

**WAIVER OF NOTICE AND CONSENT
OF SPECIAL MEETING OF THE TOWN BOARD OF PUBLIC HEARING**

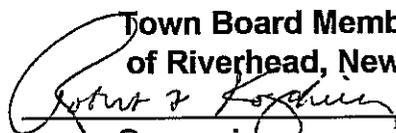
We, the Undersigned, being all members of the Riverhead Town Board of the Town of Riverhead, County of Suffolk, and State of New York, do hereby waive notice of the time, place, date and purpose of a meeting of the Town Board of the Town of Riverhead, to be held at the Town Hall, Riverhead, New York at 4:00 and 4:10 p.m. on the 7th day of July, 2003 and do consent to the holding of such meeting for the purpose of:

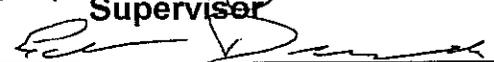
The Consideration of the Adoption of the Town of Riverhead Comprehensive Master Plan.

The Consideration of the Draft Environmental Impact Statement In Connection With the Comprehensive Master Plan

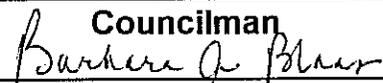
And any and all other matters that may come before the Board.

Dated: June 7th, 2003

Town Board Members
of Riverhead, New York


Supervisor


Councilman

Councilman


Councilwoman


Councilwoman

-absent

Minutes of a Public Hearing held by the Town Board of the Town of Riverhead at Town Hall, 200 Howell Avenue, Riverhead, New York, on Monday, July 7, 2003, at 4:00 p.m.

Present:

Robert Kozakiewicz,	Supervisor
Edward Densieski,	Councilman
James Lull,	Councilman
Barbara Blass,	Councilperson
Rose Sanders,	Councilperson

Also Present:

Melissa White,	Deputy Town Clerk
Dawn Thomas, Esq.,	Town Attorney

Absent:

Barbara Grattan,	Town Clerk
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(Supervisor Kozakiewicz called the public hearing to order at 4:03 p.m.)

Supervisor Kozakiewicz: "If I could have everyone's attention, please. The time of 4:03 having arrived, I'm going to first start off by if we could rise and Pledge and Allegiance and then we'll get into the subject matter."

(At this time, the Pledge of Allegiance was recited.)

Supervisor Kozakiewicz: "Okay. Obviously everybody knows very well why you're here today. This is an extremely big day for the Town of Riverhead.

We're here to hear from you with respect to the town's proposed comprehensive plan or the master plan as well as hear comments on the SEQRA portion, the generic environmental impact statement.

What we're going to do and speaking with legal counsel it seemed to make some sense, to open both matters at the same time rather than have some of you who are looking to comment on the generic environmental impact statement alone wait for that second public hearing- I mean the first public hearing to conclude.

Also, and I've had a discussion to talk to the Board about this particular issue somewhat today and certain, hopefully, that there won't be any objection. I expect that based upon what I'm seeing here today, that there's going to be a need to carry over some public comment period for a later date and a later time. I've looked at the calendar of when this room was available and it is two weeks from today- or three weeks from today. That would be the 21st or the 28th. In order to allow for further digestion of the documents that are before us today or in particular the comprehensive land use plan and allow for further verbal comment to be made on one of those days and we'll talk about that a little bit before we conclude today and based upon the comments come in.

I have tried to keep the cards in the order that they've been presented to me. I understand Melissa has been handing them up in the order they've been handed in to her and I will try to accommodate you to the extent. I have taken in cards so if you haven't filled out cards and wish to speak, please provide a card to Melissa White. We'll try to do this in as sequential process as possible to keep things moving.

Obviously we're here because a few years ago, a Town Board knew that it was time to go about revisiting zoning in the Town of Riverhead. The last comprehensive land use plan had been done in the '70's and set about trying to develop a comprehensive land use plan, a master plan, that's in keeping with where we are today in 2003 or at that time it was a little bit- a few years back.

In order to do the process, the Town Board under Section 272-A of the town law which is the State town law, the enabling legislation, asked that the Planning Board create or help with that process. What started out were focus groups. A Citizen Advisory Committee was established. Stakeholders and interested parties were invited to participate and take part in a very open process in order to get as much feedback and as much give and take early on.

Subsequent to that planning process and subsequent to those sessions that were held here in Town Hall, there was a draft comprehensive plan which was presented to the Riverhead Planning Board.

As many of you know, the Planning Board for the town had set aside November- November of 2002 as its opportunity to address this. They had hearings- two public hearings to be specific, on November 7th and November 21st of 2002. Thereafter and since that time, they've

been working, page by page, chapter by chapter, element by element, to issue their report and their recommendation to us as a Town Board. And by law we are required to hold a public hearing which we are doing today.

The report from the Planning Board is basically the document that we'd be looking for you to address us on today. We're here to hear your comments, your ideas, your views.

The time of 4:08 p.m. having arrived, what I will do is ask Melissa to read the affidavit of publishing and posting for both public hearings and unless there's objection from any Board members, we will open both and receive comments on both at the same time."

Public Hearings opened: 4:08 p.m.

Melissa White: "I have affidavits of publishing and posting for a public hearing to be held at Riverhead Town Hall, Riverhead, New York on July 7, 2003 at 4:00 p.m., for the consideration of the adoption of the Town of Riverhead Comprehensive Master Plan.

I also have affidavits of publishing and posting for a public hearing to be held at Riverhead Town Hall, Riverhead, New York on July 7, 2003, at 4:10 p.m. regarding the consideration of the Draft Environmental Impact Statement in connection- "

Supervisor Kozakiewicz: "I forgot it was 4:10, so we've got to wait a few more minutes. So I'm going to hold off on that and Mr. Korus, did you want to address us only on the master plan itself as opposed to GIS. Okay. Well, why don't we start with you and then we'll open the second public hearing after you conclude with your comments to the Board.

Would you please state your name and address for the record?"

Edward Korus: "My name is Edward Korus, Calverton, New York. Fifty years ago, my father Max and I bought the former (inaudible) farm on Route 25 in Calverton. We lived and worked on this land. My wife, Sandra, and I raised our family here. Today my children and I own this property.

For many years, the zoning of this property has been Industrial A. We and our neighbors have paid our taxes with the hope and expectation of having our land and its value reach its full potential.

We were, therefore, troubled to learn that under the master plan proposal, 100% of the frontage of the properties on Route 25 would lie within the so called rural corridor proposed between Fresh Pond Avenue and the LIE, affecting approximately 500 feet both north and south of the highway.

The rural corridor designation and its use restrictions certainly represent the governmental taking of developmental rights without compensation. The US Supreme Court held in *Armstrong v. the United States* that the government may not force the few landowners to bear public burdens which in all fairness and justice should be borne by the public as a whole. It seems clear that while limiting the use in this rural corridor, the governmental purpose is not to promote agriculture. Instead the purpose appears to be solely aesthetic, that is to offer window dressing between the manufactured charm of the Calverton Hamlet to be and the Tanger Malls and Route 58. The fact that the use limitation applies only to a few selected properties further taints the proposed change. Our neighbors, without highway frontage to the north, west and south, are not to be so limited.

Consequently, I respectfully suggest that the imposition on the rights of the affected property owners rises to the level of a government taking in violation of the fifth amendment of the US constitution. As such, the proposed zoning change cannot be permitted to become law or alternately just compensation must be made to the affected landowners.

The Farmland Preservation program in which Suffolk County and the Town of Riverhead have both participated gives ample precedent for compensating landowners to maintain the rural nature of their property. In that program, the government buys the development rights from the landowner. The landowner retains ownership of the property but may use it for agriculture only as he no longer controls the right to develop it. This program applies to agricultural land even in other than prime locations.

By contrast, it's important to note that the rural corridor as proposed impacts the most valuable part of every affected property, the prime highway frontage. Thus, although the first 500 feet may represent only a small percentage of the land area of the parcel, the proposed zoning will have a disproportionate impact on the value of the entire properties, all without provision for just compensation.

Progress is a fact of life and we are not trying to stand in its way. What we simply want to ensure is that a project with projected

benefit to the area is not borne to an unfair and unconstitutional degree by the landowners along the relatively short stretch of Route 25. Thank you."

Supervisor Kozakiewicz: "Thank you, Mr. Korus. I forgot some of my courtesies here in failing to introduce some people and also to make one other further announcement.

Throughout the process, we've been assisted by consultants who have been helping us through this process and I wanted to introduce them so that you know who they are. I think many of you who have been here before know who they are and the first I wanted to introduce and ask to stand up is Dave Immolita (phonetic). Dave, would you please stand up. Dave has been helping us in the SEQRA process and Joe Ferucci (phonetic). Joe's been helping with the comprehensive land use plan. Thank you, Joe.

Also, if you are a particular property owner who has a question about whether or what impacts the proposals will have on your lot and you've been having some difficulty based upon the proposed plan that's in front of you identifying if your parcel is within a particular zoning district text or not, in the rear of the room, are two of the town staff people, Rick Hanley, our Planning Director and Eric Rosen-Roseman, who's the planner. If you have any questions and you want them to define or clarify any questions, I'm going to ask both you guys- if you stand- if you just raise your hands so that people know who you are.

So if you have a particular question, you can consult with them. They'll take you into the Planning Department's offices, try to pinpoint for you where your property is, how it's affected by this, and then it might help as far as assisting you before you come up in front of the Town Board to address us on particular concerns.

Since the time of 4:14 has now arrived, I'm going to go back to the issue of opening up the second public hearing which is the SEQRA hearing and ask if you would please read the affidavit of publishing and posting for that."

Melissa White: "I have affidavits of publishing and posting for a public hearing to be held at Riverhead Town Hall, Riverhead, New York on July 7, 2003, at 4:10 p.m. for the consideration of the draft environmental impact statement in connection with the comprehensive master plan."

Supervisor Kozakiewicz: "Thank you. The next card I have is Maureen Liccione."

Maureen Liccione: "Good afternoon and thank you. My name is Maureen Liccione and I'm a member of the law firm of Twomey, Latham, Shea and Kelley at 33 West Second Street in Riverhead.

I'd like to make a brief presentation on behalf of my client, Ann Olson, who owns a piece currently zoned RC which is scheduled to be upzoned from half-acre to one acre. The purpose of this testimony and the letter which you have is to suggest an amendment to the comprehensive plan in order to ensure home ownership opportunities for young families in the Town of Riverhead.

This parcel is at the easterly terminus of Kathy Lane. As indicated on Exhibit A, it is west of Northville Turnpike and Doctor's Path, east of Rabbit's Run and north of Middle Road. It is surrounded- it is an island of a vacant lot if you will of 12.9 acres surrounded by half acre subdivisions. I believe there are one or two quarter acre subdivisions in there. It's not too far from I believe it's the Two Bear town affordable housing project.

We understand that this is one of less than 10 parcels in the town which is so zoned. Thus, I believe the bullet on page 8-11 in section 8 may be incorrect where it says that there are numerous parcels within or in close proximity to the proposed AOZ. Actually there are very few of these parcels.

In early 2003, the County's director of affordable housing, Marion Zucker, contacted the town and asked it to identify sites which would be potentially appropriate for affordable housing acquisition through the county affordable housing opportunities program. The town identified five parcels and that's attached in Exhibit C, a letter from the town to the county. It identified five parcels for a total, I think of 65 half acre lots. The Olson parcel, which is my client's parcel, is the largest, being 12.9 acres.

Simultaneous with the submission of this letter to the county, the town contacted me and requested to know whether my client would be interested in the county acquisition program. They are very much so interested. However, before negotiations can proceed in earnest, we need to have an idea of where this property will be at the end of this process.

I respectfully submit that the comprehensive plan as it is

currently presented would effectively eliminate the possibility of this parcel remaining available for purposes of work force housing, a need which we only need to look at today's Newsday, page A-7, to realize it's become a crisis throughout Long Island.

Page 8-11 of the comprehensive plan recommends that these parcels be preserved for half acre zoning only under a TDR program. We respectfully submit that were the purchase of TDR's necessary, the property would become unaffordable for purposes of an affordable housing program.

We respectfully suggest an alternative. That this property could remain at half an acre either with the purchase of TDR's or if there's a covenant, that this property be used for affordable housing purposes and I'd be very happy to meet with the Town Attorney or anyone on your staff to discuss specific language to that effect.

We suggest that there are innumerable lots north of Sound Avenue which are appropriate and which could sustain the expense of the TDR program.

And in summary, we respectfully urge as the town and as all of Long Island proceeds to larger minimum lots, home ownership within the town of Riverhead will become unaffordable or indeed is unaffordable to young police officers, teachers, nurses, and indeed young doctors and lawyers.

Thank you for your consideration and I'm available to assist in any way that I can."

Supervisor Kozakiewicz: "Thank you. The next card I have is from a Charles- what is it? Mancini. Well, different spelling."

Charles Mancini: "I heard that."

Supervisor Kozakiewicz: "Your name and address."

Charles Mancini: "Charles Mancini, Calverton Manor, LLC."

Good afternoon, Mr. Supervisor, members of the Board. I am a principal of Calverton Manor LLC and the owner of a 49.99 acre parcel situated at the northwest corner of Route 25 and Manor Road in Calverton. The property is currently owned Business CR, Residence A and Agricultural A.

As you are aware, we have been working with the town of Riverhead in good faith for approximately two years on the development concept for this property. After many meetings, we have produced architecture and a design for the development that incorporates a campus setting as provided for in the ordinance. As now proposed, Calverton Manor will be a high quality retail center which conforms in all respects to the requirements of the Business CR zoning district.

In addition to fulfilling the town's goals regarding a campus style development, we have also been able to accomplish a stated goal of the town that for many reasons has yet to be accomplished, that is a viable location for a Riverhead YMCA.

As the Board is aware as part of our application for site plan approval, we have proposed to donate a significant portion of our property for the development of a state of the art YMCA.

Review of the town's comprehensive plan now indicates its intention to create a new zoning district, Commercial Residential Campus or CRC and to change the zoning of our parcel thereto.

The comprehensive plan calls our parcel out by tax number indicating that the CR district should be established quote upon parcel number 600-99-2-19 close quote, which is the subject property. Strangely, this appears to be the only parcel specifically identified throughout the comprehensive plan for a proposed zone change.

The plan indicates that the purpose of the CRC district is to quote provide locations for offices, which offer essential legal, medical, accounting, real estate, travel and other services to Riverhead residents; to provide additional housing alternatives convenient to services and arterials.

The preferred land use for the CRC district would include medical arts offices, municipal offices, schools, public offices, parks and playgrounds.

What is problematic is that the CRC district does not permit any of the uses that we have been discussing with the town for the past two years; uses which fully conform to the present zoning district and for which we have preliminary commitments.

As a real estate developer with over three decades of experience, I respectfully submit to you that we could not effectively nor economically develop our property under the recommended land uses in

the proposed CRC district.

Moreover, without the ability to develop this land effectively and economically, there is absolutely no potential for the proposed donation of land for the development of a YMCA.

A change of zone from the current CR zoning district to CRC zoning district as proposed in the comprehensive plan would be the end of any hope for a "Y" at this location.

I make this last statement with great trepidation. I am a past Chairman of the Long Island YMCA and am presently a Trustee of that organization as well. It would be sad for me, the hundreds of local residents who have worked so tirelessly, and for the thousands of children who would be the real beneficiaries of a Riverhead "Y" to see the dream die so close to reality.

Thank you for your time. We will also be submitting some technical written comments at a later date."

Supervisor Kozakiewicz: "Thank you. Next one I have is Michael Famiglietti. And, once again, your name and address for the record, please."

Michael Famiglietti: "Michael Famiglietti, President of the YMCA of Long Island located in Glen Cove, New York.

Supervisor, members of the Council, I thank you for the opportunity to speak. On behalf of the literally hundreds of people who have been working on the project to have a YMCA in the township of Riverhead that will literally affect thousands of lives, I ask you, please support the project as has been discussed previously in the past.

Through the benevolence and the contribution of the principals of Calverton Manor, the dream is close to being realized. I would hope that the master plan would be consistent with the plans that have been discussed for the last couple of years.

Please, thank you for the consideration."

Supervisor Kozakiewicz: "Thank you. Eve Kaplan."

