

Minutes of a Regular Town Board Meeting held by the Town Board of the Town of Riverhead at Town Hall, 200 Howell Avenue, Riverhead, New York, on Tuesday, May 17, 2005, at 7:00 p.m.

Present:

Philip Cardinale,	Supervisor
Edward Densieski,	Councilman
George Bartunek,	Councilman
Barbara Blass,	Councilwoman
Rose Sanders,	Councilwoman

Also Present:

Barbara Grattan,	Town Clerk
Dawn Thomas, Esq.,	Town Attorney

Supervisor Cardinale called the meeting to order at 7:10 p.m.

Supervisor Cardinale: "... And, I guess. I hadn't done one in this place. Why don't we go down here. Felicia, (inaudible) your time for the Say No To Drugs March. We wanted as a Board, to again acknowledge your work over the last year in that regard. So, I'll read the Proclamation, which says it better than I could.

Whereas the (inaudible) for the residents of the Town of Riverhead and the members of the Town Board to honor individuals in organizations who help make our community better, whereas the Riverhead Community Awareness Program for 23 years performed invaluable service in addressing and remedying the problems of drug and alcohol abuse in our schools and in our town, whereas over the years the staff and volunteers of the Riverhead Community Awareness Program have continued to improve and expand upon the critical assistance they provide, earning all of our thanks. Whereas, on Friday, June 3, the 5th and 6th graders of Pulaski Street School will participate in the Riverhead Community Awareness Program's 20th Annual March Against Substance Abuse, be it therefore resolved that I, Phil Cardinale, Supervisor, together with the Town Board, here this evening to offer our best wishes to everyone involved in the Riverhead Community Awareness Program and proclaim Friday, June 3, Say No To Drugs Day, throughout the Town of Riverhead.

And, I want to thank Felicia very much for your work."

Felicia: "I'd just like to thank the Town Board and I want to invite everyone to come out on Friday, June 3, to join us for the 20th Annual Say No To Drugs March. The Town Board will be there and all the children from Pulaski Street School, and we're expecting a big turnout."

Supervisor Cardinale: "Thank you."

Supervisor Cardinale: "Yes, I'm going to ask for comments (inaudible)."

"Okay. The May 17th agenda begins with approval as always of the May 3rd minutes. Could someone offer the minutes for approval and someone second?"

(Unidentified): "So moved."

(Unidentified): "Second."

Supervisor Cardinale: "Moved by Rose, seconded by Ed. Can we have a vote on approving the minutes?"

The Vote: "Bartunke, yes; Sanders, yes; Blass -"

Supervisor Cardinale: "Barbara is not here at this moment. She is, she ran in here at ten of seven, ran out because she forgot to vote in the School Board elections today. Anyone that did that, you too can go now. You have a candidate here."

(Unidentified): "Please come back."

Supervisor Cardinale: "Sal, Sal one of the candidates is right here. Two of the candidates are here. That's, we really have a good draw. We draw the line by election night."

(Unidentified): "And somebody that's on the Board too."

Supervisor Cardinale: "And somebody that's on the Board. Chrissy's correct. So we have two candidates and a sitting member. And Barbara will be back in ten minutes, so we can't call her now."

The Vote continued: "Densieski, yes; Cardinale, yes. The minutes are all approved."

Supervisor Cardinale: "Okay. We've approved the minutes, now we'd like to get the Reports from you Barbara."

REPORTS:

Receiver of Taxes Total collections to date:
\$59,937,613.22

Police Department Monthly report for April.

Supervisor Cardinale: "Okay. Applications that are
current."

APPLICATIONS:

Site Plan The Living Water Full Gospel
Church

Special Events Riverhead Elks Lodge -
June 12th - 12:30 to 5:30 p.m.
Elks/Abate Veterans
Appreciation Run Barbecue &
Band

Martha Clara Vineyards - June
22-August 17 - 11 am to 10 pm
Private events, charity
functions, fundraisers,
tasting room

Riverhead Business
Improvements July 8,9, and 10
Live entertainment for 3 days
of musical performers

Railroad Museum of Long
Island - August 27 and 28
Open House of Museum property

Garden of Eve LLC - August 7
10 am to 6 pm
Long Island Garlic Festival

Supervisor Cardinale: "Correspondence?"

Barbara: "Nobody wrote to us again. (inaudible)
correspondence."

Supervisor Cardinale: "You know, don't you count the 384
letters from Walmart that we get?"

Barbara: "Yeah, I forgot to put that on."

Supervisor Cardinale: "That's gonna be a fun, that's got to be a fun application."

Okay. Public hearings. The next item (inaudible) beginning at 7:05 and before we get there, does anybody on the Board have any announcement or committee reports."

(Unidentified): I just want to make an announcement, Phil, this Saturday the 21st is the Riverhead Litter Awareness Day. We are, we'll be handing out garbage bags, garbage pails, vests as long as they last, stickers at the Elks Club, between 8:00 and 10 am. So if you can get out and help out a little bit, clean up your streets, or sometime in the next week or two, that'd be a big help to try to make litter problem a little, better less of a problem in Riverhead. Thank you very much."

Supervisor Cardinale: "Thank you. Any other reports or announcements?"

Yeah, I have an announcement. In my mail today, I got formal confirmation of something I'd heard about, but wanted to wait until I got formal confirmation. Vision Long Island's an organization in Huntington for, known for smart growth advocacy, has announced their 2005 Smart Growth Awards to be handed out at a banquet on June 17th at the Crest Hollow Country Club, and little old Riverhead won one for it's master plan, (inaudible) particularly at showing our wonderful business friendliness, for establishing a master plan that, quote, Makes development decisions predictable, fair, and cost effective. So, I wish Barbara were here because she had much to do with that. But I'll tell her when she comes.

So, that's what I wanted to say. And now, we have public business.

Public Hearing opened: 7:05 p.m.

Supervisor Cardinale: "For consideration of the designation of a structure as a landmark, Roanoke Avenue School, which you all know and love, they want to make it a landmark actually. Richard Wines wants to do that."

It is to commence at 7:05 and we are here to take public comment. Does anyone care?"

(From the audience): "Yes."

Supervisor Cardinale: "7:05, the hearing is open, and we have a live one."

Laurie Downs: "Hi. I'm Laurie Downs of Riverhead. I'm in support of it. Roanoke gave me a school receipt on the historical status and basically because of (inaudible), Young, Terry, Benjamin, just to name a few, those families along with others made Riverhead what it is today. Those families all attended Roanoke Avenue. Back then, back in the twenties, our school was not segregated, our school was integrated. And not only with blacks and whites, but it didn't matter if you were a farmer's daughter, or you were a lawyer's son, or you're a politician, everybody went to school together, and that's what made Roanoke Avenue and Riverhead so wonderful. When my kids went to Roanoke, little things that amazed me was that when you walked up the steps, each step has little indentations in it. And, I often wondered if here our future walking in the steps of their forefathers, people who became prominent people within the town. And, I always thought that was cool that our kids were actually following their steps into their own dreams. And, I just hope that you don't let down the history, the sweat and tears of those before us. And, Roanoke is still in such grandeur because the whole idea of Roanoke was to entice the people off the railroad to either stop for a day, or a week, or a lifetime. And, we're here. So, it did what it was supposed to do. And, that's basically what we're still trying to do here today in Riverhead. So, to preserve Roanoke is basically preserving the history of Riverhead as a whole. So."

