

ADDENDUM NO. 2
Request for Proposals
for NYS Licensed Real Estate Broker for EPCAL Property

The Town Clerk of the Town of Riverhead received the following inquiries:

1. What is the timeline for the subdivision process?

The Planning Board for the Town of Riverhead has jurisdiction to review and approve the subdivision. The draft subdivision map termed “concept plan” received informal approval by the Planning Board at its last meeting. A complete engineered map, including recommendations received from Planning Board during initial review, will be submitted within approximately 30 days and it is anticipated that Planning Board will complete review within 60 to 90 days of submission of the engineered map.

2. Who will be responsible for the required infrastructure (i.e. roads, landscaping, lighting, utilities, drainage, septic/ sewers, etc.)?

It is anticipated that each purchaser shall pay the proportionate share for infrastructure. Note, the Town has successfully obtained more than six million dollars for infrastructure improvements. All applicants/development projects will be responsible for improvements required pursuant to zoning and site plan i.e. landscaping.

3. Will the lot coverage be 17.5%?

The Town anticipates that maximum impervious area coverage shall be 90 percent of the site area. Coverage requirements may, however, be modified by the Town Board as part of the site plan approval process.

4. Will tenants/ users have access to the existing runway for transportation of their goods/ raw materials?

The eastern runway will remain active and the configuration of the subdivision will provide access to the runway subject to runway use agreements.

5. Will this parcel be considered a 300 gallon per day sanitary zone?

See EPCAL Draft Generic Environmental Impact Statement (DGEIS) on Town of Riverhead website www.townofriverheadny.gov, scroll down and click on “EPCAL Redevelopment” on right.

6. What additional restrictions fall under the Pine Barren overlay district, if any?

See EPCAL Draft Generic Environmental Impact Statement (DGEIS) on Town of Riverhead website www.townofriverheadny.gov, scroll down and click on “EPCAL Redevelopment” on right.

7. Can you provide an example of “Alternative Work Items” referred to on pg 10 of the RFP?

No alternative work items need be proposed as it is at the discretion of bidder.

8. Is the EPCAL development intended to accommodate Multi Family and/or Life Care Residences?

The Reuse & Revitalization plan for the EPCAL Property includes a planned development community, the residential and retail shall be permitted as “Supportive Uses,” on a limited basis, targeted to the employees and tenants of the permitted principal uses within the EPCAL Property and not designated for primary use by the general public. The PD District shall allow a limited number of attached residential housing units located on the same lot and in support of a principal permitted use. The total number of residential units within the EPCAL property shall be limited to 300.

9. Will heavy industrial or retail uses be permitted?

See response above. See also: EPCAL Draft Generic Environmental Impact Statement (DGEIS) on Town of Riverhead website www.townofriverheadny.gov, scroll down and click on “EPCAL Redevelopment” on right.