Eve Kaplan: "I'm Eve Kaplan, Riverhead. Well, this is an exciting day for the citizens of Riverhead certainly. I think there's

a lot of excitement in the room about that we're finally here at this point and that we're looking to the home stretch- home stretches, we hope, this time and I want to thank the Planning Board and the Planning Department and the Town Board because I do see a lot of changes that we had suggested as citizens and residents and CAC members and Last Chance Riverhead coalition members and civic members and everything else, incorporated into this map and into the plan that we got last week.

A couple of things that I have noticed. We've seen that a lot of the industrial areas that had been kind of remnants around town, I see have been removed and that's positive for those areas. I see that the farmland area has been expanded and that's something that we had been looking to do and this upzoning town-wide and opposed to just some of the area is also very positive and that's something that we had asked for.

I think it's clear that most of us are here to talk about the master plan today. We're here because we're interested mainly in land preservation. And why are we interested in land preservation? Because that's really the key to the future of Riverhead. We're here because it's the farmland and the open space and the lack of traffic and hustle and bustle that have brought us here and kept us here, whether it was ourselves or our ancestors or our kids and that's really key to this town remaining rural.

So, when we look at the master plan we say what are the tools in here that are going to get us to where we want to go? And that's what we've been working on for the last four years and that's why we're here today.

Some of those tools clearly are this upzoning to two acres. Another tool is the purchase of development rights program which many people have seen successfully working and we hope to see working successfully in the future as well.

Another tool is the cluster zoning which was mandatory in the last version and is not mandatory in this version and clearly, I think, that's something that a lot of people would like to see remain a mandatory tool because it's an important tool.

And, lastly, there's a tool that is included in the plan and has been often mentioned over the last couple years which is called transfer of development rights. And that's basically instead of saying that we cluster every major subdivision that's built is going

to be part housing and part open space, we look at development that's coming on a town-wide basis and we say where in our town is going to be open space and where in our town is going to be development.

Because Riverhead is obviously that last town on Long Island that really has crop farmland. Southold has wineries; the Hamptons have small farms but not an industry like Riverhead has. So we've got a huge amount of land to preserve and we have to figure out how to do it. And those other tools have been shown in many towns not to be sufficient.

So we say how can we accomplish this incredible goal? And right now the master plan says that his goal is to save about 5,000 acres. Now two years ago, Ed Densieski and Supervisor Kozakiewicz and other council people brought together a group of stakeholders to discuss this problem of how could we craft tools to preserve more land in the town of Riverhead. Because right now as it says if you look through the agriculture chapter, since 1997 we do have a transfer of development rights program on the books but it has never been used. So it is not working for us to preserve land.

And we were brought together and we shared a lot of ideas and the main thing I think that came out of that was as an environmentalist we said, you know, the current program and as it's proposed in the plan, it puts all the development pressure along the bluffs of the Long Island Sound and on the Peconic Bay and it actually prevents some landowners, including farmers or speculators, from preserving their land if they want to. And that's just not right.

We said that any one in the town who owns land should be able to preserve their land if they want to and the Farm Bureau said you know what? We agree with you. And based on that premise, two years ago we were then called together again a year later without having had a whole lot happening in the interim, and again we kind of talked about all this and at the table was also the director of the County Health Department and the Planning Board Director and a variety of other people, the Builder's Institute, and Environmental Defense, Jim Tripp (phonetic), and other town officials.

And, again, we said, you know, this could be a really important tool to let anyone preserve their land and to focus development where it's going to have the least impact on us because we know that development is coming to our town. We've seen it coming, it's been coming the whole time we had a moratorium. We've seen these subdivisions going up. And we have no control over whether it comes

or not because everyone lives in a house and the development happens for us. It happens for our kids and our families. It happened for us 20 years ago and 30 years ago and it's going to be happening 20 and 30 years from now.

So we can say big bad developers but the reason they exist is because of use and our needs and we have to own that. So we say given that that's the case, what can we do to save our town? And so after talking about this for two years, in March- April, I called up Joe Gergela and I said, you know, we've got to figure out a way to make this work. And so we called in Jim Tripp and we called Richard Weins (phonetic) who has a lot of expertise in land preservation and working with complicated programs like this and we called in Bob Webolt (phonetic) and we said let's figure out how to make this work. And our hidden motive was trying to preserve land.

And so we said let's take as a basic premise that anyone who owns farmland and farms it or farms land that's in active farming and the most important open space in the town which totals about 1300 odd acres, possibly somewhat more, can preserve their land. Let's make that the sending area. That's an area that can be preserved.

And then let's take as a premise a couple of things. Number one, where these rights can get used. Number one, we don't want the development pressure on the Long Island Sound or the Peconic Bay anymore. So we eliminated those as receiving areas.

Number two, we said, we don't want the development pressure on the hamlets anymore because the hamlets, people that live in the hamlets like Jamesport and Aquebogue and Calverton, have said we've got so much- so little farmland left, that we would like to see it preserved also. And we said okay, those are not going to be receiving areas. That's our suggestion.

We said what's going on with these special permit give-a-ways? Should they keep happening for free? When someone comes in like the CVS did recently looking for extra lot coverage in a shopping center or condominium builder comes in for extra units or a senior housing overlay zone. Extra density, cars on our road, sewage in our sewage treatment plant. Should we give this to them for free? And we said no. They should have to preserve land in exchange for the privilege of doing these things in our town. And that's a recommendation that we're also making.

We said should we let them keep sprawling out around the town or

should we give them incentives to build downtown and in the areas that are already well served by roads, like near the Long Island Expressway, Route 58, again, downtown, and the Grumman site. Should we provide incentives to build there and get them to preserve farmland at the same time. And we said yes, that's a recommendation.

So all of these things are just ideas that we have submitted to you. We did meet with the Town Board, I believe it was last week- the week before, and this is not a separate plan. It's not coming in at the last minute. We've been working on it, you know, we've put in hundreds of hours just trying to think this through. It's very detailed. And so respectfully we submit it to the people of Riverhead and to the officials of Riverhead for consideration as part of the master plan.

A lot of it has already been incorporated via the citizen's master plan which embodies many of these recommendations also and the master plan that is on the web that's been released now. And still we're asking that land preservation be taken farther, that the sending zone be expanded, that the development be taken away from the Long Island Sound and away from the bluffs and that some more creative uses be found for these development rights to allow the program to work.

Because we have some of the last- some of the last real assets that are left on Long Island. We've got the largest and longest stretch of Long Island Sound undeveloped coast. We've got some of the biggest properties left on the Peconic Bay that are not developed and those are things we can't lose. We can't afford to lose them.

So we are working together. We do believe that it's important for land owners to agree if we're to get them to preserve their land and as I said developers are doing what we're asking them to do. So it's our responsibility to ask them to do something that's good for us rather than- and not good for us. It's easy to vilify but I think it may be more difficult but more important for us to really own up to the consequences of our own actions and to look into the long term benefit of development in the town.

Because the future is coming; the moratorium will be lifted as soon as this plan is put into place. And we'd like to establish positive patterns for the future of development in Riverhead. And that's what this plan is about and that's what our suggestions are about. Thank you."

Supervisor Kozakiewicz: "Thank you. Just to add to that. When

CVS did come to us I approached them and the Town Board and I worked out additional compensation from CVS. They did not get their special permit for no consideration. They did have to deposit money for future purchase of development rights.

Next speaker, and you put in two cards. I assume yes, one is on the comprehensive plan and the other is on the GEIS. That's Joe Gergela."

Joe Gergela: "Good afternoon. For the record, I'm Joe Gergela, Executive Director of the Long Island Farm Bureau, a 6,800 member general farm organization known as the Voice of Commercial Agriculture at the local, state and federal levels of government. Thank you for the opportunity to comment on the proposed comprehensive master plan for the Town of Riverhead and thank you for taking care of both at one time so I assume that my comments will be on the GEIS as well."

Supervisor Kozakiewicz: "That's correct."

Joe Gergela: "Thank you. Long Island Farm Bureau shares Riverhead Town's sentiments, spelled out in the vision statement regarding the agricultural industry's importance to the town and its citizens. It is also important to note the tenor of this document with respect to public policy goals coupled with respect of landowners' private property rights and protection of landowner equity. To the farm community, fairness is the highest public virtue.

The best farmland preservation program we know is for the business of farming to be profitable. There are certain segments of the agricultural industry in trouble. Growers are concerned as world trade, rising costs of production and poor commodity prices have put some farmers in jeopardy. The federal trade dilemma is only one area of concern on public policy issues. Labor, tax policy and environmental regulations are other areas of concern that affect farmers' bottom line, not to mention weather, which Mother Nature controls. We know these issues are beyond your purview as local legislators, however, it is important and necessary that you are aware of them.

The proposed master plan contains policy and programs that may affect the business of farming. We appreciate the support and effort in doing what you can to improve the business environment for Riverhead's farmers to be successful. Long Island Farm Bureau concurs with the three major goals of the comprehensive plan with regard to agriculture: 1.) Preserving the agricultural land base while

maintaining landowner equity values; 2.) Fostering the local agricultural economy; 3.) Maintaining the rural character of the community.

Fragmentation of the remaining farmlands is of concern to the farmers as well as the town. As new residential development occurs, with it comes a suburban value system where citizens want to enjoy the aesthetic values of living in a farm view area, but do not want to know that farm businesses make noise, odors and dust. So the less fragmentation from a farmer point of view, the better.

As stated in the plan, Goal 3.2, the town recognizes it can adopt policies that can help or hurt the business of farming. To this point in time, Riverhead Town has worked together with the industry to address issues of concerns such as standards for greenhouses, labor housing, farmstand parking, and signage, etc. We understand that our industry and community needs are evolving and require flexible public policy to adapt to these changes. The Riverhead Agricultural Advisory Board continues to serve as the proper vehicle to address the issues as they arise. Long Island Farm Bureau urges the town to utilize the Ag Advisory Board as the policy issues come before you.

The remainder of my comments relate to Farmland Preservation techniques which are available to the town and relative to the comprehensive plan update.

Policy 3.4A - recommends increasing the minimum lot area in the Agriculture A, Residence A and Residence C Zones from 40,000 square feet to 80,000 square feet. Long Island Farm Bureau, as an organization, has adopted policy by our members through a democratic process that does not support the use of zoning as a preservation tool. We understand that zoning is a land use tool available to local government to control land use and density. However, zoning by itself does not ensure preservation. In the case of farmland, the purchase of development rights, transfer of development rights, conservation easements and like planning tools are preferable to the farm community as methods of farmland preservation.

Policy 3.4B - Long Island Farm Bureau supports adoption of the proposed fast track review for Agricultural Opportunity Subdivisions in which density yield has been voluntarily reduced and the subdivision is laid out for large lot development. This process should be allowed where landowners voluntarily reduce density build out yield and in addition preserve a portion of farmland for agricultural purposes. There needs to be a streamlined process

established in order to expedite subdivisions where the result is reduced build out yield coupled with preservation of working farmlands.

Goal 3.5 and related Policy 3.5A - We recommend that the town's proposed AOZ (agricultural overlay zone) be expanded to include all remaining farmland in the town, including north of Sound Avenue and western sections of the town not included in the comprehensive plan as presented.

There are a number of other specific things which are in the comments. I'll try to get to the end of the chase here.

Now, transfer of development rights. Long Island Farm Bureau as an organization has long supported a workable, fair and usable TDR Plan for the town of Riverhead. We ask the town to accept Riverhead TDR working Group Proposal Draft which I've attached as part of my comments to the public record for this hearing.

We generally support the proposed plan contained in Policies 3.7A through 3.7 F. I would like to thank Eve Kaplan, Richard Weins, Lyle Wells, Bob Webolt, Jim Tripp and other people who have participated in this ad hoc group over the last number of months, the last several years as they were very important both with concepts and actually trying to articulate the end result which I would- with your permission like to leave at the back table. It's for the public to have but I wanted to ask permission first if that's all right."

Supervisor Kozakiewicz: "This would be with respect to your stakeholders, the TDR program?"

Joe Gergela: "Correct."

Supervisor Kozakiewicz: "Yes. That's fine. Just understand that that's your comments to us and a desire to help add to and enhance the master plan. So, yes."

Joe Gergela: "The Long Island Farm Bureau and its partners in the TDR Working Group have been working together for several years in an informal basis to enhance the scope and effectiveness of the town's existing TDR program, and proposed TDR program as part of the comprehensive plan. In no way was it our intention to, in effect, submit an alternative plan as we did not know until last week what the TDR component of the comprehensive plan would look like. We are pleased that our proposal is very similar in scope and basic

construct.

We would like the town to consider our proposal and glean from it any and all portions that would enhance a workable TDR plan for the Town of Riverhead. There are elements of the Stakeholders Proposal that we believe will expand and enhance the proposed TDR program of the comprehensive plan such as an expanded AOZ and creating more extensive uses for TDR's in industrial commercial and residentially zoned areas town-wide.

For Long Island Farm Bureau and the agricultural community, we believe that this entire component of the comprehensive plan is critical to the long term viability of the agricultural industry. Zoning, as a tool, may do a lot of things for land use patterns and density reduction, but does not preserve the resource.

For years the Suffolk County Farmland Preservation Program (PDR), better known as Purchase of Development Rights, has been dragged in effectiveness due to funding constraints, lack of commitment by bureaucrats who administered the program, soft real estate market and ridiculously low real estate appraisals. The result of those factors caused many farmer landowners to reject offers for the sale of development rights.

After much work by the Long Island Farm Bureau and other organizations, and there are many, but an example is the Group for the South Fork who has worked with us extensively and cooperation from the Suffolk County Executive, Suffolk County Legislature and Peconic Land Trust and others, the program is now over subscribed at both the county and town level.

There is recognition that in the Town of Riverhead alone there is over 3,000 acres in the preservation pipeline, where farm landowners have come forward to sell their development rights to Suffolk County and/or Riverhead Town. The heated real estate market for land in general coupled with realistic real estate appraisals have sparked new interest in the Purchase of Development Rights program at the county and town level. Riverhead Town's successful program has utilized much of the future revenue from the Community Preservation Fund (2% Transfer Tax) and is nearly over subscribed and its own right.

We believe that both Suffolk County and Riverhead's program, on a conservative basis, will continue to preserve 200 acres or more per year over the next ten years. We think that's conservative, hopefully, it will be more than that. The PDR program will continue

to play an important role in the overall success for preservation of critical farmland in the town.

With that said, it is also important to recognize as land values rise, coupled with government budget constraints in Albany and Washington, additional funding from other levels of government for PDR's is uncertain. We are making some progress. There's a bill about to be introduced in Washington on the installment plan.

We believe that a successful TDR plan will help us reach an 80% preservation goal for the Town of Riverhead while achieving overall policy goals of the community including population density reduction, a tax positive situation in commercial, industrial and high density residential development, and reducing total reliance of government for farmland and open space preservation. At the end of the day, a workable TDR program provides a win-win situation for farmers, for other landowners, for builders and for taxpayers of the town.

In closing, public policy decisions are not easy as every citizen of the town has a vested interest in the final outcome of the comprehensive plan. All stakeholders and Riverhead citizens want their government to balance policy with what is good for all people, a community with opportunity for a rural quality of life, a place to raise a family, a place to get a great education, to be safe and secure, to conduct business, to have the amenities of an advanced society and at the same time to protect and preserve the natural resources of the town including waterfront, wetlands, woodlands, and farmlands with a sense of moral fairness to those citizens who own those resources.

There is a cost to achieve the results envisioned by the town's comprehensive plan, let the cost be absorbed by all citizens equally. Then Riverhead will truly have a master plan.

Thank you."

Supervisor Kozakiewicz: "Thank you. For those of you who weren't here when we started the proceedings today, we are taking cards if you wish to speak. I'm going to go through the cards first, so if you want to get on queue, fill out a card. They're outside on the desk. Next speaker is Art Binder."

Art Binder: "Good afternoon. I'm Art Binder from Calverton. Will Rogers once said, there's nothing better for the inside of a man than the outside of a horse. I was pleasantly surprised to review the

master plan this past weekend and in it was just about an entire page of a projected development within EPCAL which called for a world class equestrian facility.

I've been attending world class equestrian shows for the last 25 years around the country, and I can assure everyone sitting up there that to fulfill this master plan with that guideline would be a tremendous asset to the Town of Riverhead.