Supervisor Cardinale: "Any other comment? Yes, Sid Bail."

Sid Bail: "Sid Bail. President of the Wading River Civic Association. I'm here to speak in favor of giving the Roanoke School landmark status. Last week, Richard Wines made a presentation to the Wading River Historical Society, and it's a pretty wild group, so you know, it's gotta be a good presentation. But, what, just on Roanoke school, the Roanoke school was hardly mentioned, but it was about downtown Riverhead. I learned so much about it and you can see that, how important, what potential is for emphasizing, you know, the rich background of the Town of Riverhead. So, I think it's a great idea and I hope the idea is extended big time to Wading River as well. Thank you very much."

Supervisor Cardinale: "Thank you Sid.

Do we have any other comments in favor or opposed to?
Kathy Berezny."

Kathy Berezny: "Kathy Berezny, Riverhead. I just want to say that Riverhead as a community is proud of it's heritage in many ways. And I hope that the Riverhead Town Board will maintain our heritage by designating Roanoke Avenue Elementary School as landmark status, to benefit all the future generations that was the work of our forefathers. This building is a classic building here, in Riverhead, standing proud and stately, with years of beauty still left inside and outside. This is what we should be doing. We should be preserving our past so that the future generations can enjoy Riverhead's pride. If we look around, this historic landmark committee is working really hard to keep our community enjoying the architecture of yesterday. This is really a truly work of art, this committee, that's incorporated in today's buildings, and we must preserve our history for our community. If we don't, then we're going to be the losers. And, I truly believe in Mr. Wines' landmark preservation committee and I really feel that Roanoke is just a start. There's many other beautiful schools in our district, Pulaski Street School as well, and the Aquebogue School. So, I really feel that this is a commitment on the Town Board's part that we should look into and making sure that we want to continue keeping the past with the future. Because, otherwise our children, and the children that are going to grow up, won't have a part of knowing about Riverhead's past. And I'm proud. I've been here for 30 years and I'm really proud to be a Riverhead person. And, I'm really proud of Mr. Wines and his committee who's worked so diligently trying to keep his landmark status going. And I believe in it. So I hope that you will too."

Supervisor Cardinale: "Thank you Kathy.

Any other, further comment? Yes Chrissy? Chrissy Prat. A school board member. With (inaudible)."

Chrissy Prat: "I'm not a resident of the town, but I am a resident of the Riverhead school district. I live in Southampton and (inaudible) for the school district. I wanted to also applaud Richard Wines for all the work he's done trying to get this landmark status for this very important historic building. I've been told that it's a mediocre type of building. (inaudible). But I do believe that mediocre or not, in the eyes

of the people that have been in this town, which I have lived in this town, it's a very important symbol of our past. And, hopefully it will be a symbol of future generations. So, I am all in favor of this and I want to thank everyone that worked so hard to get this, for, hopefully you're going to pass it. Now, could I also ask you what is the procedure at this point now? Is there a resolution on this evening for it? Or it's in another (inaudible)."

Supervisor Cardinale: "The resolution, the hearing was this evening. We'll keep it open for anyone that wants to comment for 10 days, and then on the 7th of June, we'll presumably have a resolution making it a landmark. The significance of the comments we're getting are that we, the Board, looks to the ownership of the building as represented by the School District representatives that are here, as to whether they want to be a landmark. And, if they do, that's (inaudible). I hear what you're saying."

Chrissy Prat: "Okay. And I want to thank you very much."

Supervisor Cardinale: "So glad you accept. Anyone else have a comment in regard to this first hearing? Positive or negative? I think we've only heard positive. If that is the case, I would like to close this, it being 7:28 and leave it open for 10 days for (inaudible) comment, if anyone cares to send any in. And on the 7th of June, we'll consider a resolution."

Welcome Barbara. Did you vote?"

Barbara: "Yes, I did."

Supervisor Cardinale: "Well while you were gone, I announced that (inaudible) had it to you the division Long Island Award for Smart Growth Principles, making job and decisions, producible, fair and cost effective, was awarded to Riverhead for it's master class. And I wanted to (inaudible) you for that when you were out. So that's just (inaudible) bring on."

Barbara: (inaudible) the award. That's, the project wouldn't have been developed the way it was without the participation of the community for six and a half years. So it's really been a credit to all of you and I'd be gracious and happy to (inaudible).

Supervisor Cardinale: "I remember when that started six and a half years ago. The (inaudible) were good. I came to that (inaudible)."

Barbara: "I think that's the last (inaudible)."

Supervisor Cardinale: "Yeah, but that was last (inaudible). But, I didn't say the meetings were good, I said the bagels were good."

The next hearing is cancelled, which is (inaudible) until June 7th and rescheduled for Consideration of a Local law to amend Chapter 101 entitled, 'Vehicles & Traffic - Roanoke Avenue'. That was scheduled to begin at 7:15.

The next hearing was scheduled to be at 7:20, and it being 7:29, it can begin now. And, I know there are people here who have come long distances, so let's get started."

Public Hearing opened: 7:29 p.m.

Supervisor Cardinale: "This is a hearing scheduled to determine as indicated whether Kenneth I. Wilpon, As Agent, Inc. of that corporation, should be designated the qualified and eligible sponsor for the redevelopment of approximately 755 acres of vacant land formerly known as the EPCAL site. So that we understand what (inaudible) is about and so that we keep the comment relevant and once we see the presentation by the applicant, here's what happened so far."

After extended discussion, and with our broker and with staff and myself, on March 11th, we received an offer from Mr. Wilpon to purchase approximately 755 acres of town-owned property at the former Grumman site for \$66,000,000.00 with the understanding that he will build 108 upscale homes for persons aged 55 and over, two championship golf courses, and a major hotel convention center. This plan will totally comply with present zoning and will not require any zone changes or variances. This is in a letter from his council who is here, Ann Nowack, dated March 11th.

Something else that happened that the people who comment tonight should know about is, pursuant to policy passed by this board last year to make things a lot clearer, I hope, that the RDC reviewed this. That is the Riverhead Development Corp. made up of business people who advised us on the site.

With regard to those proposals for purchase and redevelopment pursuant to the Calverton proposal review policy of the RDC, with regard to those proposals for purchase and development of land at Calverton Enterprise (inaudible), refer to the RDC for review and recommendation to this Board, the CDA Board, the RDC shall, before consideration of the proposals, are required the submission of documentation as per the following:

1. Evidence of financial capability to acquire the property and to develop the site as proposed. Sources and uses of funds for a (inaudible) must be provided, personal and corporate statements must be provided, LLP and LLC structures will be considered with the appropriate guarantees provided.
2. Performance with applicable zoning statute as confirmed by the Town of Riverhead Planning Director.
3. An offering price consistent with most recent land appraisals, Town Board determination, and a recommendation of CDA's real estate broker for the subject plan and proposed use.
4. Experience of the individual or corporation with development, construction, management, and financing of similar projects in size and scope, to the proposed project. Bankrupt, (inaudible) background checks, similar to it's credibility to conform to character and the ability of the applicant to confirm the character and ability of the applicant, are considered appropriate as (inaudible) or as our records determine the responsibility, the liability, accountability, and possession of switching capital resources, skill, judgment, integrity, and moral work. On that review, the RDC refers the project to the CDA Board with the positive or negative recommendations.

