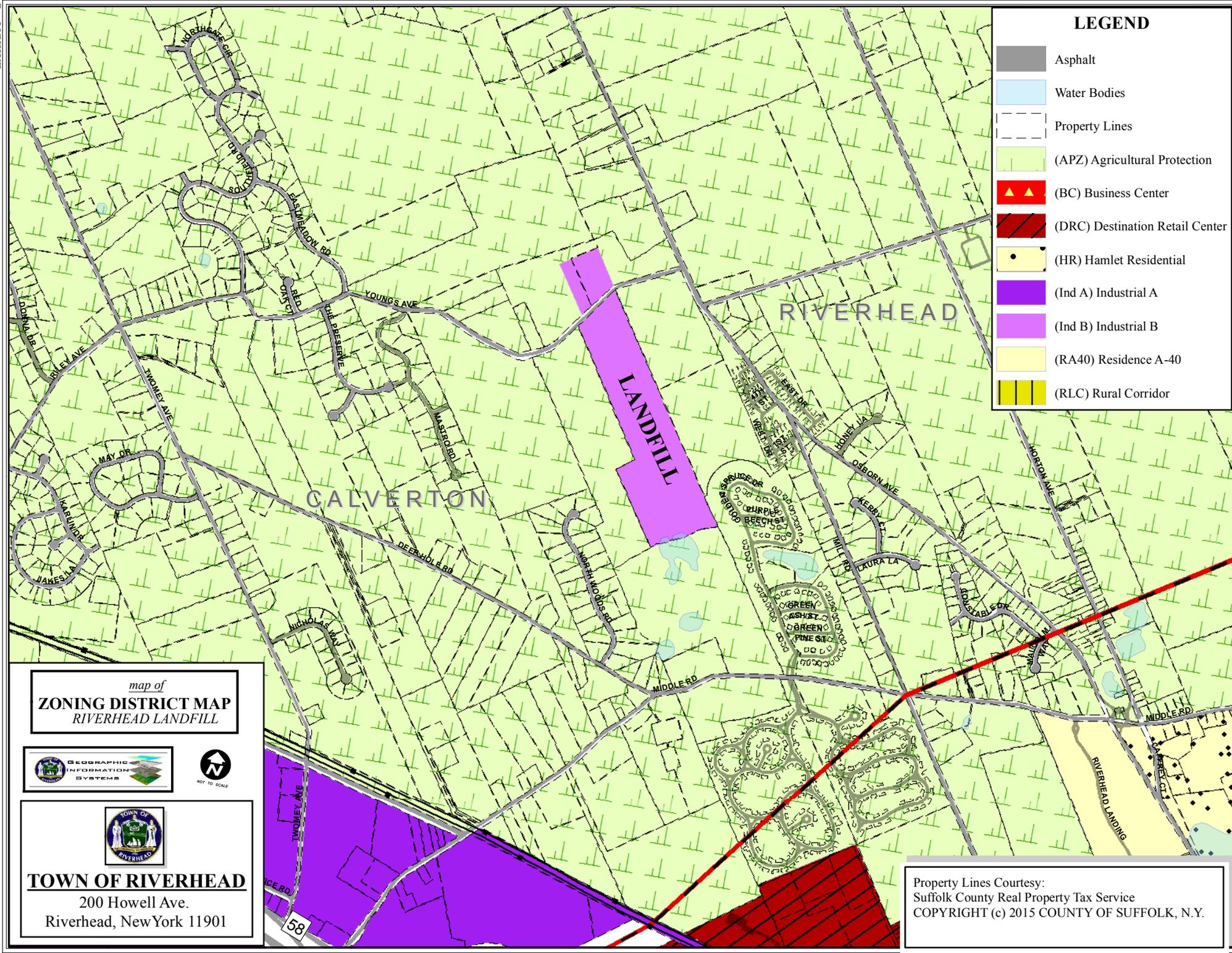


Y:\Projects\Calverton Enterprise Park\Calverton Energy Park RFP\Revised 2016 04 12\Calverton Energy Park Site Contribution Exhibit E.mxd



TOWN OF RIVERHEAD

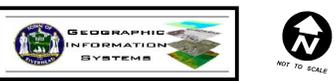
200 Howell Ave.
Riverhead, New York 11901



LEGEND

-  Asphalt
-  Water Bodies
-  Property Lines
-  (APZ) Agricultural Protection
-  (BC) Business Center
-  (DRC) Destination Retail Center
-  (HR) Hamlet Residential
-  (Ind A) Industrial A
-  (Ind B) Industrial B
-  (RA40) Residence A-40
-  (RLC) Rural Corridor

map of
ZONING DISTRICT MAP
 RIVERHEAD LANDFILL




TOWN OF RIVERHEAD
 200 Howell Ave.
 Riverhead, New York 11901

Property Lines Courtesy:
 Suffolk County Real Property Tax Service
 COPYRIGHT (c) 2015 COUNTY OF SUFFOLK, N.Y.