I just received a copy of the Quarterhorse News which is published in Fort Worth, Texas. In it they state that the Will Rogers complex in Fort Worth is now undergoing a 100 million dollar plus facelift which is evidence to the rest of the country what they've known for years in Texas that the viability to local economy in so many different ways from downtown business to agricultural land purchases and even down to the preservation of DRS property which once a farmer is- has no longer the desire to farm, does have the potential to lay vacant and dormant. But if there is a viable major facility, equestrian facility, in the area, that dormant property has a second life. And, therefore, the landowner has a second chance at accomplishing what his reality and his dreams are.

So, I would like to make the note that I would appreciate very much if the implementation of the equestrian idea is fulfilled. Thank you."

Supervisor Kozakiewicz: "Thank you. Next card I have is from a Brian Bollerman. If I got it right. We're going to have you state your name and address."

Brian Bollerman: "Brian Bollerman, Aquebogue."

Supervisor Kozakiewicz: "Okay. Good."

Brian Bollerman: "I feel like I had way too much time to review the initial master plan document and too little time for the revised document. I've had a lot of personal things to deal with in the last week. I haven't had a chance to fully review it so my-- most of my comments will come by e-mail to the Board during the open comment period.

But I would like to take- thank the Planning Board for taking into consideration a lot of the comments that we had regarding the Aquebogue-Jamesport area. It seems like they really paid attention to some of the things we said. I haven't had a chance to review them all

but it looks like the major ones- some of the major ones were completely changed to the way that we would like to see them.

I think the master plan is a very good plan. I would love to see the adoption of this master plan before the next election. I don't want this to become an election issue. I want it taken care of way before then so it could be written into the town code so this can be- these public hearings can be over with.

I remember watching on public access when they were going through the Citizen's Advisory meetings and they showed them on Saturday mornings where a planner got up and he goes, well, if someone comes up and he says I disagree with 5% of the master plan and he agrees with 95% of the rest that, if you think about it, it's not too big a deal. We can work with that. And my thought on that was, the upzoning may take about maybe 15, 20 paragraphs of the entire master plan, maybe represents about 3% of the actual writing in it. But it's 90% of the plan.

So I disagree with his statement, where someone comes up here and says well, I agree with 95% of the plan but I want 5% changed, chances are that 5% is a pretty significant portion of the plan and I think it should be listened to and definitely taken into consideration.

And one last thing I would like to say and this is in regard to affordable housing. Right now in the Suffolk legislature there is- they're trying to put through a plan for- in New York State I believe it's blanket of New York State- every development of five homes or more is going to be required to put away 10% of its development or the site plan to public- or low income housing.

I don't know who determines what low income housing is, I guess 80% of the median income. I don't know if that's different from welfare housing. I don't know if it's different from anything like that.

When you look at Suffolk County and you look at the western towns which may have a population of one million and the number of homes that they're going to build in the future, and if you look at the eastern towns with the small population and all of the developable land, when you build let's say 10,000 homes in western Suffolk and you build 1,000 affordable communities- or affordable housing units, 1,000 units compared to 900,000 population is nothing.

When you come to the eastern end of Long Island and you're going

to build 10,000 more units compared to our 100,000 population, it is a much higher burden that we have on the east end. Riverhead Central School District right now is at the 22% poverty level. That puts a huge burden on all the people in Riverhead who have to supplement their taxes to send their children to that school. And you're going to plan 10,000 more homes in this community and if you're going to build affordable housing and if people are going to get a tax break on that home, I ask you to assess these homes at full value. These people are already getting a huge hand down for buying a home \$150,000, \$200,000 under market value. But don't shift the burden of paying taxes to us.

I know you're expanding the commercial development, I know Calverton is going to be coming along, I know it's going to help our tax burden. But as with every government, you're just going to spend and our taxes are never going to go down anyway. Instead of a \$70 million dollar budget we're going to have a \$150 million dollar budget with an extra hundred and whatever raised from Calverton.

I would just ask you that if you're going to build affordable housing, tax them at the full assessed value and when they re-sell these homes, make them give at least 30% of their profits back to the town because right now on Old Farm Road off of Middle Road, they got these homes 10 years ago for somewhere around \$90 or \$110,000. They're selling them for 100- \$280,000 they're asking now and they don't have to give anything back to the residents of this town who have supported those homes for the last 10 years.

And new people, especially like my wife and I were young. You want well educated, young people to come to this town, to care about this town? You're putting the burden on us to survive here with the taxes we're paying on our home. And we make it; we expect other people to make it.

I'm not against giving people help, especially if it comes from not-for-profit grants from the state. But tax these homes at the full assessed value.

And, just one other thing. In EPCAL, right now the zoning for casinos. Don't bring a casino to this town. Thank you."

Supervisor Kozakiewicz: "Thank you. Next speaker, Sid Bail."

Sid Bail: "Sorry, I was back there in a different time zone."

Supervisor Kozakiewicz: "Join us in this one."

Sid Bail: "Sid Bail, President of the Wading River Civic Association. We participated in the process from its inception under Supervisor Vilella and we feel the importance of good planning, particularly in our little community. In 1987, the town, the town of Riverhead did a hamlet study for Wading River and one of the topics that was under discussion this afternoon was the difficulty of kind of like projecting, planning, you know, I think the discussion was five years out. How can we be sure these numbers are going to hold out and much beyond five years, you're into the twilight zone of planning, etc.

Well, in Wading River, we made substantial changes in 1987- '88- '89 and they were codified by the town with changes in zoning, etc. And, they've worked fairly well. And, one of my questions was when Supervisor Vilella asked the Wading River Civic Association to participate, I asked the consultants. I said the underlying philosophy of the Wading River hamlet study is a little bit different than other parts of the town, you know, could provisions be made to incorporate this. And I was told that this was the case.

We went through almost four years participating on the committee. We also worked with another group, the Last Chance Coalition. Later Jill Lewis will come up here, she'll make some more generic remarks that the Wading River Civic Association supports.

But looking at the latest version of the master plan update, I was happy to see that the recommendation to change the RA1 zoning, the one acre zoning, to conform to the rest of the town was included. But I was disappointed, surprised, dismayed that the underlining philosophy of the Wading River hamlet study was not included.

For instance, there was a BC zone which includes uses. It's really a zone that's on Route 58, a portion of Route 58, a less intense version. And it includes used car dealerships, car washes, several uses that were never envisioned in Wading River. So we had recommended- we worked with a member of the Planning Board, we made the comments at public hearings, etc. We gave written comment. And for some reason, they weren't included.

On 25A, there's the CR zone which is being eliminated just to the east, both the north and south, the CR properties. The consultants recommended it was a rare opportunity to preserve some open space that could be perhaps either the school district, the town, the county,

etc. And we supported that. And in the master plan update, we see that the land on the north side of 25A is designated CRC.

One of the recommendations- and it was by the earlier hamlet study and it was confirmed by the consultants in the more recent study, is that there was too much commercially zoned land in Wading River. We didn't have to recreate a miniature version of Route 58 in Wading River, and I think that was very well said.

Another part of the philosophy again of the Wading River hamlet study, 24 hour business operation. We have 19 hours. And we found out that this would automatically carry over. The town of Riverhead in the past when there was a legal challenge to this under Supervisor Janoski, supported us in this and we prevailed or the town prevailed actually.

Prohibition against- we had a provision for owner occupied condominiums. Again, that was a legal challenge, the town prevailed. It's not included in the hamlet study.

I hope that these things, because we did submit notes and everything. I know that there's tremendous pressure on the Planning Board to complete this process. I hope these things can be incorporated so that we can support them, support not only the provisions in Wading River, but the provisions overall throughout the town.

I request that the comment period be kept open and that you consider another public hearing on this matter because it's four something in the afternoon. Not everyone is retired or people of leisure such as myself who can just, you know, have nothing better to do than, you know, hang out with you guys up here. But, so I think the town would be well served by an opportunity for residents in the evening to speak out on these issues as well. Thank you very much."

Supervisor Kozakiewicz: "Thank you, Sid. Next speaker- before I call him up, there are more cards out there, by the way. I checked before and there were no cards and they're back out. So there are cards available for anybody who wishes to address the Board regarding the subject matter that's before us this evening. Howard Meinke."

Howard Meinke: "Thank you, Mr. Supervisor. My name is Howard Meinke. I am the president of the North Fork Environmental Council.

First of all, we do believe that we need more time. The most

recent iteration of the master plan came out just recently. We just had a 4th of July holiday, not everybody was able to really get their arms around it. It's an important document. More time is certainly important.

One thing that came up this afternoon at your meeting here was that the mandatory 70/30 cluster regulation was being watered down and made not mandatory but suggested. I think it should be mandatory if there is a requirement for special attention, I guess it's possible to do that but it should start out being mandatory. I think that's an important part of the preservation program.

Our NFEC Board supported the stakeholder's proposal and our Board voted one time with the- for the goal of 80% land preservation and 60% density reduction. We think that density reduction is a very important point because this is an agricultural town. That's a very visible and large asset. It also will- does have a growing population and the population will get larger. The population brings on school crowding or school expenses. It brings on highway crowding. There is a great quality of life issue in density increases and that's a very important part of it.

Our Board endorsed the framework of the TDR plan, the stakeholder's proposal and they submitted that to you. They did have- our Board did have some reservations, however, and one was the ratio of TDR's, whether it should-- whether one TDR per lot, one TDR per two acres, or one TDR fraction. That seemed to be very important and there is research going on and the plan that was submitted agrees that that needs further work.

Our Board also said that the complexity of the report- of the plan, in order to achieve the density reductions are great. There's a lot of moving parts. The report here says that there's a potential benefit of 64% reduction in future density as the town moved forward. That's a great result but there are a lot of- as I said before, moving parts and if a lot of things don't work right, we could not have that- even close to that and that is a very important thing.

So, our Board also said we wanted to see monitoring built into the plan so- since there was a TDR plan that did not work in Riverhead's history, now we're talking about putting a TDR plan in that will work. I'm sure when we put it in the first time we thought it would work, but it didn't. So, the fact that there are all these moving parts-- just for example, there is a place in the report that would allow six units per acre density in certain locations. That

would be TDR's off the farms but it would be density somewhere, a lot of density. It then says commercial enlargement could require TDR's. This would reduce TDR's from the mix.

If there's any parts of the- if one of those works well and the other doesn't work well, it could either be a very successful plan with regard to density, or it could be a terrible plan.

So, we think that the monitoring part of it is very, very important because we do notice that in this plan there are two items here that would use TDR's without giving you more density. That would be a greater industrial development at EPCAL and incorporating proposals that are in the plan to get increased intensity of retail or industrial or some sort of commercial development and charging TDR's to do that.

There are also one, two, three, four, five items here that would create additional density by taking TDR's from the farm and putting them somewhere else. So I just bring this up that density is important and it should be important to a lot of the people here and that the monitoring is a very important part of this plan because TDR's didn't work once, so we should be smart enough to feel that it's possible they won't in entirety or piecemeal and will need adjustment.

And there again in closing I would just say that, again, that I think the 70/30 clustering regulation should be reinstated in the plan and that we do need more time. It's a detailed plan, there's a lot in there and to get intelligent comment, we need more time to do it. Thank you very much."

Supervisor Kozakiewicz: "Thank you. Our next speaker is Jill Lewis."

Jill Lewis: "Jill Lewis, Wading River, New York. I'm speaking- I'm reading a statement for the Last Chance Riverhead Coalition. For everyone that wasn't here earlier, one of the things that we're requesting that a second hearing for the continuation of this hearing take place. The Supervisor had already mentioned that it looks like it may happen on the 27th of this month. So- some of these things- even as I walked in the door, there's another sheet with some modifications to the master plan and as you can imagine, we haven't had a chance to really look at the document and we appreciate the extra time to come back on the 27th.

The Last Chance Riverhead Coalition would like to collectively

submit comments on the master plan. Given the limited amount of time we have had to review the revised document, please understand that these recommendations constitute only our initial remarks. We reserve the right to make additional suggestions in the near future and then, of course, we ask for an additional session.

We've broken down comments that we support and items that were discussed at public hearings and directly with town Planning Board members that were not included.

Coalition members have demonstrated consistent support for mandatory clustering to protect farmland and open space. Such a provision was contained in the draft document prepared by the town's consultants. The language in the current document makes this preservation technique permissive and therefore not mandatory. In the absence of a specific number of acres to be protected and without mandatory clustering, the town may actually be reducing the amount of overall land to be preserved with resulting inconsistent development patterns as well.

We strongly urge restoration of the 70/30 mandatory clustering formula previously advanced and supported.

The Coalition supports transfer of development rights as part of the comprehensive land use strategy. Our position is summarized in a section of the citizen's master plan which is not appended to this document as it says. I had already given copies last time and then I'll bring some more tomorrow for your review. And we strongly urge the town not to delay adoption of the master plan for this purpose.

To give you an example of why I think it's so important that we have two hearings. There are some things in this master plan that were not contained in the document that we saw a year ago so I think we need a chance to digest it, understand it, and then make better comments.

But for example, in Policy 3.6G, it sets out limited uses on agricultural parcels including accessory dwelling units, home occupations, home professional offices (which may not even relate to agriculture) and country inns which we feel constitutes undesirable development on farmland and we think these provisions need to be refined or eliminated.

We also had opposed the expansion of the commercial residential districts on two parcels in Wading River.

On a positive note, we really- we love the idea of a five year greenway development plan and feel that the master plan should state that the town would continue to coordinate and work with the Central Pine Barrens Protected Lands Council when dealing with properties located in the pine barrens.

Some of the comments that we had made through the Citizen's Master Plan were not included in this document. As I said earlier it's the basic philosophy of the Wading River hamlet study. It has been continually requested that alternate zoning for the hamlet of Wading River be implemented in order for Wading River to continue restricting 24 hour businesses, restaurants with drive in windows, and to support owner/occupied residency along 25A where residential development is permitted as required by the hamlet study.

We also feel that specific standards and guidelines that are being considered by revision to Chapter 47 of the town code be incorporated as part of the master plan.

Like I said, there's a lot of things to absorb. It's hard when there's things that weren't even there or proposed beforehand and now we're trying to figure out what does it mean exactly for the town so we appreciate the additional hearing.

But in conclusion, we strongly urge the Town Board to complete the master plan in a timely fashion. We also ask that you immediately convene the first meeting of the implementation committee to establish a scope and strategy of work and we ask that all suggestions contained in the Citizen's Master Plan be adopted. Thank you."

Supervisor Kozakiewicz: "Thank you. The next speaker who handed in a card is Patricia Holland."

Patricia Holland: "Patricia Holland, Northville. Mr. Supervisor, Members of the Board. In Chapter 1 of the plan, I'm reading from the website on page 1-5 Section 1-3 Relationship to Other Plans, on line 8, it says, quote, also the downtown revitalization strategy is hereby incorporated in full as part of the comprehensive plan meaning that the recommendations in that document to be treated as comprehensive plan recommendations.

This is giving- in my mind, this is telling us that we can incorporate other things so, therefore, I respectfully submit that the Last Chance Riverhead Coalition Citizen's Master Plan which you all have copies of, be incorporated in full as part of the comprehensive

plan, meaning that the recommendations in that document should be treated as recommendations to the final master plan and that all of those recommendations be implemented. Thank you."

Supervisor Kozakiewicz: "Thank you. Next speaker, Joe Van de Wetering."

Joe Van deWetering: "I'm Jose Van deWetering from Calverton. Good afternoon, Supervisor and Council people.

I'm here to talk on behalf of the Peconic YMCA. The exploratory committee to establish a YMCA in this town has over the past four and a half years seriously reviewed over 30 separate locations, of which a total of four would be instantly acceptable, Manor Road in Calverton being one of them.

Our New York City consultants while drafting our master plan recommended and I quote the town help the Peconic YMCA to identify a suitable site in Riverhead, (inaudible). Last year our Town Board pushed very hard for the Peconic YMCA to obtain 17 acres of unused county parkland, unfortunately to no avail.

Taking this together, the exploratory YMCA committee, the town consultants and the Town Board all agree on the need for a YMCA. The Planning Board has amended the master plan by placing a new commercial residential campus, CRC, zoning district on a 50 acre parcel on the corner of Manor Road and Route 25 in Calverton. Whether that allows for the establishment of a YMCA is not obvious.

The identification of the location of the YMCA on Manor Road should become our common goal and should be implemented. Thank you."