Where are the CDA board? They did that in April with a positive recommendation as to those four items I read. Then we noticed it for this hearing this evening, for this purpose. So we get comments I hope that will be relevant to the purpose.

We are supposed to be meeting tonight for the purpose of conducting a public hearing on whether Kenneth I. Wilpon, as Agent, Inc., should be designated a qualified and eligible sponsor for the redevelopment of approximately 750 acres of vacant land of CDA-owned property, former known as the Naval Weapons Industrial Reserve Plant commonly known as the EPCAL site, located on the south side of Route 25 in Calverton, New York. The Planned Recreational Park Use District, commonly

known as EPCAL site located on the Route 25 south corridor for use together with any buildings located there are consistent with use as permitted in the Planned Recreational Park Zoning Use District for a Hotel Convention Center and Golf Course Subdistricts, and which, considering whether the Property should be sold to Kenneth I. Wilpon, as Agent, Inc., pursuant to an agreement of sale by and between CDA and Kenneth I. Wilpon, Agent, Inc., a draft of which agreement is on file with the Office of the Town Clerk and is available for public inspection during regular business hours. The agreement of sale for \$66,000,000.00 is for redevelopment of the property by Kenneth I. Wilpon, as Agent, Inc., as a major hotel destination resort and convention center, with two championship golf courses and 108 upscale homes for persons aged 55 and over in conformance with current zoning requirements.

The Riverhead Town Board, pursuant to Article 8 of the Environmental Conservation Law and the applicable law, accepted a Final Generic Environmental Impact Statement for the redevelopment of the Property and has further adopted a Findings Statement contemplating the sale of the Property in the past.

The Riverhead Town Board, pursuant to SEQRA, declared itself 'lead agency' on April 5th, for the sale of this Property to Kenneth I. Wilpon, As Agent, Inc., determined the sale to be a Type I Action pursuant to SEQRA, determined the sale of the Property is in conformance with the Findings Statement resulting from the Generic Environmental Impact Statement and determined that such sale does not pose significant and adverse impacts to either the natural or social environment and that of an Environmental Impact Statement need not be prepared pursuant to SEQRA for such sale.

The purpose of today's meeting, having done those things, is to determine whether the applicant has sufficient experience and resources to develop the project as he is going to propose.

With that, Mr. Wilpon, or whoever you would like to present, his Attorney, Ann Novak, please."

Ann Nowack: "(inaudible) you just went through everything I (inaudible).

Supervisor Cardinale: "Good."

Ann Nowack: "(inaudible). Is this better?"

Supervisor Cardinale: "That's great."

Ann Nowack: "I'm Ann Nowack, the Board knows me as Mr. Wilpon's Local Counsel for this project. As I said, Mr. Cardinale went through most of what I was going to go through, so I'll just simply say that I'm here with Mr. Wilpon, he has, including myself, 11 members of his Development Team here with various things to say about various aspects of the project. The one thing that I think we haven't covered before, is that this project envisions the subdivision of the property to three subdistricts (inaudible) from the Town Attorney's office, under your Town Code Section 108-243 provides for a golf course subdistrict, one Section 108-244 provides for an open space subdistrict, and Section 108-240 for the HCC subdistrict hotel, conference center, and convention center. We'll be availing ourselves to those three subdistricts to make this proposal possible. With that, I will turn this over to Mr. Wilpon, who will in turn introduce other members of the Team. And, if anybody has any questions for me, I'll answer them at the end."

Supervisor Cardinale: "Thank you."

Ann Nowack: "Thank you."

Ken Wilpon: "Supervisor Cardinale, members of the Riverhead Town Board. In being here this evening, I should first like to introduce the team, which is moving forward to hopefully quickly develop the (inaudible) project. We will comply 100% with zoning. We will comply totally with all aspects of which are read into the report tonight. And, without taking any time (inaudible) the introductions, I should like to bring those people, those firms who will provide a compliance with all the requests made as conditions preceded for moving forward, closing on the property, and developing. First, I should like to introduce members of Golf Play, (inaudible), Landmark Golfing Installation, development of communities surrounding the conference centers, and they are presently building (inaudible) in five states of the United States very successfully. Roland, stand up. Roland is an architect with the firm of Perkins Eastman, largest architectural firm in New York State, having 494 employees in the state. Now I pass to you a look at what they have done only as it pertains to Suffolk County and Nassau County. A you'll see several billions worth of construction. Ann, if you will. In addition to (inaudible), associate to the development of this project, attorney from New York, Alan Turgeson, (inaudible) architect, will present the

papers for Turner Construction. I may add, the firm has done eight billion dollars worth of work in the last year."

Supervisor Cardinale: (Inaudible)

Ken Wilpon: "I only prepared a limited amount of copies rather than take the emphasis on what was being presented for the people to look and see. The Honorable Joseph Suozzi (phonetic) who is advising the undersigned and the person speaking before you. (Inaudible) who are the people who complied with the requirements of 108 houses with limitation of permitted residential use for community requirements of being active elderly people certainly above the age of 55.

(Inaudible) I see the money floating by. Chris (phonetic) who is here representing (inaudible) is a company which has say 20 billion dollars worth of track record and is prepared to comply with all prerequisites in the list of compliance for purchase.

This time I'd like to turn it over to our (inaudible)."

Charles Kaplinger: "Ladies and gentlemen, my name is Charles Kaplinger. I'm director of Planning for Landmark National, Landmark Land Company. We develop golf communities and resorts in this country and in the Caribbean and in Europe.

What I have before me is a drawing that shows our intent of what this project is all about. It represents essentially 755 acres. It is going to be a destination conference center. It's going to have two championship golf courses, a golf academy and some single family residences.

We will- the project itself- the project is going to become a major source of investment for this community and be a major source of future employment. We have a number of different aspects which we want to talk about in terms of architectural components but generally there will be- the golf shown in green, the golf course routing is shown in green. There's some residential in this area here on the south entrance. On the north entrance we have the location of the hotel and the conference center as well as some other hotel rooms that will take advantage of this championship golf course.

The golf course essentially is an amenity and support to this conference center as well as tennis and swimming pool and some other amenities that we will actually plan.

The project is very environmentally sound which we will address, Chris Cove will address that aspect of the project and how we plan and how we actually design and construct golf courses. But right now I'd like to turn it over to Roland Behr, the architect."

Roland Behr: "Good evening. Thank you for inviting us. My name is Roland Behr. I'm a principal with (inaudible). As stated earlier (inaudible) is a 500 man architectural firm with offices in the southern states and in Toronto as well as China.

