

**PUBLIC NOTICE
TOWN OF RIVERHEAD**

NOTICE IS HEREBY GIVEN that at a regular meeting of the Town Board, as governing body of the Town of Riverhead, held on March 18, 2015, the Town Board duly adopted a resolution, an abstract of which follows, which resolution was made subject to a permissive referendum pursuant to the provisions of Town Law and Municipal Home Rule Law:

**TOWN BOARD AUTHORIZATION FOR OFFICE OF TOWN ATTORNEY TO PROCEED WITH
SALE OF BUILDING LOCATED AT 542 EAST MAIN STREET, RIVERHEAD, NY (SCTM# 600-129-
3-35.2) KNOWN AS EAST LAWN BUILDING, SUBJECT TO PERMISSIVE REFERENDUM**

Councilman Wooten offered the following resolution,
which was seconded by Councilman Gabrielsen

WHEREAS, the Town of Riverhead owns property located at 542 East Main, Riverhead, NY, SCTM# 600-129-3-35.2 ("Subject Property"), and

WHEREAS, the 542 East Main, Riverhead, NY, SCTM# 600-129-3-35.2 ("Subject Property") is presently occupied by the Town Historian, Chamber of Commerce, Riverhead Housing Development Corporation and Town of Riverhead Community Awareness Program; and

WHEREAS, while the Town acknowledges the laudable purpose and efforts of all of the above named entities, and the Town has supported those efforts by providing space at 542 East Main Street, consistent with applicable provisions of law, due to the buildings depreciating condition and required investment of Town monies and labor to maintain the building and the Town's desire to eliminate and/or remediate inadequate and inefficient buildings, together with the desire of the above named entities to relocate to a space that better meets their respective needs, the Town has considered the sale, lease or renovation of 542 East Main Street for more than two years; and

WHEREAS, by Resolution #658 adopted on September 4, 2013, the Town authorized the Town Clerk to publish and post a request for proposals for sale and/or sale with option for Town to lease real property located at 542 East Main Street; and

WHEREAS, four (4) responses to the Request for Proposals were received, opened and read aloud on October 22, 2013; and

WHEREAS, by Resolution #697 adopted on October 7, 2014, the Town authorized the Town Clerk to publish and post a second request for proposals for sale of property located at 542 East Main Street; and

WHEREAS, two (2) responses to the Request for Proposals were received, opened and read aloud on December 9, 2014; and

WHEREAS, after the deadline for submission of proposals for each of the request for proposals, the Town did receive other offers to purchase the property; and

WHEREAS, the Town did consider and evaluate all submissions, including the timely responses to the first and second request for proposals and those proposals received after the

submission deadline for purchase price; planned use of the property, including possible lease to existing tenants; proposed renovation of the structure and grounds to preserve the historic character of the structure; consistency with zoning, Downtown Urban Renewal Plan and the Town's revitalization efforts for the Downtown Business District; the Town desires to have a taxable use of the subject property; and the individuals/entities demonstration of the financial resources to purchase and complete the renovation of the subject property within a short but reasonable amount of time.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board, after serious consideration of all proposals and based upon Robert Castaldi and/or Castle Restoration's experience and successful completion of restoration projects within the Town of Riverhead; proposed taxable use of the property and consistency with zoning and adjacent uses in proximity to the subject property; financial resources to undertake and timely complete full restoration and payment of purchase price, authorizes the sale of 542 East Main, Riverhead, NY, known as the East Lawn Building, to Robert Castaldi and/or Castle Restoration for \$125,000.00, contingent and including terms and conditions which include, but are not limited to, continued right of occupancy for a period of not less than 75 days from date herein (June 30, 2015) rent free for the Chamber of Commerce, Riverhead Housing Development Corporation and Town of Riverhead Community Awareness Program; office space, with adequate space to display and store the books, records, historic memorabilia, for the Town Historian at the Second Street Firehouse with 1 year rent free and limited to payment of proportionate share of utilities applicable to the space provided to the Town Historian; renovation of the building such that the historic character of the building is preserved, and use of the building for commercial use consistent with zoning; and such other terms- this resolution shall be subject to permissive referendum; and

BE IT FURTHER RESOLVED that the Town Board authorizes the Office of the Town Attorney to proceed with negotiation and preparation of documents to effectuate the sale subject to the terms set forth above including permissive referendum requirements; and

BE IT FURTHER RESOLVED, that the Town Board authorizes the Supervisor to execute any documents to effectuate the sale subject to the terms set forth above including permissive referendum requirements; and

BE IT FURTHER RESOLVED, that the Town Clerk be and is hereby authorized to forward a copy of this resolution to Robert Castaldi, Castle Restoration & Construction, Inc. and the Office of 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.

**BY ORDER OF THE TOWN BOARD
TOWN OF RIVERHEAD**

DIANE M. WILHELM, TOWN CLERK