Supervisor Kozakiewicz: "Thank you. Next speaker, Bob Wieboldt."

Bob Wieboldt: "My name is Bob Wieboldt from Westhampton, New York. I represent the Long Island Builder's Institute. We have about two dozen builders working in the town and several hundred firms providing materials and services to the building industry in Riverhead.

It's been my pleasure over the last several years to work in one extent or another with various groups in the town of Riverhead. I'm making a vision of Riverhead's future better, not just for the people of Riverhead or its open land or any particular industry, including

mine. But because Riverhead stands at a crossroads right now.

You can become a different kind of rural area than you are now. Riverhead is today a real place. You've got a working agricultural industry, you've got people of all incomes living here. There's elements in this plan, however, that led me to get involved with the Farm Bureau and others in the environmental community that would turn this landscape into Sagaponac a different kind of rural landscape, a place that becomes a suburban landscape of two acre homes, clustered or not clustered, mandated or otherwise and not a working farm belt, a place where the building industry is limited to building big mansions, which we can make money on, there's no question. But in effect using up what's really precious about a working- almost upstate kind of town in Riverhead.

The issue I think is one, and I address my comments at this point to the environmental impact assessment and its consideration of alternatives. There is an alternative that has several aspects that have been neglected by the planning process and not addressed by even the recent revisions by the Planning Board to the vision presented in the plan. That is the stakeholder's proposal, it's a substantive revision. It is supported by quite a few organizations and should be addressed in the EIS, final EIS on this matter.

The absence of such an address of that plan, I think would be a mistake and may lead to challenges of various kinds.

I want to talk about a vision of that yellow belt on that map. To develop that in a race between diminished public funding to buy the development rights and sometimes the (inaudible) in the farm belt, and builders going in and developing houses of two acres, is a landscape race that I don't think anybody can win. You have certain small parcels which are going to go completely to two acre. If you had the mandatory cluster, the rest would be large houses on small lots within two acre pieces sort of tied together. But your end result, when I go to Briermier Farms to buy a pie on Saturday morning in 20 years, there's going to be houses and not farm belt. That's the problem. And that's the alternative I think that's been missed.

That's the alternative that in part the stakeholder's group addresses. If all the development that would occur in that yellow belt were to be developed at a density of six units to the acre, you'd use 11% of it up. You'd use 16% at about 40 units to the acre. You could have diverse housing types that involve attached, semi-attached housing, with single family housing, in organized clusters. You'd

attract developments of 50 units here and there, close to existing buildings, keeping the farm belt pretty much open, creating an incentive to the farmer to sell his development rights to builders who can use it elsewhere rather than do two things.

The two things are: dump it all north of Sound Avenue. We looked at that. It's not a very viable alternative. Those parcels are highly contested right now. A lot of development has occurred there already that's resistant to it. We saw in the Talmage development and others, the level of environmental resistance to further development in that area. A lot if its been bought and is on the drawing board. Some of the new areas around 58, downtown, and in the Calverton Industrial section are potential TDR things, but if we want to go to two acre zoning and tell the farmers of Riverhead to go to hell, we'll give you no compensation at all, that's one thing. If we want to give them compensation that's fair, you've got to create a market for the development rights that will come off and the difference between one and two acres.

The way to do that is not to use public funds but to allow builders to develop those units in tighter clusters, on less land in a more attractive manner, providing more diverse housing stock than will be happening if we have it under the current plan. That's the major element as we see it. And I'm very reluctant to stand up- I've done it occasionally to support population reduction and preservation goals of, you know, three-quarters or more of a community, but it makes more sense to us than to let it go as a large lot suburban development and lose the farm belt in Riverhead. I think that's our main issue.

There are other issues. The kind of housing stock we need are not four bedroom Victorian looking homes located in the middle of the farm belt complaining about all the activities that are going on around them, wiping the farms out one at a time. It's a mess. We need housing for smaller units, two bedroom units, our working families. We need housing for small units for couples, for seniors, for others that this town is generating.

You saw today's Newsday. The AFL-CIO has never in my knowledge, and I've been around state government for 30 years, taken a state-wide policy position so strongly in favor of a massive governmental intervention in the housing market to produce housing.

I had an occasion in the last few weeks to talk to some of the leaders of that organization and they told me that it's not because unions want to go in and build all the houses in the future and it's

new work for them, they've got plenty of work. It's because when they go to a meeting of their rank and file, the biggest issue on everybody's mind is what are you going to do for the average working person in a variety of jobs who can't afford to live in the town they're working in? So it is reaching crisis proportion.

We need to find a way to be able to do that. The answer is density. Now density does not mean more population. If you buy the development rights that would otherwise be there and concentrate it, you don't increase population, you relocate it into more compact communities that use up less land. And I think that's really the secret. Use less land for what in effect would become fewer people but in more meaningful structures.

A four bedroom house on two acres just does not fit the population group that needs shelter and we're in the shelter business and we're trying to tell you that. We're willing to take a reduction as you propose in your plan in the overall number of building sites in exchange for what we think would be a diversity of housing type and ability to meet the needs of the market in all economic conditions.

I presented a paper to the Town Board at a work session on June 26th. I'd like to hand that in now for the record.

I think my last comment also relates to SEQRA. I noticed from having quite a knowledge of SEQRA that you folks are meeting the deadlines very tightly, honoring I think the letter rather than the spirit of the SEQRA law. That can get a community into difficulty. I'm glad the Supervisor opened up with the idea of a more extended time for hearing and comment. The Long Island Builder's Institute will be presenting detailed comments on the GIS. I think that's important.

The essence of the SEQRA process is to get input from a lot of people, pay attention to it, and respond to it. I think we need more time to do that. Thank you."

Supervisor Kozakiewicz: "Thank you. The next speaker is Rob Sedaghatpour. Are you going to pass? Okay. Next speaker is Richard Amper."

Richard Amper: "My name is Richard Amper. I'm Executive Director of the Long Island Pine Barrens Society. We're at 547 East Main Street in Riverhead.

Several bits of business. One, we very much appreciate the opportunity to spend a bit more time with the environmental impact statement. There's been a lot that has come out of this in the last week and we want to get the environmental impact thing straight for sure. So we're all comfortable in moving ahead together.

Several of the speakers today have alluded to a small group of people who have been looking at transfer of development rights. This coming Monday, a week from today, will mark the 10th anniversary of the Pine Barrens Protection Act being adopted into law and I was really pleased to work with many of the stakeholders there in crafting an effective transfer of development rights program.

I wanted to point out that the transfer of development rights program was just a small part of the overall efforts to preserve the pine barrens. Most of the land was protected through land acquisition. About 500 acres was successfully preserved by TDR's.

But I don't want to overestimate the importance of those TDR's to this Town Board. While we need a program, a specific program is going to take time to develop and it's always based on an economic analysis with the relative value of land so that you can provide an incentive on the one hand to make farmers want to participate in that program, but also to control density. And the pine barrens, I want to be really clear, we simply wanted to move density from one place and it didn't- it was intended to land someplace else in the existing communities. We intended that- we weren't trying to reduce density; we were just simply trying to keep it out of the core area of the pine barrens to protect drinking water and preserve habitat.

Riverhead's trying to do two things here. You are indeed trying to preserve that landscape, but you're also trying to avoid density and I'm looking at the numbers and I can't quite sort them out. I don't know how the plan as advanced to you at your work session does that.

We talked about preserving that yellow swath. But if we don't know for sure where the receiving areas are and where they aren't, if we can transfer into those areas, we could be causing ourselves a problem there. I would urge you not to link these two functions. I think we should all agree, and I mean everybody in the environmental and civic community and this government and the developers and the farm bureau, to sit down and figure out how down the road we make a specific TDR program work.

We don't need to prevent your moving ahead with your master plan, which is another matter.

I don't want to be negative because I think the community is really pulling together on this and I would love us to have a great shared success story. But I have looked at the way the Builder's Institute has developed on Long Island, myself now for 20 years, and have not regularly seen them considering the density concerns that all of us have. We're overdeveloped. There are more than a million units of housing on Long Island yet there haven't been very many units of affordable housing.

I read the same article and we share the same concerns. But there has been very little to keep the developers from building affordable housing and we don't have very much. I'm not sure it's the Builder's Institute's primary motive is to house people who don't have high incomes because I haven't seen it. I haven't seen any prohibition to their building affordable housing and still it hasn't appeared and I have not seen the focus on the vistas in terms of their behavior and the focus on how tourism works and what it's doing to all of our taxes.

I see them advancing their industry and their industry is in the final analysis to build more houses. I agree we all need houses, but the developers haven't been building the houses that we need. We acknowledge that it would be a bad idea for them to continue to build in this grid-like, sprawl sort of way but we're also concerned about just how much development is too much development. What constitutes over-development?

A recent survey, 75% of the people on Long Island said that over-development is now the number one problem affecting our environment and our economy and our quality of life.

So, as Riverhead begins to implement this master plan and I hope that you'll do it without delay and we agree that one more hearing will give us an opportunity to review the environmental impact statement. On the one hand the master plan specifics that we haven't seen heretofore and even to take a closer look at this TDR program that this group of people has assembled and see if we can make some sense out of it.

But we would urge you to move ahead with the master plan without needing a further resolution. You've done a good job looking at TDR's. The Citizen's Master Plan has done a good job of looking at

this particular program. We all agree that transferring development rights is a part of this program. But there's no reason not to move ahead. Let's not have the tail wagging the dog. Let's be sure that what we're doing here is we're advancing something that makes sense for the overall purposes of (a) yes, preserving some farmland and open space; but (b) controlling the density, the sheer volume, people and traffic and congestion that is not- does not have to be the same part of Riverhead's future as it has been in the past.

So, let's end on a positive note. We're going to use the remaining few weeks. We're really close to the goal. I hope it will be a goal that everybody can embrace. It will be a- the Supervisor was out with us a week ago at Traditional Links. I think we all agree that it feels better to agree than to disagree. We're very close. Let's get it right together. Thank you."

Supervisor Kozakiewicz: "Thank you. James- I'm not sure if it's Ecker or Eckel."

James Ecker: "Yeah, I'll pass."

Supervisor Kozakiewicz: "Thank you, sir. Next speaker Larry Oxman."

Larry Oxman: "Good evening. Larry Oxman, Eastern Long Island Commercial Real Estate and Land Value Real Estate.

I have several topics to talk about so I'll probably limit them to a few, maybe I'll come back after other people have had a chance to speak.

First, I want to commend everyone that worked on this plan. It's a good one. It's got a lot of good elements. The consultants have put a long time into it meeting with the various representatives of the town community. The Planning Board has put its impact and so on the surface it looks good. I'm glad that you're extending the time that it will be able to be digested because there have been some significant changes so let us get used to it.

Specifically, the business elements that talks with the downtown. I noticed that there was a recommendation for retail to be the only permitted use on ground floor space on Main Street. Being a commercial broker that's hit the pavement for many, many years in that area, I wonder if that's really practical and although I think it's a great desire there, I would be very leery of making that actually the

only zoning that was permitted. I'm afraid that that will lead to vacancies.

Riverhead Centre has not opened up yet. I don't believe that we have seen the full impact of the development on Route 58 and how that will affect the downtown. Currently there is quite a bit of service and office that has moved downtown and what happens is that they are spewing restaurants, new restaurants are coming. And I think that there's a nice cycle that's starting considering that there's been a shift ever since you first let retail go up to Route 58.

If you look to other communities, you can see that, again, office service leads to more people, more people lead to restaurants, restaurants lead to other activity and smaller retailers. So, just consider that.

Also, in relation to the transfer of development rights, there was a clause talking about if someone wanted to build on 100% of their property because right now in the Business D zone which may change to a different zone, you're allowed to build on 100% of your property. It was suggested that in order to do so, that a developer or owner would have to purchase development rights.

My attitude is that downtown needs all the help it can get and by putting an onus for someone to spend more money to develop a parcel down there, again, may not be the appropriate time. In the future, if downtown, you know, flourishes, that would be the appropriate time.

Other areas, the western corridor of Route 58. It's being proposed that it's called Destination Retail Center. That stretches from about where the car dealerships end around Riverhead Centre going out toward Tanger. It's an interesting concept but I wish that the Town Board would address the permitted uses and expand on those permitted uses.

One example is it allows retail but it talks about a shopping center of 100,000 square feet. Unfortunately, I believe that there are only two parcels out of numerous parcels up there that could support that type of a center.

Not opposed to the concept of big box retail being located in that area. It seems appropriate. It's close to the LIE. It's drawing a regional draw. But I think that the uses have to be expanded. I really think that it should almost be akin with BC which is Business Corridor and SC which is Shopping Center. Maybe all of

those uses are the same or you might consider a- if you want the big boxes to go there, that you might consider a limit for a minimum size for retail so that we would avoid all this small strip centers with just an average number of stores.

The- in Business- in Business BC, the Business Corridor and the shopping center, the plan talks about a permitted density of up to 20% with sewers. I was very pleased to see that. Also giving the developer the right to expand upon that by purchasing development rights. The development rights according to this plan were set at about 1500 square feet per development right. I think that's a good, workable number. Again, very encouraging.

When you go over to DC- excuse me, the Destination Retail zoning, however, it's lower and I don't see the difference as to why- what area should be lower than the other. I've done some numbers and impact and basically the tax difference, it may seem that it's not that high between a 15% coverage which is what's recommended and a 20% coverage. What we're really talking about are hundreds and hundreds thousands of dollars. I'd be glad after- during the week, I'll submit something to you in writing which will outline exactly the taxes that would not be gained by limiting the coverage.

I also wanted to talk about Residential C zoning. As I go through the plan, it's a little unclear as to- it talks about certain areas of Residential C being upzoned to two acre zoning. I was about 15 or 20 minutes tardy. I understand that some of the areas may stay at one acre zoning; some of them may go up to two acre zoning. But it's not clear which parcels would be affected.

Specifically, when you look at the Residential C on the map, my guess is that- and I could do a takeoff and find out exactly- but my guess is that you're really only talking about I don't know, 100 to 200 acres of property that's vacant in the town of Riverhead. It's really minuscule in comparison to the farm belt in being upzoned to two acre zoning. Therefore, as you study each piece, I think you'll find that they're either in fill pieces completely surrounded by development. Most of them are outside the AOZ, the Agricultural Overlay Zone. They were never really intended to be preserved or to be- to have the low density that's being proposed.

In the audience today there's a property owner, Mr. John Klein, who has a 50 acre parcel out in Aquebogue. And that's a piece that's on the south side of 25. It's surrounded to the west by development, half acre zoning or even smaller, and to the east the property has

been- the development rights have been sold to the county. So that will always remain farmland.

One of the beautiful things about this particular parcel is its proximity to the hamlet of Aquebogue. It would be a real shame or a waste if this piece were to go up to such a low density of two acre zoning. I think it lends itself very well and very appropriately to be developed. Part of it is commercial; part of it is Residential C. It really calls for a mixed use type of development, you know, whether it's work force housing which seems to be the new buzz word of the plan, or senior housing or something.

I'm also concerned, however, in relation to the Residential C and if, in fact, it requires the transfer of development rights in order to obtain a good yield. Again, we're only talking about a few parcels throughout the town. My concern is that given the price of development rights, that work force housing would just not be achievable, so I would ask the Board study that. I'll also submit something more specifically in writing.

There are other parcels, Middle Road, that are also appropriate for- that meet the criteria as far as this plan, close to shopping, good fill pieces surrounded by other development that may not be appropriate to go up to the two acre zoning.

With that said, thank you."

Supervisor Kozakiewicz: "Thank you. Next speaker who has handed in a card is John Tintle."

John Tintle: "Good afternoon, Supervisor and Council members. My name is John Tintle, Calverton, New York.

I wanted to comment on the rural corridor part of the plan along Middle Country Road currently zoned for industrial use which I believe is an inappropriate use due to its proximity to roads and major highways. I believe in the intent of the rural corridor but I don't believe that rezoning, wholesale rezoning through the corridor, is what is needed.

I believe it severely impacts the development potential of those properties and I believe that the intent of the corridor could be achieved through greater setback requirements, deeper setbacks, and more screening along there without having to go for a wholesale rezoning on that corridor. Thank you."

Supervisor Kozakiewicz: "Thank you. Next speaker who has handed in a card is Michael E. White."