My role in this is as a director of the project for (inaudible). We've done work here in Suffolk County. We're working on some projects also in Nassau. We are developing for (inaudible) a Plainview project. It's not the tower, it's a traditional neighborhood development of 200 acres. We've also developed these kind of communities in Connecticut and in the tri-state area.

Everybody is losing their voice here, I apologize.

What we are talking about-- as you can see the proposal is centrally locating the hotel right now. The assumption is it's a conference center and hotel of which there will be four buildings. They will ring the conference center. The first phase of this project is approximately-- "

Supervisor Cardinale: "Can that mike come off? Maybe (inaudible). There you go."

Roland Behr: "-- it is bringing people to this project. There's going to be four buildings that are located around the conference center. Those four buildings will be equal to 290 hotel rooms. Adjacent to that, we're proposing hotel villas that will extend-- (tape changed)-- it will have associated retail. It will have a spa. It will have a total golf section.

The rest of this is actually going to extend to the golf course and that's where Chris comes in. Again it is the central location for (inaudible). Thank you very much."

Chris Cove: "Hi. My name is Chris Cove and I'm the director of Golf for Landmark Land Company associated with Charles Kaplinger who spoke with you earlier.

One, I'm happy to be here, happy to be on Mr. Wilpon's team. As Kap kind of mentioned, we've developed golf courses for the last 30

odd years around the United States, the Caribbean and in Europe, a few more than five states, Ken, but close, close enough. But we've done such projects for those that are golfers. If you would like to look it up, we have a website. It's Landmarklandcompany.com. That we've done projects in California that involve hotels- the (inaudible) Hotel that was a conference center with 632 rooms, three golf courses. One of the golf courses was in the top 100. We also are responsible for PGA West which had four golf courses, one of which was in the top 100 in the United States. We also did (inaudible) Valley Ranch. They had a hotel and golf.

Currently we did probably the most famous on the east coast for us was (inaudible) and did the ocean course there that held the 1991 (inaudible) Cup. We're currently just finished a couple years ago a golf course in Spain- excuse me, in Ireland on the southwest coast called Dune Bay and the year it opened, it won the best new international golf course. We're currently doing a golf course in the Andalucia (phonetic) part of Spain that has a hotel as well as residential and golf around it.

I think when I speak about golf, one of our pride that we've had in Landmark when I mentioned those golf courses is we were fortunate enough to- at (inaudible) Island, the golf course if you haven't seen it and you're not a golfer, sets directly on its south is the Atlantic Ocean and directly on its north side boundary is the wetlands estuaries that we had to work with, continually through it. We knew how environmentally sensitive it was. We made an agreement and raised funds through the United States Golf Association, through the PGA of America and through ourselves and had Clemson (phonetic) University Toxicology Department come and watch us build, watched us from the day we broke ground, build the golf course, continued a report on how we were affecting the ground water.

We were building a golf course there that we were proud of because where it was the environment was so much important to us but we knew how important it was for the environment of the area that we were in. We actually built an internal drainage system there that all the water that we put on whether we put (inaudible) material on or at times of the year that we did put fertilizers on and the rare times that we had to put chemicals on, all of it drained back into the golf course and through its own internal system and nothing ever left the golf course.

And that was very successful. At the end of the report, the report was about this big and was featured on CNN and actually proved

that we had helped the environment that we were in because the (inaudible) we were working with were somewhat dead because (inaudible) and we went back in with South Carolina (inaudible) approval and dug the canals and re-hooked them and then put all the gates on them that allowed the tidal areas to come back in and revitalize those (inaudible).

As well in Dune Bay we were building on the ocean and had to be very sensitive to not only the ocean and the runoff but as well we had a snail there that was microscopic but was very important in Ireland and so we did all the construction under very strict and self-imposed jurisdictions from the Irish government and the European Union.

We've done things in Carmel, California so we're very used to adapting to and understanding how sensitive it is when you start building golf courses in areas that are very environmentally sensitive and everywhere we build now that's our own internal (inaudible). It doesn't matter how environmentally sensitive the people may feel that they're in Mississippi or South Texas or Oklahoma, yes, that's where I got the accent, I'm sorry. You can take the boy out of the country but you can't take the country out of the boy. Those areas are sensitive to all of us— because the biggest thing we've got in our business now, we know how sensitive is, is we've got our reputation. And we can't ruin that reputation of not building golf courses that way.

Now to spend a little time on the golf course, we designed the golf course as they talked centered around the conference center and hotel right here. And then we built a golf course that will circle and as Roland mentioned will play out of a pro golf shop and its facilities that will play this golf course.

We've built another golf course this way that can be private or cannot be private determining on what the market does. Driving range large enough that you can hit off both ends so the conference hotel has a driving range as well as were it be a private club or a different type of public golf course would have its own clubhouse and amenities as well.

We also on this side of the driving range are building what Kap referred to as a golf academy. I'd like to say it's a little bit more than that. It's— we understand that the weather on Long Island is fabulous for nine months of the year and then about three months of the year it's not that it's not fabulous but it's not really that inducive to bringing in conference groups and so forth and think that

they can continue to have clinics or hit golf balls. Many of them are driven around that focus.

So we are designing and building what we call an all weather training and hitting facility. We've done-- been involved with some of them-- I was involved with a couple universities that we build them where it's got all of the modern video equipment that you can tape people. You have the teaching staffs and so forth to teach those people but as well it's all heated and has automatic doors that raise up like your garage door and you can hit out into the driving range. You can continue your clinics and teaching sessions no matter what the weather is, whether it's raining, snowing, and whatever. We think that will be a big draw with some of the high end teaching pros that we've been associated with in the past to bring them to Riverhead especially in the winter.

We are really excited about the opportunities that we have here. We're excited about the partners that are all involved in it and look forward to continuing our reputation of building some of the best golf facilities in this country and abroad.

Thank you very much."

Supervisor Cardinale: "Thank you."

Ken Wilpon: "Thanks, Chris. What I'd like to do in this presentation is take a moment while any of you may have questions at this moment before we go to the next phase."

Supervisor Cardinale: "The-- do you-- can you give us a sense, I think Chris you had spoken of this, the anticipated construction costs for the hotel, homes and golf villas. What kind of capital construction?"

Ken Wilpon: "Depending upon whether or not we would need the second 290 units would determine the amount of projected cost near range. Because predicated upon the 290 unit conference center and the golf courses and the accessory use to the convention center, conference center, would determine the amount of money. So whether I say it's 150 million dollars to go to 200 million dollars first phase, it would be strictly up to what the market would show at the time we're ready to build."

Supervisor Cardinale: "So the construction cost is anticipated to be 150 to 200 depending on-- "

Ken Wilpon: "Certainly in excess of 150 million to start."

Councilman Densieski: "Sir, how many villas? I see you have several cul-de-sacs with villas."

Ken Wilpon: "How many would there be?"

Councilman Densieski: "Yeah."