Michael White: "Good afternoon, Mr. Supervisor and Members of the Board. My name is Michael E. White. I'm with the New York League of Conservation Voters. I'm on the state-wide board of that organization and I'm on the policy committee of the organization. I'm the Chair of the Long Island Chapter.

I want to congratulate the Board for taking on this very difficult issue of comprehensive land use planning and land use preservation and highlighting the importance of land use preservation and open space preservation.

I want to just specifically speak today supporting the comments of some of the previous speakers such as Eve Kaplan, Joe Gergela and Bob Wieboldt, and strongly urge the town to incorporate the recommendations of what is called the stakeholder's working group relative to the TDR planning and program.

Clearly, TDR's are an effective tool for land preservation and we believe strongly on the east end here we're not going to get good open space and complete open space preservation without land preservation and a very strong farmland preservation program.

Jim Tripp who is also a member of our state-wide board and counsel to the Environmental Defense participated on that working group and I want to tell you that the League remains willing and anxious to work with the town and that stakeholder's group to refine and implement that TDR program as suggested in those recommendations. Thank you very much."

Supervisor Kozakiewicz: "Thank you. Next speaker Sina Mahfar. Did he step out? Next- we'll pass that by and call him again. Rob Pike. No? All right. I'll bring you up after Rob Pike, sir. Okay. Stay in the room. No, no, there's- the speaker who was in front of you, Rob. Unless you don't mind- okay. Mr. Mahfar, come on- "

Sina Mahfar: "Good afternoon Supervisor and Members of the Board. My name is Sina Mahfar and I'm a principal of (inaudible). Simac Associates (phonetic) is the owner of approximately 67 acres of property situated on the northwest corner of Fresh Pond Avenue and South Path in Calverton. This property is zoned Industrial A. (Inaudible) Associates is the owner of approximately 112 acres on the northeast corner of Route 25 and Fresh Pond Avenue. This property is

zoned Industrial A and Business CR. Both these properties were the subject of the extensive environmental reviews conducted in the 1990's. In fact, a detailed environmental impact statement was prepared for the property owned by Simac Associates and the EIS evaluated the (inaudible) environmental impact of development of both properties.

Despite the completion of the (inaudible) final environmental impact statement, the issuance of the notice of completion of the final environmental impact statement by the town of Riverhead Planning Board, the Board neither adopted the findings statement nor issued any decision on the pending industrial subdivision of those properties.

Since that time, the town of Riverhead acquired the former Grumman property and has been actively marketing this property for uses that would be permitted on my property. The town through various incentives including the availability of public water, municipal sewer and tax incentives has made development of this property much more attractive than development of privately owned industrial and commercial property in the vicinity of the former Grumman property.

The private developer simply cannot compete with the favorable condition offered by the town. A review of the town's comprehensive plan now indicates your intention to change the zoning on my parcel to IR, Industrial Recreation, or RLC, Rural Corridor zoning on 25.

The IR zoning would allow offices and various like industrial uses as well as golf courses, parks, playgrounds and other recreation. The RLC zoning would permit a very limited range of roadside shops and services such as antique stores, craft stores, various civic and cultural uses and single and two family homes.

This zoning would be not appropriate for my property, especially given the town's plans at the former Grumman property. Based on my experience and after reading your proposed plan, it is my opinion that the most appropriate use for some of the industrial land in this area that really cannot compete with the development incentive offered by the town at the former Grumman site, is for high density residential purposes. (Inaudible) commercial development.

The plan documents the need for work force housing and for various housing types. Either it appears the plan is truly encouraging only expensive housing north of Sound Avenue which would not (inaudible). The development of high density housing on my property which is easily accessible to both Route 25 and LIE would

help the town to meet the documented housing need and would also help to make (inaudible) economically viable.

Thank you for your time and I hope that you will evaluate this situation and consider my suggestions."

Supervisor Kozakiewicz: "Thank you, sir. Rob Pike."

Robert Pike: "Mr. Supervisor, Members of the Town Board. My name is Robert Pike. I'm a former Town Councilman and have served on various advisory groups to this master planning effort. I also have in my history a stint of environmental law at Long Island University.

And I am here somewhat in awe because I think you are seeing for the first time in a long time demonstration not only of the freedom of speech, but of the bravery that earns that. I spent a lot of time over the last week sitting on my boat thinking about this and trying to catch up with all the master plan. I, too, am glad that we have more time. I'm a (inaudible) reader and I didn't get through the darn thing. We have much more time on our hands available and think of that in terms of hours, not days or weeks, but hours of effort because that is what all of the people who have worked to make this great product come to fruition.

I think you can add some new names to the list of the brave in Kaplan and Mr. Weiboldt and Mr. Gergela because they have moved so far in so little time from where they were a decade ago.

I believe that we should look at that yellow strip there which is as precious a commodity as we have as the great thing that was dumped off by the second Ice Age, i.e., the topsoil of all of Connecticut and Rhode Island and Massachusetts right into our laps. You should look at that natural resource as active, prime, productive, well drained, agricultural soil as a natural resource that must be protected at great cost and at great bravery and at great effort.

I believe this document begins to reflect that need and that reality. The real estate market is starting to realize, I think, that it has a value much like oceanfront does. There are subdivisions on the north fork of Long Island called Farmview. Now that they destroyed the farm in the process is another matter but they exist. And it is a real economic driver that is driving both the clustering provisions and the TDR provisions of this.

Now I have a reputation of taking on the tougher issues here so I

want to talk about two or three of the harder things in it before I get back to the farmland. And the first has to do with the wolf in sheep's clothing known as affordable housing. Because I think we have begun to deal with some of the realities of what a dangerous idea that is in this town. But let me put that into perspective for you.

The town of Riverhead is the poorest town in Suffolk County on a per capita basis. We have one of the highest levels of home ownership and equity participation in housing in the entire county. That means that we've already developed in a way that has a very high degree of affordable housing and it is those people who have lived here and rebuilt here and invested here who are at risk by affordable housing projects because the density that would come with that, the schools and the taxes that would come with that, would be destructive for our existing housing, which is affordable.

I think the plan begins to do the right thing but if you think about the actual demand of Riverhead citizens for affordable housing, it is not something that is expressed in the thousands of units. It's hundreds perhaps of Riverhead families who have sons and daughters who want to come home, not thousands. And I think we should be very careful about approving any project or any plan that goes overboard for affordable housing in a way that destroys or hurts the housing that is already afforded to us now.

I think the plan heads in the right direction there but be very careful with anything that comes up to you with the label affordable housing and goes baa. I believe the density reductions throughout this are part of that and they should be supported.

The second controversial thing that as here- apparently has come out of this plan was the idea of residential housing on Route 58. I believe that's in the original plan. It does not survive in this one. If it has, I missed it, forgive me. But there's a reason for this and that has to do with what is going to start happening on Route 58. And it has to do with the principles of smart growth.

Route 58 historically was a bypass for the traffic of downtown Riverhead. Well what bypassed was the commerce which went up to the cheap land and started building up there. Route 58 has become the commercial corridor of Riverhead, not downtown. Why? Convenient traffic patterns. You can get the easily.

Well, Route 58, as it builds out under this plan is going to start cannibalizing not only downtown Riverhead further, but it's

going to start cannibalizing itself. The eastern portions of Route 58 are going to be the hardest ones to get to if the circle stays, which it probably should. Think about what's going to happen to the shopping centers east of the circle. They will start running out of tenants. The reason they'll be going west.

So that the reason that you start looking at residential and mixed use housing, smart growth principles and high density and TDR receiving on Route 58 and that it should be in the final version of this is so that there is an economic incentive to build large residential projects.

Imagine, we could actually rebuild Route 58 using private money and turn it into something extraordinary. I've seen some very high density, very wonderful new village concepts in the literature of smart growth and they at least should not be prohibited by what you do here. I hope you will include the residential component as a TDR receiving on Route 58.

The next, the AOZ. I am so happy to hear that the demand for TDR has to be driven up that I want to endorse it and dance. I want the people of the town of Riverhead to realize that that has a consequence because those development rights are going somewhere. They're going into more efficient development patterns and, yes, some of those will be controversial, but if you want to save that natural resource out there, you have to create a demand for TDR. And so there is much good in the demands and the recommendations that drive up the potential for TDR receiving.

I believe that the idea of including all of the active remaining farmland in TDR sending is a good one. It is accompanied by the fact that you're increasing the supply which means in order to make it run, you have to increase the demand. And I believe that should be done in infrastructure areas. I disagree, I do not think it should be done in the AOZ itself. I believe that the use of TDR receiving around existing developments and golf courses is a cancer that once infected will spread across the yellow zone. I'm opposed to that.

I do believe though that within the conversion of the development rights into height and width and downtown and in Calverton, you have a brilliant idea that needs to be balanced. There should always be at least two and preferably three times as many potential places for TDR as there is supply. And if you don't have that formula, it will not work as it does not now work.

Another good thing that has happened in here is that the idea of farm lots, workable farms as the open space component of how you develop the land in the AOZ is a good one. I'm happy to see that. I'm happy to see whether it's called a homestead is allowed here, that accessory uses to that homestead, the real working farms is here. The development of the farmland to the extent that it has to happen should be accompanied by smaller economically viable working farms. That is where the market is going. That's where the tax goes both with the eight year individual commitment program with all of the provisions that are made in the federal code, leads you to allowing that to happen. It should not be a sanitized, oh, you can rent this to farm, but put your equipment over there kind of operation. These should be working farms.

I add to that what- the continuing debate over mandatory versus non-mandatory clustering. The real question here is the configuration of the land when we can't purchase the development rights and we can't TDR them off. And I believe that in all of the AOZ, if it isn't the absolute requirement, it should be the absolute presumption, the presumption that the land will be largely preserved in working little farms and most of it will be clustered. And that presumption can only be rebutted under serious conditions such as Mr. Hanley, our Planner, suggested earlier today, i.e., it's an entirely wooded lot or it's got huge topography problems.

Those exceptions should not define the rule. They should be the exception to the rule. So I think the presumption should be and a mandatory presumption that these things will be clustered in farm lot configurations. You're so close to getting that balance there right that I think there's a middle ground that can be struck.

I think there's a serious mistake, however, in the code there and that has to do with the 30,000 requirement for lots. In the AOZ, there's a mandatory 30,000 square foot lot. There is no exception to this, that in an 80,000 square foot yield, chews up a tremendous amount of property that doesn't have to be. The Planning Board did not adopt or did not understand my suggestion that not only should you be allowed to build smaller building lots, but you should be able to cluster density into a single lot.

And I'll give you an example that comes from my travels around the country, in this case in Vermont. They're building condominium complexes up there that look like working farms and they are a series of buildings that in and of themselves chew up eight units of density. That very thing would be prohibited by the way the plan reads now. I

believe that when you're doing something like this, you should have strict architectural control and guidelines to make sure it's part of the vista that you want to end up with. But if you do that, you can chew up a lot of density, you can combine it. These will tend to be more recreational uses. They will be the very people I was talking about earlier who are coming out here and treating the farms like we now treat waterfront.

There's one other thing that Joe has always raised and I have always agreed with and while our agreements have not been everything, we completely agree on this. The people who come to this town should know they're coming to a farm town. The code in there says originally that anybody within 10,000- no 1,000 feet of one of these properties, should be given a notice that they have to sign. Nuts. Oh, oh, and the Planning Board reduced it to 500 feet. I'm going the other way. Anybody who moves into the AOZ should know that not only are they getting farm view, oh, and not spelled V-E-U-W as it was out in Mattituck, but spelled V- however it's spelled."

Supervisor Kozakiewicz: "No. It's V-U-E, the one out in Mattituck."

Robert Pike: "Yeah, we've got to review that. Everybody who moves into the AOZ should be given by the broker before they go see the property and sign off and at the closing be given by the closing attorney and sign off, you are moving into a farm zone. It is a protected category of use.

You're not only going to get farm view, you're going to get farm noise. You're going to get farm crop protection devices. You're going to get farm dust. You're going to get farm smell in all of its glorious variations. And these are the very things that you want and if you don't want them, don't buy here.

So, I believe the notice provisions in the bill of rights should be mandatory throughout the AOZ and within a thousand feet of any property that is in the AOZ in active farmland production.

Now, there's one- basically the AOZ is in good shape with some fine tuning, with a very specific ability to cluster buildings- units into farm buildings. I think it's in pretty good shape now.

And, again, there is some bravery in this room that it has been adopted and supported.

The final thing I want to add is- this is my technology part ticking in here. Route 58 developed because it was a convenient way of commerce for Riverhead in the '40's, '50's, '60's, '70's, '80's and '90's. If you want to change the fundamental nature of Riverhead, if you want to rebuild downtown Riverhead, if you want to make people come here hop skipping and jumping, you have to build the new highway and the new highway is band width. The ability to communicate is the killer (inaudible) of land use redevelopment. The ability to put in very sophisticated tele-presence applications in downtown Riverhead so somebody can come here and live with the farms and live with the water, the ocean, the sound, all of that, all of that we have preserved, the clean water supply, and do business with the rest of the world as if he's in New York, will rebuild this town.

And I believe- and I would be willing to draft a component of the plan that emphasizes that and starts making concrete plans with both private and public utilities for developing extraordinary band width into the town of Riverhead. You watch commerce move toward that the second you build it. I believe it is part of our future and if it is put into place that this plan can become a reality.

In the final analysis, we're about to discover how brave you folks are because you're not going to please everybody totally. But I think if you incorporate some of the smart growth ideas that are in the stakeholder's and the Last Chance Coalition's ideas, if you make TDR solid so that no variances can be given, that you have to use it, that there's no end run, that you will start to see them run. If you treat the farmland as if it is a completely precious asset and that by the way means take golfing out of it. I'm sorry, once again, golfing is not an appropriate use of one of the most precious resources we have. We have enough golf courses for all of the golfers in Riverhead. In that AOZ farmland should be used for farmland.

Again, we're about to find out how brave you are and I'm going to give you one final test as former Professor Pike. And it is this. If you believe at the end of this process, when we synthesize all these ideas and we come up with a final draft of this and you're ready to implement it. If you really believe that you have done your job, I ask that you pass into the law immediately thereupon the adoption of the master plan, a local law that requires that every major development in the town of Riverhead and most minor developments in the town of Riverhead, be able to show in their application specifically how they comply with the master plan and when the approval is given, that there be affirmative findings in the approval of the body giving that approval be it the Town Board, the Planning

Board, the Zoning Board of Appeals, that that plan project is in compliance with this master plan.

If you really think you want to enforce that in addition to all the code work you have to do, I ask that one simple thing-- enforce the master plan itself by law. If you do all of those things, I believe we will have made history here, that we will have finally pulled together all of the elements to make Riverhead what it could always be, a truly extraordinary place for us to live and grow and for our children to prosper. We are about to find out how brave you are."

Supervisor Kozakiewicz: "Thank you. Richard Wines."

Richard Wines: "I'm Richard Wines and I live in Jamesport. I knew Rob would be a great guy to follow tonight. Thanks, Rob. I want to speak as a member of the stakeholder TDR group along with Joe Gergela and Lyle Wells and Eve Kaplan and Bob Weidoldt and Jim Tripp.

I'm not a member of the Builder's Institute and I'm not a member of the Farm Bureau and although I am a member of the NFEC, unlike Howard I don't purport to speak for that organization although I certainly do appreciate the unanimous vote of support that that organization's board has given for the concepts being put forth by the stakeholder group.

Nancy and I do own a bit of farmland in Jamesport and we have already donated the development rights on our property to the Peconic Land Trust so we will not benefit directly from the TDR proposal other than as a citizen of Riverhead.

In short, as someone who grew up in this town and I have seen all the changes over the years. I'm an enthusiastic supporter of this coalition and its goals simply because I think these proposals are the last best hope for this town.

There are allegations that the stakeholder plan was somehow designed to derail the master plan. I have never heard the slightest indication of that from any participants in the group. Our goal is to have the master plan succeed and to incorporate several additional ideas that will make it even more effective.

We support all of the good stuff in the original draft for the master plan as well as many of the new ideas that Rick Hanley and the Planning Board have added to the current draft. We have attempted to do all of this and to expand on all of this good work to basically see

if we can come up with a way to preserve 10,000 acres of farmland and open space in this town rather than the three to 5,000 acres that may be preserved under the current draft of the master plan.

You may have noticed that the draft doesn't even actually set a preservation goal or estimate the results. My own personal calculation is that the current master plan might at best preserve about 4,000 acres of agricultural land in the town.

Moreover, we on the stakeholder group want to make sure that development is not sprinkled randomly all across the preserved open space, making it both aesthetically unattractive as well as difficult for farmers to farm.

In short, our goal is to preserve Riverhead as we know it. The master plan has enhancements that we propose are really very simple. We support the two acre upzoning of farmland as proposed in the plan. Although in the interest of fairness, we want to make sure that any upzoning that occurs, be applied throughout the town in the same proportion.

We also support the idea of giving landowners the right to sell development rights at one unit per acre. While there is legitimate debate as exactly what that ratio should be as Howard Meinke indicated earlier, it is important that there be sufficient incentive built into that ratio so to strongly favor the sale of development rights which is the same as maximum land preservation over on site development.

Perhaps our most important enhancement is that we have expanded the amount of land from which development rights can be sold to include all of the remaining unprotected land and priority open space. And that goes beyond this yellow band that we're talking about up here and the area that's surrounded by the dash line that's currently the AOZ. It includes farmland north of that; farmland south of that. It includes about 1,200- 1,300 acres of open space in the town. It includes a lot of farmland that's zoned residential in Calverton. After all, why shouldn't all that beautiful farmland and rural vistas in Calverton also be preserved?

We strongly support the various proposals in the master plan draft to make additional core area and heightened commercial areas only available upon purchase of development rights. We believe that the town should stop giving away extra density through the special permit process. Instead, we think that every special permit should be- should have a set price in the number of TDR's that need to be

acquired. We think there is room to take this concept even further than what the plan currently proposes.

We have also further expanded the ability to transfer development rights off of the farmland by incorporating some of the smart growth concepts that Rob just talked about. In particular, we recommend there be small amounts of tightly clustered high density housing as a way to enhance the amount of open space that can be preserved and we support what Rob mentioned having some of that be along Route 58, for example.

Some have suggested that the stakeholder proposal is too complicated, that it has too many moving parts, and that this complexity is somehow dangerous. In fact, it is no more complicated than the master plan and ironically this redundancy, this very complexity, is probably what makes it possible to save so much land. In both the draft master plan and in our proposed enhancements, there are intentionally a lot of different ways that TDR's can be used. In my mind, this is one of the reasons why this plan is most likely to succeed because there are so many different ways that it could be used and if any one of them doesn't work, there are a lot of others that can step in and take their place.

One of my main roles in this coalition has been to use the (inaudible) skills I picked up on Wall Street to do some modeling of various scenarios under the plan, something financial analysts call sensitivity analysis. What if one piece fails? What if no TDR's are sold, etc. In general, as I tested the outcome of various permutations of TDR use, the results were not very much changed. Moreover, generally scenarios that reduced the amount of land preserved a little bit, tended to improve the build out numbers a little bit. So we came out pretty much equal.

Obviously, if every single TDR were used for high density housing, this would result in a higher build out population for the town than under other scenarios. Although I consider this scenario to be highly unlikely, I think it only prudent that an additional safeguard be built into the plan, namely, that after a couple of years, there be a mandatory review of the success of the program. If we are not meeting the preservation or build out goals- build out reduction goals, then the plan should be altered accordingly.

Some have also criticized our proposals for not doing enough for population growth. And I agree very much with Dick Amper that population growth is an important issue. However, I think our

population reduction numbers are very good, reducing overall build out by over 60% and I have to add that this is on top of the 4,000 people that the magicians in our Planning Department have already taken out between the first draft of the master plan and the current draft of the master plan.

And I think we can go even higher because Dick has talked about some ways that he can come up with even additional TDR funding and so that would be wonderful.

Clearly, if we didn't care about land preservation we could do even more to contain population. However, as environmentalists it seems to me that we need to put the environmental preservation first and surely this is the reason for the unanimous support that our concepts have received from the NFEC Board.

Some have also asked why we don't have clearly mapped receiving areas. However, dumping all of the receiving on limited areas north of Sound Avenue and around the Aquebogue and Jamesport hamlet centers has been precisely the part of the master plan that has come under the most criticism. Our plan will cluster new development intelligently, near existing development but a rule based way, not by mapping it in a small part of the town. However, we recognize that some of the farmland and open space will be developed and we simply want to make sure that it is done in the most intelligent way possible. And we want to make sure that the ability to preserve farmland, open space and scenic views is extended to as much as the town as possible.

It is unfortunate that our ideas have surfaced so late in the process. We have been scrambling to get them considered as part of this environmental review, but better late than never. Moreover, we will be providing additional details as we move forward.

I have also heard criticism that the stakeholder proposals are somehow unreliable because of the self-interest of some of the members of the coalition. But I think you should judge the quality of the proposal by its merits, not by who's proposing it. Moreover, in my mind, one of the best things about the stakeholder coalition is that it has come up with enhancements to the master plan that not only preserve farmland in Riverhead, but also may be able to command broad enough support to actually get the master plan implemented. And this is precisely because of the self-interest of members in our coalition and other coalitions around the town. Indeed I think this is a great example of the type of consensus and coalition building and Eve deserves a lot of credit for having brought this all together, this is

kind of coalition building based on self-interest that this town really needs to accomplish (inaudible).

In conclusion, I strongly support the implementation of the land use recommendations of the master plan as enhanced by our own proposals because I think this is the last chance to preserve Riverhead as we know it. We have the possibility of adding another 10,000 acres of farmland and open space to the 5,000 acres of farmland and 1,000 acres of open space that have already been preserved. At the same time, we can contain population build out to within reasonable limits. Moreover, we can do this without imposing additional costs on the already overburdened taxpayers of this town and we can do it in a way that we believe is fair to all.

Thank you very much for your consideration and support."

Supervisor Kozakiewicz: "Thank you. Lyle Wells."

Lyle Wells: "I guess I could say good evening now. Lyle Wells, Aquebogue. Wear a lot of different hats, both in this town and myself personally. We've had a lot of good speakers here today. A lot of it has touched on the stakeholder group, the proposal that we have put forward in conjunction that we feel to be incorporated into the master plan.

Before I go through the actual details, I would like to read what we are presenting to the town. I don't think it's been brought forward in total by any one speaker here. There's one aspect, I think, that has not been touched on at all and that's preservation of the economic base for the Town of Riverhead. If you go to the town-the Association of Town meetings and the County meetings, there's quite a bit of discussion about preservation of economic base within their municipalities.

In a TDR program and when you take lands off the tax rolls within a municipality, you- I hate to say destroy, but you eliminate the ability to tax those properties at its best use.

What we are attempting to do with the TDR proposal for the town of Riverhead, is to shift that economic base so that we don't lose it for the future, for now, for our (inaudible) tax that run the Town of Riverhead, supply service to its residents, and have the ability to live in a town that everyone enjoys.

I would also like to thank members of the stakeholder group, the

Planning Board, the Town Board, and it goes even further than that. Rob Pike when he was a Town Board member, he brought forward proposals in regards to farmland preservation in that administration. It's been an ongoing process to where we are today. And to be honest with you, we could go back- we could thank Riverhead Central School District for centralizing so it gives TDR the potential to work in Riverhead.

We could go back to John Klein when his administration on the County level and landowners got together and talked about farmland preservation in the County of Suffolk. These are all landmark decisions and policies and legislation that has happened over the past few years to bring us to where we are now to date. And I think we are discussing probably one of the most prestigious landmark decisions that this town has to make because I would agree with Richard and a lot of the other people that have gotten up here. This our chance to preserve what we all have enjoyed for years, and if you've moved here just recently, the reason you moved here.

With that being said, I would like to go through this stakeholder proposal just so that everyone is aware of what we exactly are encouraging the Town Board to do and how it could be incorporated into the master plan.

The stakeholder TDR working group came together to enhance the effectiveness of the draft master plan and improve its chances of being adopted. We are suggesting improvements that save over 10,000 acres of Riverhead, more than 80% of the 11,000 acres of active farmland and 1,200 acres of priority open space left in the town while preserving the equity of landowners and controlling the location of development.

It would also reduce the overall population build out of Riverhead more than is currently being suggested in the draft master plan. It would minimize fragmentation of farmland which quite a few people have talked about where you have farm, development, farm, development. We want to minimize that type of development in the AOZ and incorporate smart growth concepts throughout the town.

It also- we've heard a lot about this- prevents concentration of development transferred from agricultural areas to just a few areas, especially north of Sound Avenue. I know during the public hearing process with the Planning Board, 80% of the people that got up and spoke, spoke because of their concern for development north of Sound Avenue. So I think that has been addressed not only in our proposal but also in the suggestions from the Planning Board.

To make the plan as fair and equitable as possible to all stakeholders throughout the town, and that's been echoed through almost every speaker that's gotten up here today.

The highlights of the proposal incorporates all the land preservation mechanisms in the master plan including the transfer of development rights program and allows landowners in the agricultural opportunity zone to sell rights at the ratio of one per acre. In addition, the stakeholder proposal expands acreage eligible for preservation to include all active farmland in priority open space, approximately 12,200 acres versus 5,042 acres in the master plan.

It also allows for preservation of farmland and open space north of Sound Avenue and near Jamesport and Aquebogue hamlet centers by eliminating designation of these areas as special receiving areas for development. I think this is a critical component as was mentioned before by other speakers. Designation of receiving areas tends to skew the whole program and not make it as impressive.

It also expands receiving areas fairly by creating extensive uses for TDR's in industrial, commercial and residentially zoned areas town-wide. The uses of TDR's, better known as receiving areas, the stakeholder group believes that the key to preserving open space in Riverhead is creating as many uses for TDR's as possible as was mentioned by Bob Pike, Bot Weiboldt that you need a ratio of at least one sending area- one sending unit to two receiving areas to make it a viable option.

Creating additional demand for TDR's by expanding upzoning to all residential, commercial and industrial areas outside AOZ and then allowing developers to buy back lost density by the purchase of development rights to be utilized in their development. It also creates additional demands for TDR's by providing a 20% increased yield in subdivisions outside the AOZ with a TDR purchase. It allows greater lot coverage and height of industrial development at EPCAL with the purchase of TDR's.

Allowing limited high density residential development, six units per acre downtown and on Route 58, with purchase of development rights. It also allows high density residential cluster in up to 20% of the residential part of expanded AOZ with TDR purchase and this, I know, has been a bone of contention in regards to sending the receiving areas.

We are constrained by using Suffolk County Health Department

approved sewer systems. This development would take place only adjacent to or within close proximity to existing development to reduce the fragmentation of farmland and open space. It would allow high density cluster residential development in a limited portion of industrial zone- portion of the expanded AOZ, Calverton south, which is generally the purple area that is not within the fence at Grumman with TDR purchases as well. And, again, these would be on site sewer.

It would incorporate proposals from the current master plan that would grant limited additional lot coverage and height in commercial areas, again, with the use of TDR's. It would also mandate that all high density development inside the expanded AOZ be clustered adjacent to existing development to, again, reduce fragmentation.

The program safeguards, I believe a couple people have talked on that. To ensure that the master plan and stakeholder proposals meet their land preservation and population reduction objectives, we believe the town should incorporate an automatic monitoring mechanism that designates indicators of success for the TDR program and calls for the Town of Riverhead to revisit land preservation tools in the case that the program does not function effectively. And I think it would be nice if every type of legislation would have this type of monitoring component that went with it but in the master plan I think it is critical that the plan not be stagnant, that it be a work in progress and that there be monitoring on the overall goals of the plan.

The administration would be to maximize the likelihood that TDR's will be sold rather than used on site. The stakeholder group believes the program administration be kept as simple as possible. We recommend creating a TDR clearinghouse or a bank with two to five million dollars worth of seed money, ideally not from CPF funds, to jump start the purchase and sale of development rights until the private market takes over. I think once the private market realizes the value that these things bring with them and the certainty of the ability to develop individual parcels, the private market will be a major factor in the TDR program.

But, again, the clearinghouse would be a good way to initiate and also for the town to invest in their town.

Putting transfer of development rights into the market quickly by issuing certificates directly to owners within the expanded AOZ, active farmland priority open space. Upon presentation of a survey

with wetlands and existing development map and proof of title at rate of one TDR per acre. Requiring all applications for development on active farmland and priority open space to submit TDR certificates. In other words, if you wanted to develop on site or you wanted to sell your TDR's, you'd have to have those certificates in hand in order to do either.

Registering all transfers and sales with the TDR clerk in the Town of Riverhead. Just so that they can be very carefully monitored and make sure that there's no impropriety stuff.

That is basically the proposal. It's a two sheet proposal. It's been very encouraging sitting out here today listening to those who are not involved and those that have been involved in different aspects to see how close we are- all are together in regards to what we would like and what we envision for the Town of Riverhead.

We had met independently with the civic groups from the Town of Riverhead. It was met with a fair amount of enthusiasm, a lot of questions, but I think, again, I think we're all pretty much on the same page at this point and we would encourage, again, it was mentioned before that the PDR funding is running tight and TDR component for the Town of Riverhead is critical to meet our goals and our vision for agriculture to continue in this town as an industry that we can be proud of. Thank you."

Supervisor Kozakiewicz: "Thank you. Last card handed in is from Randy Parsons."

Randy Parsons: "Hi. I'm Randy Parsons representing the Nature Conservancy. Thank you for the opportunity to speak. My organization has enjoyed working with Riverhead on your open space program and appreciates your efforts, your successful efforts, and we look forward to your hearing on the River Club."

Supervisor Kozakiewicz: "See you next Tuesday."

Randy Parsons: "I- a couple of things. My personal background. I was a Councilman in East Hampton for eight years and a Planning Consultant in private practice for 15. I'm also a farm owner in East Hampton, a farmland owner. You have a tough crossword puzzle in front of you. But I wanted to make a couple of comments even though as with many of the other people, we didn't have a chance to review it thoroughly."

There's no question that Riverhead is a very unique place with the Peconic River, the amount of farmland- undeveloped farmland you have, the amount of undeveloped shoreline you have, the diversity of your population economically- socio-economically. Riverhead is a very special part of the east end of Long Island and deserves all the attention you're giving it.

I want to make a small plug for the estuary. I know the Town Board members and Sean don't need it but I just want to put it into the record. There is a lot of attention to the farmland and it deserves it. But you also, as you know, have a very important nationally recognized estuary system along the shoreline. A reading from your own plan quickly. The Peconic Estuary System extends from the mouth of the Peconic River to the Atlantic Ocean, includes a portion of Block Island Sound, also includes what is known as the storm water runoff contributing water shed and the ground water contributing area. All together the system is comprise of more than 100 distinct bays, harbors, and (inaudible) and tributaries, spanning more than 110,000 acres of land and 121,000 acres of surface water. It encompasses 340 miles of coastline.

Riverhead is at the western end of the estuary system which includes Flanders Bay and the mouth of the Peconic River. The Peconic River supports a wide variety of plants and animals, both within its water and along its banks. The shores of the bays contain an 800 acre undisturbed salt marsh complex which is considered a rich marine ecosystem that serves as a nursery for a variety of marine life.

Now, of course, that system is threatened. It's not completely protected yet and the River Club acquisition is one piece of that puzzle to protect that.

Although the Peconic Estuary System generally has high water quality, development in the watershed areas, wastewater effluent and dirty storm water continue to threaten water quality and other important resources associated with the estuary. Water quality in the western end of the system at the mouth of the Peconic River and Flanders Bay near Riverhead is particularly vulnerable because the waters there are poorly flushed compared to the waters further east.

That comes right out of your report. It's a very good thorough job what I've seen of it. And I emphasize that so that it doesn't get lost in the shuffle, all of the other competing issues.

I think the experience of eastern Long Island and other places in

the United States has been not that any one of these tools is going to solve your problem. That you're going to need to use them all. You're going to need to use zoning to reduce your residential density and there's no way to do that without some sacrifice and change. But the alternative is unacceptable. I think everybody recognizes that.

Transfer of development rights is certainly a tool that you can use in the next- I think it's important though to note what Dick Amper said, it's accomplished one percent of the preservation in the pine barrens core. Of the 50,000 acres proposed to be protected, 500 have been protected by TDR's so far. And that's a pretty successful well organized program.