Ken Wilpon: "It would depend upon the business generated by the conference center in your town of Riverhead/Calverton."

Councilman Densieski: "And what part of the town code do the villas fit under?"

Ken Wilpon: "Under hotel conference center."

Councilman Densieski: "108-240?"

Ken Wilpon: "I don't know the numbers but Mr. Hanley answered the question. Is he here?"

Supervisor Cardinale: "Yeah. They are under- I know the answer to that. They are- the code- hotel, I think they're called cottages under the code."

Councilman Densieski: "Yeah. I see cabins and cottages."

Supervisor Cardinale: "And the-- cabins and cottages and they are for transients. I think we should make that point for the public. They are rented out through the hotel as I understand it- "

Ken Wilpon: "That is correct."

Supervisor Cardinale: "-- for transient guests only. The only permanent homes would be the 108."

Councilman Densieski: "So what's the length of stay that a transient can stay in one of these- "

Ken Wilpon: "How long can a transient stay? He can stay overnight. He can stay a weekend, he can stay 10 days. But there would be no restriction how long someone can check into the hotel conference center in any way, manner, shape or form."

Councilwoman Blass: "Mr. Wilpon- "

Ken Wilpon: "Yes."

Councilwoman Blass: "Ed, are you finished?"

Councilman Densieski: "Yes."

Councilwoman Blass: "I think it would be important to be able to assess the entire impact and in order to be able to do that, we would want to know what the potential build out is if you were to exercise your option to build a future- in other words, this is the first time I'm aware of a future conference center expansion. What is the maximum that you're looking to do on this site?"

Ken Wilpon: "I can best answer that, if you will, Supervisor Cardinale, (inaudible) one or more times the thought was that 750 room conference center. No one wants to build that- no one will lend you money to build 750 rooms which is why it's staged that 290 to start and then to expand. Worse case, I don't foresee ever having 750 rooms. I would say somewhere above 500 less than 750."

Supervisor Cardinale: "I think the other thing to be said and I spoke with Chris about this, Barbara- "

Councilwoman Blass: "Yes."

Supervisor Cardinale: "-- you can- there is an exact square footage of maximum build out under our present code. The premise of the entire proposal by Mr. Wilpon is that it be consistent with our zoning code. And what- Chris, do you know the exact square footage that is maximal build out for this site?"

Chris Kent: "It would be 871,000 square feet covering 100 acres."

Ken Wilpon: "That is far more than we could ever, ever need."

Supervisor Cardinale: "Right. So the maximum build out is going to be determined by the zoning code."

Ken Wilpon: "It would be way under that number."

Supervisor Cardinale: "But the market is going to be way under that number is his point."

Ken Wilpon: "Much less."

Councilwoman Blass: "But for the purposes of evaluating it under SEQRA for example when we get to that point, you wouldn't have to quantify your worse case- I say worse case scenario in quotes but the greatest extent of your development."

Ken Wilpon: "Under 750 conference center units, would be more than we could use dramatically under what would be permitted under your laws."

Councilman Densieski: "Has there ever been a feasibility study done by your group?"

Ken Wilpon: "When you use the word feasibility, tell me what you mean."

Councilman Densieski: "I mean how do you know besides your obvious business acumen, how do you know this will be successful in Riverhead?"

Ken Wilpon: "Have you ever seen anyone write a check for 66 million dollars and have to answer whether they studied it? A lot of people- a lot of bankers and a lot of smarter people than I, have concluded that this particular site will lend itself to what we're proposing tonight."

Councilman Densieski: "So they're going to lend you 66 million dollars because they concurred that it's going to be- "

Ken Wilpon: "I didn't say they would lend 66 million. I said there would be 66 million dollars of cash paid at closing from reputable United States banking sources."

Supervisor Cardinale: "I presume you have to finance construction of the 150 or 200 million, too."

Ken Wilpon: "The easiest construction money in this country is after you pay 66 million dollars for a piece of land banks are ready, willing, anxious and have expressed that. I may add that directly or indirectly, directly and indirectly, the parties from being domiciled in this community have called my bank enough times to make them wary of what the heck was going on. They're aware."

Supervisor Cardinale: "Yeah. The RDC did some certain bank

checks. That's correct. Yes."

Councilman Densieski: "But, Mr. Cardinale, did we receive anything as board members? Because I requested twice financial information. I've never received anything."

Supervisor Cardinale: "I haven't seen it. Some of it has been presented- if there was any presented, it was presented to legal or it will be presented tonight."

Ken Wilpon: "That is correct."

(From the audience - unidentified "I have a question. What guarantee, Mr. Wilpon, do we have that you're not going to flip this property and make a quick 20 million on it?"

Ken Wilpon: "I would hope that I could flip it and make 20 million on the flip, but obviously there's no one ready for it to be flipped to because the next highest bidder was dramatically less and the one before that was more than 20 million dollars less. If you have anyone that wants it for 20 million dollars, I'd be happy to (inaudible)."

Supervisor Cardinale: "We're going to take comment from the public immediately after the presentation by the applicant is finished so I want you to continue if you will with your presentation."

Ken Wilpon: "This is the people who will build not to mention 108 residences adjoining the conference center."

Jeff (inaudible): "Jeff (inaudible), President of the Robertson Douglas Group. We're builder developers. We're based out of- Central New Jersey is our corporate headquarters. We are- we position- our company we're luxury active adult builders and have been invited by Mr. Wilpon to be involved in the 108 single family detached active adult community to include a clubhouse amenity to ensure an active adult lifestyle.

Our company this year, 2005, in New Jersey has been recognized and won the award from the New Jersey Home Builders Association for the best active adult single family community in the state of New Jersey. And we're pretty proud of that.

We, you know, excuse me, the lots will be, you know, based around the golf course, again, clubhouse amenity and what else can I say,

(inaudible). Right, exactly. So it will be a lot of greenery, you know, beauty around the lots. There will be a very luxury active adult community.

We presently have several active adult communities under construction right now in the state of New Jersey."

Ken Wilpon: "And the last person I'd like to introduce if you're still here, Chris, is Chris Brill of (inaudible) a vital important factor because that's where the money comes from. (Inaudible) this company has (inaudible)."

Chris Brill: "As Ken said, my name is Chris Brill Edwards, I'm representing (inaudible). We are a private equity investor who focuses in real estate and mostly in development such as this, mixed use developments. And I'm basically here to represent that we have given our authorization, a partnership between Starwood (phonetic) and Mr. Wilpon is able to fund this project (inaudible)."

Councilman Densieski: "Do you have a letter stating such and do you have a card?"

Chris Brill: "I just happen to have a letter here."

Councilman Densieski: "A copy is fine."

(Comment from the audience)

Supervisor Cardinale: "We'll take comment later. Why don't you finish the presentation and then if you'd like to comment, please do."

Is there any other aspect of this that you'd like to present at this time, would you like me to commence taking comment from the public?"

Ken Wilpon: "We'll take questions or comments."

Supervisor Cardinale: "Okay. Then why don't we begin with Ann and then continue. If there's a question- "

Ann Miloski: "Okay. My name is Ann Miloski and I live in Calverton. And I am very much in favor of this project. I think it's going to be a project that is going to help the entire town of Riverhead and the Economic Development Zone."