There's some concern about the need to find receiving sites especially the Nature Conservancy- especially concerned with receiving sites within the Peconic Estuary watershed and within 1,000 feet of the shoreline and there are some on your current land use now, especially if those areas don't have sewage. And I don't know- I haven't had enough time to research whether all of those receiving sites are- have access to the sewer plant or not. Some of the ones further east, I don't- I just don't know.

In any event, even if they are hooked into the public sewer, of course, the Riverhead treatment plant out falls into the Peconic River and there is a certain amount of nitrogen that comes from the sewage treatment plant so that there is no free lunch in the sense of added residential development, whether it's an individual septic system, a new (inaudible) system that the Health Department is looking at, or in the sewage system. It always results in some increase in nitrogen in the groundwater and often in the surface water.

Acquisition. I wanted to just in closing say that you have an ambitious acquisition program. Everybody has been- it's a very popular program. I know that the funds are exhausted and I just wanted to mention to you something I'm sure you already know but for the record. The- there have been many studies of the consequences of residential development and it shows that the cost of residential development in terms of schools and highways and police and other services, that it's more expensive than the amount of taxes it pays. In other words, residential development has been shown again and again to be a net loss to the municipality in terms of taxes. Not true with commercial, of course. But residential development is a net loss. Farmland is a net plus, commercial is a net plus, but not residential zoning or not residential development.

So, I think it's important there's a misconception that residential development pays its own way, and it doesn't. There are many reports if for any reason you need them. I know Dave Immolita (phonetic) knows one- the one well known one called Open Space is the best buy. Essentially what those studies show is that you- if you borrow money to buy land it ends up being a net plus to the community because the cost to buy land is less than the cost to provide services for residential development and the benefit from buying land is perpetual, whereas the cost of residential development is constantly increasing. Eventually you pay off the loan on the purchase of land and the benefit continues forever.

So, I know that you have a lot of financial considerations, but I do urge the Board to take another look at some additional borrowing for your farmland and open space program as part of your implementation of your master plan. Thank you."

Supervisor Kozakiewicz: "Thank you. Next speaker, Sean Conroy."

Sean Conroy: "Good evening, Mr. Supervisor, Members of the Town Board. My name is Sean Conroy. I- by way of introduction, I'll say that while I have lived in Riverhead for seven years, owning a home in Jamesport for five, my relatives came out here with the railroad and we are in our fifth generation in Suffolk County.

Today- tonight I'd like to speak about two important parts of the proposed comprehensive plan. I e-mailed you three members as well as Mr. Densieski my written comments and asked you to read them at your leisure. Tonight I'll talk about traffic in Jamesport, housing in Riverhead.

Starting with traffic in Jamesport, 15,000 cars a day pass through Jamesport on Route 25 and with the increased development that the proposed comprehensive plan foresees, this will not ease at all. The proposed comprehensive plan proposes traffic calming along Route 25 in Jamesport village center and hamlet center zones. This concept of traffic calming is an oft repeated theme within the proposed comprehensive plan.

In one section, the authors describe traffic calming to include crosswalks, sidewalk buildouts, traffic lights, stop signs, yield signs, and speed bumps. It appears that the writers of this proposed comprehensive plan have chosen a term from a civil engineering textbook and literally utilized it waiting until an appendix to

actually define the term. This is done without regard without the appropriateness of the term.

The traffic calming devices listed in the appendix are completely inappropriate for Jamesport. There is simply no room for a traffic circle, a round-about, or chicanes. Roadway narrowing is probably not practical because the road is already quite narrow. Speed tables, a raised intersection, and speed cushions may, however, work to slow drivers down. Speed humps and rumble strips that annoy local residents, conventional enforcement is not possible with an already understaffed police department. Speed trailers only work on the day the trailer is out on the street and automated enforcement is expensive and objectionable.

These objections pale when the following words, and I quote from page 9-31, traffic calming in its varied guises has been implemented in a large number of communities throughout the United States and around the world. When dealing with thru traffic, traffic calming strategies have been most successful when two conditions are present. First, there's an alternative route to which traffic can be diverted; and second, the travel time on the traffic calmed route is increased to the extent that it's no longer worthwhile taking compared to the alternative route. This strategy fails Jamesport from the beginning.

There is no alternative route through which traffic can be diverted. Even if there were, the other published goals for Jamesport, for example, tourism, would fail because there would now be a bypass away from the very attractions that are supposed to be bringing tourists to Jamesport.

The proposed comprehensive plan, however, proposes the creation of alternative routes as part of the traffic calming strategies. What is missing from these proposals is recognition of the fact that residents enjoy their private streets and the safety provided by the cul-de-sac. If the envisioned tourists arrive and the alternative route is found from the main road, then these quiet streets, in reality little neighborhoods, will be nothing more than additional arteries for traffic. With a closed street, comes comfort in knowing that the frail children and pets can safely maneuver along the houses and among the houses without fear of automobile tragedy.

Another consideration is home occupations. Current and future zoning allows a home occupation as an accessory use in Jamesport. Additional thoroughfares would allow a sub-business district to develop north and south of the Main Road. Now neighborhood streets

would be completely destroyed by the introduction of business traffic. In a worse case scenario, a home would be rented out as a multi-family dwelling with an accessory business use. The proposed comprehensive plan proposed rezoning to only permit home businesses on single family residential lots of 40,000 square feet or more in size. I have a better idea. Let's keep the status quo.

Strangely enough, the proposed comprehensive plan recognizes that often developers create circuitous and short streets intentionally in order to keep traffic out of the neighborhood. This is done for a specific reason. Little traffic is a positive selling point for the community.

The paragraphs and writings within the proposed comprehensive plan that seek varigated grid plans and interconnected streets make one goal of the proposed comprehensive plan- or seem to make one goal the creation of another Wading River or another downtown Riverhead which is exactly the opposite of what Jamesport should become.

Hidden among the transportation elements of the proposed comprehensive plan are the tangible requirements for Jamesport to comply with the vision of developing standards, the street patterns and residential neighborhoods that are walkable. This policy is further defined by stating that requirements for fewer cul-de-sacs, more connecting streets and more intersections should be considered.

There are other references and justifications for this type of development and attachment to existing development. For example, policy 9.13, encourages subdivisions to be inter-connected, allowing some circulation to take place off the town's arterial road network and alleviating some of the traffic congestion on these roads.

Most of the justifications involve convenience for cycling and walking. These are not goals with which I disagree. However, there are better ways to enhance cycling and walking pleasures in Jamesport. As stated before, these varigated street grids and frequent street connections between adjacent subdivisions is exactly the opposite of the current flavor and nature of Jamesport. The people of Jamesport do not need nor do they want to live in a downtown area. That type of living is available four miles west in housing units worth less than Jamesport property.

The proposed comprehensive plan, rather than enhancing Jamesport would, in this way, detract from the area by reducing property values. Exclusivity is a commodity that has been paid for by the residents of

Jamesport.

As I address housing, I'd say the proposed comprehensive plan recognizes that it's important to have housing compatible with the community. Despite this recognition, the housing component of the proposed comprehensive plan is nothing more than a betrayal of the entire town of Riverhead. Year round rental properties are not widely available in Riverhead. An adoption of the proposed comprehensive plan would change that.

Rental housing and (inaudible) provides housing opportunities for people who may not be able to afford a down payment for a home or a condominium or who may not qualify for a mortgage. Rental units are particularly appealing to young adults just having graduated from college who typically do not have savings. I agree with that. However, the statement regarding the appealing nature of renting units does not tell the whole story. While those college graduates may be saving up for the future, rental units are also particularly appealing to a different segment of society, specifically those that refuse to work. They, too, have no savings. The rental units are to become - are to come as a function of both current and proposed zoning as well as incentive programs built into the proposed comprehensive plan.

The initial provision is to allow accessory housing units to be built in Residence A, not in clustered subdivision or sites into which development rights have been transferred, Residence A-1 and Residence B Districts, either within the main building or an accessory structure with limitations on size and location.

Those homeowners that are able to take advantage of the provisions will benefit twofold. First, they will be allowed to have the accessory use. Second, they will be able to exclude the unit from property tax consideration. What the proposed comprehensive plan suggests is that the Town Board consider excluding accessory units from property tax valuations. This would provide property owners with the added incentive to build a rental accessory unit in their houses or on their property.

The vision created by these policies, goals and proposal is not a very pretty one. A landowner would begin with a purchase of development rights reducing the RA zoning from 80,000 square feet to 40,000 square feet. An accessory housing unit effectively reducing the zoning from 40,000 to 20,000 square feet. Finally, the accessory unit would be excluded from property tax valuation. Essentially the land owner can build, double the occupancy, and pay half the tax. I

cannot see how this will benefit Riverhead.

Certain groups are singled out as in need of housing. First the growing senior citizen population will require. No one can argue the need for housing or the value of Riverhead senior citizens. Adding housing that is designed for them and restricted for their use is an admirable and worthy goal. Retirement housing in and around the hamlet centers should not be noticeably different than the surrounding structures. Ideally, this housing would be a converted use of an existing structure with no facade changes.

The second group targeted by the proposed comprehensive plan as needing housing are people living with HIV or AIDS. I am unaware of the HIV positive or AIDS population in Riverhead. We can strive to keep this painful virus at its current levels for the very reasons that the proposed comprehensive plan states that these people need housing. Namely, people taking protease (phonetic) inhibitors may be healthy enough to continue living but they may not be well enough to continue working and they have increasing health care costs.

Frankly, Riverhead could benefit from increasing the tax base, not increasing the expenditure. While the proposed comprehensive plan lists possible sources of funding, the expenditure will never be covered 100% by outside sources.

Another mark against creating such housing is the fact that Riverhead will become a focal point for people with special needs. Since there is no incentive for other municipalities to create affordable housing alternatives to serve these people, they will not do so. No amount of encouragement will be able to remedy this result. In fact, the encouragement proposition within the proposed comprehensive plan is ridiculous on its face. I cannot see either the Town of Southold or the Town of Southampton meeting a need that is already being met by Riverhead.

Other municipalities would, in fact, be encouraged to continue to price out lower income members of society and keep them and their problems in Riverhead.

I finally would like to comment on the suggestion that responsibility for site plan review to be shifted from the Town Board to the Planning Board. I consider this probably the worst suggestion within the proposal. Site plan review should remain with the purview of the elected officials. Those are most answerable to the people. This use of the Planning Board is contrary to the Town Code and must

not be endorsed. Thank you."

Supervisor Kozakiewicz: "Richard Israel. Name and address for the record, please."

Richard Israel: "Richard Israel. Address, 185 Old Country Road, Riverhead is my business address."

Just- I handed in a thing that will just go into the record so I'll try to be short and quick. But we- I know that we've previously talked about the CRC zones and that they really don't belong on 58. My letter talks a little about that. But I saw that as part of your correction of the CRC zones, that you did take out the residential factor. And I think it should go back in because you're going to need it in certain areas where it's going to be appropriate and it gives the opportunity in the town for them to build some high density housing, whether it be apartments or the like, within some of our core areas. And I think that's very important. I think you should look at that.

The other technical aspect is I see that offices are allowed in shopping center zones but not in the BC zone, the Business Corridor zone. And I think something tells me it should be the other way around. That, you know, we're limiting shopping centers to being of a certain size and magnitude and, you know, truly large development kind of things where the BC zone which is the smaller zone and smaller parcels, should allow the offices of everything from medical to the like. So, just if you take a quick look at that, I think that would be great.

The other thing that I'd just like to say is I notice with this code is we've gone from lot area coverage to now floor area coverage in creating things which I just want you to be careful because you're really not promoting people to go up, you know. Normally we would use as a tool, lot area coverage where we could maybe do a two story building, use less lot area, and create either equal floor area or maybe a little bit more. Most of our regulations of parking and landscaping really determine how large a building we can put. And you have to realize that in most cases we never get over 20% on any office complex with, you know, 150 square foot parking. We never break 20% lot coverage.

So, I just question are we doing the right thing in the sense of saying floor area coverage when it comes to possibly items that can go two stories. You know, if you think about could a Target be two

stories. We used to have department stores that had the escalators that went up one or two stories. Would that help us to promote smaller lot area coverage by allowing- by you using floor area, it doesn't matter. They are going to use up as much single story space because it does cost to go up and you just have to remember that. That, you know, as we try to propose multi-story buildings, it is much more expensive to build a multi-story building because of fire codes, access codes, and everything else, that they shouldn't be penalized when they're trying to help keep the open space in essence in those commercial areas.

So, give some consideration to that. I know that in the old codes we always dealt with lot area coverage. Now, all of a sudden, you're going to floor area coverage. And, that could help or promote or create better uses in our commercial zones. Thank you."

Supervisor Kozakiewicz: "Thank you. We're going to take- I don't know how many more speakers there are. I- anybody who hasn't had a chance to speak. I know that the Town Board members want to take a real quick break. Okay, five minute break. We're going to adjourn and then we'll come back at, hopefully, as close to 7:00 as we can."

Recess

Meeting reconvened

Supervisor Kozakiewicz: "You're ready? Okay. We're going to resume. Chris Calderon. Right, Chris? Did I get it right? Your name and address for the record, please."

Chris Calderon: "My name is Chris Calderon. I'm at 15 Maple Road in Baiting Hollow. And I did prepare a pretty lengthy statement which if you're going to have another hearing on the 27th or whatever day that may be, I'd like to really make that statement.

There's just two comments that I'd like to make tonight. One was that and I'm not trying to- he's not here right now, I spoke to him outside, but, you know, Mr. Amper from the Pine Barrens Society made a suggestion that we could go ahead with this without really firming up a TDR program and I don't think that that works at all. I think TDR's, you know, are just what really makes the program, the master plan itself in general it's going to work. I don't see how else, you know, we keep the value in the land for the landowners that have it and we're looking to upzone them at the same time and it doesn't seem

to me that it's very fair to the farmers in general. And I think unless there's a TDR program that we can show works, I think they're going to have a hard time borrowing money on their land and so on, so I just wanted to make that statement and that was really it for now and I just needed to know that we are going to have, you know, another hearing to present the rest of this."

Supervisor Kozakiewicz: "Yeah. I'm trying to remember and I was asking my Board members, did I say either the 21st or the 28th, so, okay. I just wanted to make sure I didn't commit- we want to continue. But, yes, one way or another it's definitely going to be continued. Okay, Chris."

Chris Calderon: "I just thought that TDR's, you know, just if you take that out of it, I don't know where we're at other than just changing zoning."

Supervisor Kozakiewicz: "Okay."

Chris Calderon: "Thank you."

Supervisor Kozakiewicz: "Appreciate your comments. Okay, that's the cards. Anybody- Mr. Peter S. Danowski, Jr. A name that often appears in the town records."

Peter S. Danowski: "Some simple thoughts here."

Supervisor Kozakiewicz: "Like some of the others."

Peter S. Danowski: "I can introduce myself but I think I have already. Pete Danowski. Just speaking about several of the general areas on the map and I'll start out by talking about shopping center zones and I'll pick an example of a client, Margie Rolle at the old Rolle Bros. site on Route 58.

When I think about the future development of that site, I'm happy enough with the designation of shopping center but I recognize what happens today when I meet with the Town Board on site plan questions. And one of the first difficult situations arises with things that I agree with which are dense landscape buffers in attempts to make the site really attractive. And many of the parcels don't have enough land to allow that to happen. And we can deal with it on questions like building up vertically but I see when you eliminate flexibility on a parcel like this one, that you kind of hurt some discretion on this Board's part. And by that, I look at what's to the back of the

Rolle piece.

I have another client who I meet with from time to time, Ed Backash (phonetic) whose family owns some property out to Middle Road. On that property, you've got a residential zoning suggested. I don't have any problem with leaving that there but what I would suggest on situations such as these where you have a development that goes from one public road to another, that you allow the possibility in the master plan and in the later zoning code, pursuant to a Town Board resolution to allow an overlay of that commercial zone back to the next public road.

Now on occasion you may say no, we want to make it and keep it residential. But at least it gives you the latitude for a developer to come in, buy the adjacent piece, and then come in with a plan that allows him to do a lot of the things you want to see because he's gained the additional land. And so I always look at public roads as kind of a cut off point where you might decide to say let's change the idea of what's allowed because it's on the other side of a road. But here, you've got Route 58 to Middle Road. I think it's good to say we'll allow residential as part of a smart growth pattern. But I think you should allow yourself the flexibility to say also could by-give it an overlay district by petition to the Board, the ability to extend the SC zone onto the property.