When I first started in the Economic Development Zone, they took us on a tour of the Grumman property which I've seen many times before. But they took us up to the tower and the first thing I said when I was up in that tower, boy, wouldn't it be beautiful to have a hotel and conference center here that will attract people to the town, it will attract businesses to the same area and I think it's very important that we go ahead with this.

It will be very good for the industrial park. It will add to our tax base. It's a win-win situation. As long as they have that money to put up, we should be opening up our arms and saying come on in. Thank you.

There's two questions- one was how high would (inaudible)?"

Ken Wilpon: "Unfortunately at present your zoning only permits 75 feet of height."

Ann Miloski: "That's great with me. That's what I wanted to say. I think you should keep this not too high. We have plenty of property that it can be spread out."

Ken Wilpon: "Well, not too high. Well we do want to have open space for the benefit of the community but whether or not the future would bring a higher desire for buildings would be up to your town council."

Ann Miloski: "And the other question is where is this project in New Jersey because I go there quite often?"

Ken Wilpon: "We're throughout Central New Jersey, our award winning communities are in Hamilton and Mercer County, New Jersey. There also one in (inaudible). One in Heightstown (phonetic). One in East Windsor, New Jersey."

Ann Milowski: "Okay. Thank you."

Unidentified - from the audience remark

Supervisor Cardinale: "Yeah. We want to have those who speak use the microphone because it's being recorded and we'll have a transcript."

I should point out that the last speaker, Ann Miloski, is a member of the Economic Development Zone which impacts this property.

Yes."

Ken Wilpon: "May I respond? Thank you for your comments. And I may say I've never met the woman before. And secondly omitted thus far the projection that there will be 900 jobs available in the Riverhead Calverton community. We also previously had verbalized that as far as the employment, or subcontract or anything associated or affiliated with this development, the first choice would be the people that live here, not just an idle statement. You can quote it directly. Anyone who can provide the services which are requested in the overall project will be given first choice and that's a commitment which will not be broken."

Ann Miloski: "I have one more statement."

Supervisor Cardinale: "Please conclude that and we'll take another comment."

Ann Miloski: "The only (inaudible) I wanted to make was I have friends who are in the electrical union and they have been out of work now for six months and they're all waiting for this project to start, hoping to get work there. And also for the construction union. Thank you."

Ken Wilpon: "As a follow up to that statement I should like everyone here to appreciate that without exaggeration- I'll make it easy, 20 telephone in the last few weeks from people who are nameless, who I don't know where they live, I don't even know the sections, who tell me that there's a mad rush to buy the property surrounding.

I myself had two parcels offered to me in the expectation or hopefulness that I would acquire this property and the price being asked today as against three months ago is almost doubled for each building lot. So the Oklahoma land rush did it one time, and I think the Riverhead town (inaudible) is doing it now. Any other questions?"

Supervisor Cardinale: "Comment or question, please come up. Ron, did you have something, please come up. Did you want to comment, town attorney?"

(Inaudible)

Supervisor Cardinale: "Yeah, why don't you ask and then Ron follow him if you would. Don't you have to speak into the mike so it will record for the transcript? Deputy Town Attorney Chris Kent who

is handling this matter for the town."

Chris Kent: "I just had a couple of questions. I really want the record to be complete and although I think they might have submitted sufficient proof of experience with projects of this kind and nature, I don't feel the town has received sufficient information regarding sufficient capital resources to complete the project proposed. So I wanted to just ask plus a second thing, Chris- I don't know your last name-- (inaudible) had mentioned a partnership in the project. I don't know if there is a partnership and I guess I need Mr. Wilpon to respond to whether there are any joint venture agreements or partnership agreements with any of these other entities or any investors who are proposed to be investing in this development."

Ken Wilpon: "I would be happy to answer that."

Chris Kent: "I have other questions too."

Supervisor Cardinale: "The two questions are the structure of the development entity and evidence of sufficient capital and resources."

Ken Wilpon: "In answer to the first question I want to be around long enough for the town ultimately to approve the sale and the development assuming that I'm still young enough to do it. At this minute the purchaser to be under contract is Kenneth (inaudible) as agent, Inc. The quote joint venture party whether it's the LLC, corporate structure sub chapter S co-op formation will be a venture comprised of only Starwood and my (inaudible) corporation- been in business 38 years and has had a quarter of a billion dollars go through it. There are no pending suits and I think we can establish that bank-wise and corporate-wise.

The second question was- what was the second question?"

Chris Kent: "How much Starwood is investing. And also I need to ask Starwood a question but (inaudible). How much of the investment is coming from Starwood?"

Ken Wilpon: "I did not say it was coming- "

Chris Kent: "(inaudible) How much?"

Ken Wilpon: "The question asked of me, how much will it cost?"

It will be in excess of 150 million dollars. To finance the project after title passes is at the worse case 60% of cost. So if you're dealing with 150 million dollars, figure it out."

Supervisor Cardinale: "Ken, when you say 150, that's over and above the cost of land?"

Ken Wilpon: "Above the cost of the land. Yes."

Supervisor Cardinale: "So you have 60 million purchase and 150 construction cost. And as I understand, Kenneth Wilpon and Agent, Inc. and Starwood would be the two entities involved?"

Ken Wilpon: "Correct, yes."

Supervisor Cardinale: "And the other question was, you didn't speak much about capital and resources and I suppose the next question is experience. We have to establish that you have capital resources and experience in these kinds of projects."

Ken Wilpon: "Well, I'll give you a very simple answer. On your desk somewhere from- "

(Inaudible remark)

Ken Wilpon: "That only handles the mega millions- billions. I believe this is the largest builder there is in Nassau and Suffolk County and they will be doing the construction."

Supervisor Cardinale: "Turner?"

Ken Wilpon: "And construction manually. And if you just thumb through it you'll recognize those projects."

Supervisor Cardinale: "Yes, I've heard of Turner."

Ken Wilpon: "Good."

Supervisor Cardinale: "Chris, your questions, I know you wanted to establish a record."

Chris Kent: "I'll ask (inaudible)."

Ken Wilpon: "Never happy, never happy."

Chris Kent: "You have already signed contracts with your development team?"

Ken Wilpon: "I have a signed commitment from the financing- covering 100% of what I need and I have a backup beyond 100% from major institutional top five bank in the country."

Chris Kent: "Okay, that's financial. Do you have development contracts with Turner construction?"

Ken Wilpon: "They're going to do it. We don't have a price, because you can't- you can't get a price until you approve the plans."

Chris Kent: "I understand."

Ken Wilpon: "The answer to that is yes."

Chris Kent: "Okay. Starwood capital group. Is that a publicly- a (inaudible) company?"

Ken Wilpon: (Inaudible)

Chris Kent: "Have you submitted- have you received- since you didn't do anything in advance have you submitted any type of letters of commitment?"

Ken Wilpon: (Inaudible)

Supervisor Cardinale: "Chris, this is what you're alluding to?"

Chris Kent: "Yeah."

Supervisor Cardinale: "I think what Chris has alluded to as counsel is an indication of ongoing interest, is not- "

Ken Wilpon: "But if you read the last two sentences, Mr. Chairman- "

Supervisor Cardinale: "Yeah, you take a look. Maybe I didn't read it. But is that sufficient is the question."

Ken Wilpon: "How many (inaudible)? You got it."

Supervisor Cardinale: "Thirty-five seconds we're going to give him. Go ahead."

(Unidentified) "And actually I think I was on line and first of all I want to thank you, Mr. Wilpon for your interest in our small town. With that being said, you're a long way from Staten Island. And I think that first of all- "

Supervisor Cardinale: "Oh, yeah, we don't know who you are. Well, I know who you are but the recorder doesn't."

Ron Hairi: "Ron Hairi, New York and Aquebogue. First of all, I want to compliment the Board for its appointment of Chris Kent as Deputy Supervisor. I think he can ask some of the hard questions."

Supervisor Cardinale: "Soon to be."

Ron Hairi: "And I wonder whether or not the presentation of this material here to the board for the first time this evening will really allow you properly evaluate Mr. Wilpon's ability to consummate this transaction. I mean certainly- certainly- "

(Unidentified remark)

Ron Hairi: "Sir, I have the microphone."

Supervisor Cardinale: "We have to take public comment. So we have to take public statement- so let me let you go on."

Ron Hairi: "With all due respect, Mr. Wilpon, your name is certainly one of the more recognized names in New York but I just don't think that the presentation of this material to the board for the first time this evening will allow the board to properly evaluate all of these issues including the contractual and legal commitments which the board's able counsel has already- "

Unidentified: "Well, you're right. You're absolutely right."

Ron Hairi: "-- raised as an issue."

Supervisor Cardinale: "But we're not going to approve anything until weeks from now."

Ron Hairi: "In addition what I would respectfully request because it is a public hearing and you invited the public's comments on Mr. Wilpon's presentation, is that you make the materials publicly available to the interested members of the community so we, too, can intelligently evaluate the contractual relationships, the financial

commitment and other important information to provide intelligent input to the board.

And that you call the hearing open for sufficient amount of time for us to properly evaluate it.

And I want to thank Mr. Wilpon. I want to thank his team for being here. I just simply request because of the magnitude of this transaction, a purchase valued at 66 million dollars, just the land, and construction commitments in the neighborhood of hundreds of millions of dollars that you've pointed out, that you give the town-- that you give the board, that you give its counsel, that you give its experts the opportunity to review the information carefully and intelligently. That's my two cents."

Supervisor Cardinale: "I could not agree with you more and I think that's really important. I also think it's symbolic of what you know with your association with me and this board. We want to-- we have to think this through carefully and it's a complicated transaction.

This will be one of the biggest transactions in the history of eastern Long Island. It would be the biggest I think."

Ron Hairi: "Exactly. And the larger the transaction, the more due the due diligence."

Supervisor Cardinale: "Thank you."

Ken Wilpon: "First, Mr. Supervisor, I'd like to comment. (The tape was changed) Twenty-two minutes away from here so that's the first thing I'd like to respond to. As far as the due diligence-- "

(Inaudible comment)

Ken Wilpon: "That's okay. I don't care what you say about Staten Island, I care about what you say about me.

Number two, I didn't hear Mr. Kent speak to this board and utter the words as (inaudible) and wishes me well. Chris, have you read the last two sentences? Okay."

Supervisor Cardinale: "Is that adequate for purposes-- "

Ken Wilpon: "If that commitment is not adequate for a company

having 20 billion dollars, basically enough to buy every piece of land in Riverhead, something has to be wrong. That's all.

Number three, I have no right to make any demands time-wise. But to the citizens of Riverhead, Calverton and related communities, I have started to process the project we're on today two years and seven months ago. I should like you know, excuse me, I must be allergic to the microphone, I should like you to know that from the time this started to know, I have successfully completed 11 projects.

I appreciate the magnitude and the size of this project. But I'd like to have the record set straight. If there were 150 million dollars of construction you do not need 150 million dollars because there's not a bank in all of New York which would not lend you 60% of your construction costs after you have 66 million dollars cash in the property, closing costs and carrying costs.

And I respectfully say I realize everything in this world is political, but if this project cannot be uttered from the people sitting at this table in the sense that it will be a priority to move quickly and to expedite a closing, and if we are to drag this on, there's no further interest in this property and then you would have it upon yourselves that it wasn't worth it to you, but there comes a time when you must address the community and say if this project were not virtually unanimously desired, then we're not in the right place.

And I found it on my own tonight. I didn't have to have you direct me here. So if anyone has any questions, ask me the toughest questions you wish."

Supervisor Cardinale: "Yeah, Barbara, you had a question."

Councilwoman Blass: "I have a question, not a tough one, but Mr. Wilpon are you aware and is your development team aware of the fact that the town has commenced a process to rezone approximately 800 acres of land contiguous to this property you're looking to purchase to industrial use?"

Ken Wilpon: "That has absolutely no relevancy to this project."

Councilwoman Blass: "I was asking you if you are aware- "

Ken Wilpon: "Yes. I didn't know it was 800 acres. I knew it was (inaudible). It doesn't matter if you will."

Councilwoman Blass: "I just wanted to make sure that you are aware."

Ken Wilpon: "Thank you."

Supervisor Cardinale: "That's 600 acres actually, Barbara, on the eastern portion of the property and this is, of course, (inaudible)."

Yes. Any questions? Chrissy I thought you had a question and then I want to take one from Chris and then you, sir."

Chrissy Prat: "I was wondering, you said there was to be 108 homes. Are they going to be attached?"

Ken Wilpon: "No. One family."

Chrissy Prat: "Oh, I'm sorry. Chrissy Prat. Okay. Okay. And around what would the cost of those homes be?"

Ken Wilpon: "Well, depending upon how soon we can close the property. The land is basically gone up 50%. I could give you an approximate."

Chrissy Prat: "Approximate. I mean- "

Ken Wilpon: "We're talking about \$800,000 (inaudible) house."

Chrissy Prat: "Okay. And the size of these homes would be around (inaudible) square feet?"

Ken Wilpon: "I would take a guess, 2500 square feet."

Chrissy Prat: "Okay, all right."

Ken Wilpon: "If it's 2800, don't come back later- "

Chrissy Prat: "No, no. You can't. Also, you said that there would be 900 employees."

Ken Wilpon: "Nine hundred jobs."

Chrissy Prat: "Year round."

Ken Wilpon: "Nine hundred- well- "

Chrissy Prat: "Construction?"

Ken Wilpon: "Unless- well, construction for sure. But unless you can give me a commitment that January, February and March the weather would be good, nothing would be open. A skeleton staff."

Chrissy Prat: "Okay. So after the construction- "

Supervisor Cardinale: "You may have to speak into the mike."

Chrissy Prat: "Okay. I'm sorry, after the construction is over- after the construction is over and the jobs would then be for the convention center and the golf course?"