That's just picking out one site. But when you look at parcels, you know many times on Route 58 you deal with developers and you try to make them do some things everyone wants to see, the size of the parcel hurt that idea. So when I see a parcel that I know is sought after, there are plenty of phone calls that people want to develop the site. I'm saying when the master plan is done, I hope it encourages the acquisition of the assemblage of parcels. By not going back to Middle Road, it does not.

So I'm not saying change and eliminate the ability to put residences. I'm just saying allow the discretion to also let the shopping center zone go back there.

Shifting a little bit back to the Calverton area. Again, there's certain couple of concepts that I've heard that I agree with both on. I represent the Tintle family. You heard briefly from John Tintle today. They have an industrial site today, Stoves and Stone. They have large trucks. They deal in the industrial business. They own adjacent parcels. You'll make their use non-conforming. And you recently had legislation about adjacent parcels. You heard my

position on that. But what do you do with a taxpayer who's been paying taxes, has a good use, legitimately it's needed in the town, and he wants to expand and all of a sudden you make his use non-conforming? He can't expand. And yet he has the foresight to have purchased other properties nearby.

I think that it is sort of unfair to say the only industrial zoning we'd like to see is within the Grumman fence and I think you should allow continued industrial zoning in the Calverton area. Otherwise you suck the value right out of the land. But I also note that I wouldn't be opposed to in particular instances in the Calverton area, if you had an amenity feature to doing a very dense clustering and receiving development rights. I always think in terms of golf course unlike Rob, and I also think about horse farms and I think you've got some package where you don't have heavy trucks, where you don't have industrial uses, and there may be an industrial designation on a property where maybe residential is appropriate. But I think you want the discretion to do either and you want the discretion to say, wait a second. To the left of me is a heavy industrial user, heavy in the sense of trucks and traffic, and to the right is something similar. Do I really want to stick residential in between?

So I don't think that either one is bad. I just think allow either by an application to the Board. And so I'm not here to oppose particular designations. You know I litigated the issue of the industrial C zoning before. I thought that was a misnomer. That was a recreational zone and to call it industrial anything was really I thought misleading. But one of the heaviest criticisms of that quote recreational zone was there was no viable use for the property. I think hotel was the only use that I thought anyone would ever use the property for. You could have a cemetery. You could possibly have a school. There were very limited uses.

That's the other criticism of the idea of the master plan and even if Rob's suggestion somehow that you wed people to a master plan if you adopt it, is because you're also saying at the same time that we haven't got to the detail of the zoning code provision. We don't know specifically every allowable use or what the rules will be for developing that use and people could oppose it or not oppose it depending on what your answers are. But we don't have the specific answers yet and I know it's a two step process.

So people are asking me what's going to happen to my property? The best I can say is a general concept and yet at the end of the day they'll be happy or unhappy, want to challenge it or not, depending on

what your final outcome on the zoning code is.

So, again, in Calverton, I think it's unfair to just say we're going to eliminate industrial uses. Certainly there's places where you have the flexibility and you have the zoning code to say we're going to keep the underlying zone but on an individual application we'll talk about a dense clustered residential plan, we'll receive development rights, and we'll review that.

So, I'm not opposed to some of the ideas, but I don't see it clearly spelled out and if the suggestion is just to take out the viable uses and not talk about the details for the future, I think that's a mistake.

And, obviously, one of my pet peeves over the years has been for those who are in the pipeline, who have been in the pipeline for an extended period of time, you heard the people that supported the YMCA, you heard from Mr. Mancini. I mean, I do think that those who have tired to cooperate, that tried under existing zoning, that have been in the process not for months, but years. You should be able to say, wait a second, consistently with the concepts that we've told these people over a period of time, we can let the existing zoning remain on their particular parcels. And so I think you should consider that.

The last parting remark is something that always bothers me and that is that the AOZ zone designation was put here I understand from just referring to the zoning. If you were zoned in the Agricultural A zone, the parcels some of which may have never been farmed, are not highly visible acquisition sites for open space, and yet you lump them there as an easy way to begin the process. And I don't have- that was fine for the beginning. But it seems to me, and I've heard some of this from the last volunteer committee that approached the Board, I think I heard correctly that there's an attempt to inventory each parcel within the AOZ zone. That I would commend. Because those areas that are not farmed, that are not prime open space acquisition sites, I think within the AOZ zone, everyone should encourage the potential saying to a farmer, hey, your neighbor who's on a non-farm parcel that's near other housing, why don't you sell him the rights and sterilize your piece of open farmland and let the transfer take from AOZ to what is now still AOZ. I think there's areas within the yellow AOZ zone that don't belong.

And, so, again, we take this broad brush approach. Don't mind it but there should be some latitude for the farmer to want to sell to his neighbor if the neighbor is not a piece of farmland.

That's it."

Supervisor Kozakiewicz: "Thank you. Anybody else who would like to- Faye Anderson."

Faye Anderson: "Faye Anderson, Middle Road, Riverhead. A farmer's wife and I've never been in favor of two acre zoning on the farmland. I feel that we have invested everything in our lives to make that farm go. That farmland is there because the farmer stayed on. He purchased the land, he farmed the land all this time. What you're doing right now is if I wanted to give four children each a lot, I would now have to give them two acres apiece? Is that what would happen on a piece of farmland right now?"

Supervisor Kozakiewicz: "If the proposal is done."

Faye Anderson: "I mean- "

Supervisor Kozakiewicz: "I mean if- "

Faye Anderson: "-- subdivide four lots for the four children. I could not even do that. And we purchased that land, had that land in our names all this time. I think it's being very unfair to the farmer. I think you're penalizing the one person who kept his farmland here. Nobody preserved that land. The farmer did. That's why it's still there.

I have- I've never been in favor of cluster zoning either because I feel the smaller lot size people have, the more problems you have with complaints and everything else.

For all of these reasons- and I haven't even looked- I just picked up my copy of that book today but so I probably will be back for the other meeting."

Supervisor Kozakiewicz: "Yeah, I think I saw some commotion. I think if somebody decided to cluster, you could sell less than an acre of land. That's probably why I was getting the movements and the- but it would be two acre overall zoning. Okay? Two acre yield. Two acre yield which could be- "

Faye Anderson: "I would still be sacrificing an acre somewhere that I wouldn't be able to develop. Am I right? If you're going to cluster zone. If you have two acre zoning and you're going to cluster zone say, you have a hundred acre piece of land. Now you can only put

50 houses on it and you have to put 50 houses on 30% of that property. Right? So I would still have to, but, you know, I'm saying even with my own children, I would still be sacrificing that acre if I just wanted to give my children a piece of land.

And yet, speaker after speaker stands up here and says I own a house and I don't want to lose equity in my own home. I don't want traffic. I don't want this, I don't want that. I don't want something else because it's going to devalue my home. But what are you doing to those farmers which is my objection.

I mean- my husband spouted off- I wish I could have had him here to spout off about how, yes, he would love to sell his development rights or TDR's or whatever. He doesn't want to sell his farmland and Councilman Densieski early in this thing was so afraid the farmers were going to sell out because the prices were going to rise so much. And I think what he has found out right now, the farmers are willing to sell. They're willing to sell their development rights. Just give them fair value for their land. And that's all they're asking for. They don't want to sell it and put houses on it. I mean, yeah, the day comes when a farmer retires or whatever, if nobody takes it over, then there you are.

But this comes to the next question because in all the meetings that I have been to, no one has ever addressed where all these farmers are going to come from if we're going to preserve all this land. And I'll tell you right now. Horses and grapes takes a lot of investment money.

And I had another farmer one time kidding around saying, you don't have enough money to raise grapes. I said I know. But it takes a lot of money. If somebody thinks that, oh well, they're going to come in and it's going to be a vineyard or it's going to be a horse farm or whatever, it takes a lot of money. And you figure out how many acres you're thinking about preserving, how many acres each farmer is going to farm, I want to know how many farmers you're going to need in this township to keep the agricultural land going.

Nobody has addressed that issue. Right now, we're farming a couple hundred acres. But there aren't too many farmers in this town who are farming that much. And the trend is going actually the opposite way, went smaller because horticulture like the nursery guys, the greenhouses and whatever, they can do a lot of a smaller piece of property. They don't need a lot of acres for what they're doing. And they can still make it. So trends are changing there.

They have another big- well, first of all, so far as affordable housing is concerned, this issue came up before with zoning change to two acre to keep down the density or whatever. And then Southampton town put in their Chapter 8 housing, the kids went to Riverhead schools so that it- the acreage or the zoning rather would not have made a difference as far as school population is concerned and I know you are still fighting that whole issue with Southampton town. So, we're sacrificing so they can still send our kids to school which is not helping the situation one bit.

But, I have a big question here about affordable housing. I know right now, the east end townships, they're talking about apartments, they're talking about doing--they went to two acre zoning, some of them want the five acre zoning and now they're in a big crisis for affordable housing. And I know families myself, a farmer gave his children each an acre of land and the taxes were so high and the kids were not ready to do anything with it, so they sold it, they all moved out. So the kids no longer are in the township.

But, with- they're talking about accessible- or accessory apartments and affordable housing etc. So what does that do to your population? That's not going to decrease your population any and even though you've increased the zoning, supposedly to decrease the population, you're now going to put it back to apartments or however because there's no place for these children to live. You can look at the housing developments up in Wading River, most of them, one person at least, works up west. I've been asking questions about this and very often one person- now they're not working in Riverhead town. They're working up west somewhere to support the house that they built.

So the other question I have is just as with the developmentally disabled organizations, they can come in right and they can decide they want to put a house somewhere. They don't have to abide by zoning laws, etc. Is that true?"

Supervisor Kozakiewicz: "If you're talking about group homes, like IGHL or ADD, they have what's- or we have what's call the Padaman law, it's a state law where an individual, group, company that's doing a group home, they are considered to be a single family dwelling unit and, therefore, they comply with zoning where a single family dwelling unit is permitted."

Faye Anderson: "Okay. My question is are there federal or state organizations who can come in here and say, hey, we want this 10

acres. We're going to put 60 units in here. Do they have to abide by zoning or can they go ahead and do that and go around the town zoning?"

Supervisor Kozakiewicz: "The only thing I'm familiar with is the Padaman law which- where they're treated as a single family unit. I'm not familiar with any federal legislation that says they can impose multi-family on us."

Faye Anderson: "I thought there was something in the city or somewhere where a situation such as that had occurred. And that's why I wanted to know if it's possible for it to happen here after we go through all of this zoning and all of this two acre stuff and everything. I'm all for TDR's, I'm all for purchase of development rights. I'm not for the two acre zoning. And I want to know if it's possible that some federal or state organization can come in and say- "

Supervisor Kozakiewicz: "Counsel has stated and I guess we'll have to research the question whether the federal government, the state government may have preemptive rights to oversee our- or supersede our legislation but the question is under what purpose."

Faye Anderson: "Well, there are- "

Supervisor Kozakiewicz: "I mean we- you can- "

Faye Anderson: "-- that's what they're telling everybody right now."

Supervisor Kozakiewicz: "I think what we have to do is we have to deal with the plan and what we can anticipate and you're asking us to anticipate something that's not envisioned nor has it ever been- "

Faye Anderson: "(inaudible) find out."

Supervisor Kozakiewicz: "Okay."

Faye Anderson: "If that's a possibility that you may be facing in the future after you crucify some farmer- "

Supervisor Kozakiewicz: "Nobody has indicated any desire to do that. I certainly can research the question."

Faye Anderson: "Okay."

Supervisor Kozakiewicz: "Okay. Thank you."

Faye Anderson: "Thank you."

Supervisor Kozakiewicz: "Anybody else before Larry gets up who wants to address us? If not, Larry, one more chance and this will be the last one for the evening and then we'll- "

Larry Oxman: "Thank you. Larry Oxman. One of the issues that I didn't address before that I wanted to is commercial development and kind of the spread of commercial development. As I look at the plan, I'm concerned about what may start to move out onto 25 and to Calverton. There is, I believe that there's a shopping center being planned right now or under proposal, that happens to be associated with the YMCA which I have nothing against that, but I guess my concern is that just as when Route 58 started to take retail, if you allow the spread of commercial development while- before Route 58 is built out, you stand to fracture the commercial corridor. I don't think that that's a smart idea. There are still talks about the Rolle property that has yet to be used. There are other parcels that have been yet to be used behind where the multiplex- that's a very large piece that still hasn't been, you know, will take time to develop. All the property around- east of Tanger. So there's a tremendous amount of property that still can be developed.

I remember a few years ago when they were discussing Riverhead Centre, one of the council person's comments to the town- to the audience was that just a small corridor in relation to the entire town. Let it fill out; let it grow; let it become a strong tax base; let it do just that before we start to allow large scale development outside of the area. Building around the hamlets, that's great. You know, small scale development, that's great. But when you start to talk about large shopping centers, you know, I don't think that's a good idea.

TDR's. The Calverton property, the Enterprise Park, seems to be a wonderful opportunity and can absorb a tremendous amount of development rights. I believe that the permitted coverage in there is 15%. If you were to allow that coverage to double and if you used the rule of thumb of 1500 square feet per TDR or maybe even 2000 square feet for industrial type uses, you would absorb somewhere around 7500 acres worth of property. You really could take up almost all of the farmland property.

I've done some numbers, it works. Fifteen percent of 40,000 is a

6,000 square foot building. If you allow that to double and make it a 12,000 square foot building and said that each development right was worth 2,000 square feet, that would be three development rights. So for every acre that you allowed to be doubled and there's about 2,000 acres that still have yet to be utilized, somewhere in that vicinity- 1,500, 2,000?"

Supervisor Kozakiewicz: "Total within the fence was 2,900 and, of course, Burman acquired about 500. But you also have to take into consideration the fact that the westerly portion of the property is core- pine barrens core."

Larry Ozman: "I think that's only about 500 acres or less, so it's- "

Supervisor Kozakiewicz: "Less than that. But then you also have the 10,000 foot runway which is open and the setbacks to that. So, it becomes less."

Larry Oxman: "The point is that even if it is-"

Supervisor Kozakiewicz: "Plus it's not all industrially zoned. There's recreation zone."

Larry Oxman: "Well, then, again, it doesn't necessarily have to be for recreational use and the interesting thing here is that the town owns the property and maybe even- "

Supervisor Kozakiewicz: "It's also the problem, I think sometimes."

Larry Oxman: "Well, but when a developer comes to look to purchase property there, you control the price. You could give it to him for nothing provided that he goes out and buys three development rights or four development rights per acre. You're in control. And in so doing, you will create a great tax base, employment, everything that you want to accomplish when that property was gifted to Riverhead. So I see you holding a tremendous potential. Thank you."

Supervisor Kozakiewicz: "Thank you. Didn't see anybody else who wished to speak. We are going to adjourn the hearing and I think the Board agrees the 21st, two weeks, 6:00. We prefer to do it in the evening so that we can get those people who don't- 21st, right. That would be for both, correct. Just so that it's clear. That would be for both the 4:00 public hearing as well as the hearing that was

scheduled for 4:10 which is the SEQRA portion tied into it. I didn't even ask, Joe- I mean six, six. It's been a long day. 7/21, two weeks, 6:00 in the evening.

Sal, you now wish to talk? Oh, okay."

Sal Mastropolo: "No, quick question."

Supervisor Kozakiewicz: "Oh, okay."

Sal Mastropolo: "It's the same date for written comments?"

Supervisor Kozakiewicz: "Well, on SEQRA, if we close it on the 21st, by law we have to keep the written comments open for 30 days. Right, Mr. Immolita, is that correct? So if we close it, theoretically let's just work through this.

If we close the public hearing on the 21st, would we have to keep it open for a 30 day comment period? Okay. Fine. So, we'll just make sure. Because if there's going to be a written comment period, which I believe there probably is on the EIS, we could keep the master plan written period going the same period of time. I would think. And I'm not- subject to us researching the question. How about that? But for purposes of today, not to confuse anymore, July 21st- what did I say, 6:00? 6:00. Did this side say six or did this side?

Thank you all for being here and that concludes. The time being 9- yes, 7:29 p.m."

Meeting adjourned: 7:29 p.m.

Melissa J. White