Ken Wilpon: "The restaurant, operational, maintenance, a small amount of (inaudible) retail to service- "

Supervisor Cardinale: "You may want to take it when you're speaking."

Chrissy Prat: "Okay. So the next- so those- but those would be year round jobs?"

Ken Wilpon: "In all fairness, all of them couldn't be all year jobs because we couldn't afford to keep people fully employed for the three months of winter. However, if the conference center does what we would anticipate or are hopeful to accomplish, the busier it is, the more people who will be working full time."

Chrissy Prat: "The conference center, the hotel and everything else. Now is that going to be a chain hotel like Hilton or- "

Ken Wilpon: "The answer is yes but because public companies are involved it can't be mentioned except I'll say this. It's a major hotel operation in this country, call it major. Rather than ask me if it's first important or second, it's major. Definitely in the top five of any chain in the country."

Chrissy Prat: "Um, I have a question for you guys if that's possible."

Supervisor Cardinale: "Yes."

Chrissy Prat: "Is the property that we're discussing with the school anywhere near this?"

Supervisor Cardinale: "Yes. It's part of this 755 acres."

Ken Wilpon: "Yes, okay. Honorable- this is on- "

Supervisor Cardinale: "Yes, the mike is on. Yes."

Ken Wilpon: "I'm sure everybody is going to like to hear this answer so I have to word it the way that you'd have to ask it rather than my tell you one sentence.

I was asked whether or not I would provide room for a public use facility on this property, parenthesis, a school. My answer was I could not make any commitment to do anything because if I were to do anything by donating it to the community, I would cost myself a seven million dollar tax loss. However, because the IRS code is very, very, very strict, can I say at this moment, I have no commitment whatsoever in exchange for an approval on this project, to donate anything directly or indirectly to Riverhead Calverton.

However, even though it's an upgrade- what's the word, an active adult community and one would wonder why such a facility might be needed, I happen to be all for it. It doesn't cost me anything to give it. I'm going to give it away anyway because I don't have the use for it. Did I communicate to you? I'm giving it for the school district. I'll give the land to the school district."

Chrissy Prat: "No, no. I'm not asking for that. I'm asking where is the parcel that we're talking about- "

Ken Wilpon: "May I tell you something? This is sacred. If you could give me one million dollars to point out the exact spot, yeah- "

Chrissy Prat: "(inaudible). That's all I'm asking for."

Supervisor Cardinale: "Yeah. What- you're right- in the parcel you're looking at, okay, the piece that the school district was interested in is in the northeast- in the north- in the western portion of the property. Right in there. They wanted an entrance in somewhere between 20 and 50 acres. What Mr. Wilpon has just said in his (inaudible) manner is that he would make every effort to make that land available to the school district- "

Ken Wilpon: "I even said I would- "

Supervisor Cardinale: "He said actually he would make it available."

Ken Wilpon: "-- make it available, but I am not making it predicated upon anything you have to give me in return."

Supervisor Cardinale: "Okay. But it is not related to the project."

Ken Wilpon: "It's a voluntary act, without a quid pro quo."

Supervisor Cardinale: "I understand."

Chrissy Prat: "Just one of the things that I'm concerned about is the number of jobs, what kind of jobs, salaries that would be paid and I think you somewhat answered that question. And I just wanted to see also where it was in regards to here, if you could point out where your parcel is in accordance to the school. I'm not asking for the property from you."

Supervisor Cardinale: "It's very easy to point- "

Chrissy Prat: "But if you're offering, you know."

Supervisor Cardinale: "The blue area is the Burman parcel and the attached red right there is the parcel we're speaking about. Your 20 or 30 acres would be entrance from 25 and 20 or 30 acres in the northwest corner."

Chrissy Prat: "Okay."

Ken Wilpon: "I never met her- "

Supervisor Cardinale: "She's a member of the school board."

Ken Wilpon: "I didn't know that. This is the only community in the world that wants- what's the word- active adult community fighting for elementary schools. I haven't figured it out yet. Okay.

Anyone else that I could answer?"

Supervisor Cardinale: "Yes, Nick would you like to comment and I think Rose has a question as a member of the Board. But we'll take

yours, Nick, and then we'll take hers."

Nick DiPierro: "I guess I have a couple questions. My name is Nicholas DiPierro from Wading River. I'm sure this is a very good project for those people who would like to make Riverhead as a destination but who could not afford to live here because I just found out the price of these senior citizen homes would be in the vicinity of \$800,000. Wow, that's a lot.

So far I'm the only one who approached the podium tonight who has not worn a suit. I'm going to apologize on that. I'm just one of the working class who doesn't want a job as a bellhop. I don't want a job as a caddy and I don't want to live in a senior citizen housing project or whatever the other name may be who cannot afford to buy one of those homes.

A few years back there was a referendum as to whether or not the town should spend money to maintain the Grumman property. It may have been worded incorrectly but that referendum was voted down because it was influenced by propaganda that the big spenders were able to plug the holes with.

Now, this intent as proposed by Mr. Wilpon is not being put up as a referendum as I think it should be because it's just as important to the voters and the citizens of Riverhead town as to what should be done to the Grumman property.

Mr. Cardinale, you say you're only following our zoning. Well, you also say that zoning is a living, breathing document which could be changed. This proposal, probably too late, but I think it should also be sent to the voters of Riverhead town as was the previous referendum that concerned the former Grumman site.

That's the end of my statement. Now I can go home and watch the Country Music Awards."

Supervisor Cardinale: "Thank you, Nick."

Ken Wilpon: "May I respond?"

Nick DiPierro: "If you will, sir."

Ken Wilpon: "I appreciate your comment. However, I'd like to respond. What always interests me is when someone makes a comment in good faith and doesn't bother to think about arithmetic. If someone

were to pay who's standing here 66 million dollars for a piece of ground which would only allow 108 residences and a conference center and golf courses and a related part of clubhouse, etc., the jobs are not going to be bellhops, the jobs are not going to be to clean the grass.

The first thing that's going to be happening is if you own your home today, the value of your home is going to jump skywards, day one. I promise you. Should anyone here takes a poll, any 20 people surrounding this property, and try to buy that piece of property, you will hear telephone numbers.

Why? Because each one of these people have concluded that a madman had to find his way lost in Riverhead or Calverton. And I may say with having lived in the Hamptons for 14 or 15 years I have been to Riverhead one time up until two and a half years ago. The only thing I knew about Calverton is that there was a national cemetery there.

And here we are in a community which would benefit, not because I say, but you bring a thousand people in weekends who wouldn't be here in the first place or 500 people additionally during the week, those people cannot stay here without spending money. The money they spend will trickle down to the community in which this project will be built.

Lastly, when you say that this is for people who can't afford to pay that price to live, I must say to you that if the town decided that they'd like the house to be \$400,000, I'd be perfectly willing to build you \$400,000 housing and cut the price of the sale of the property in half.

So, therefore, in any community, for anyone who's coming in to make the community better, the first thing people think about is, my God, what's going to happen? So I'm going to tell you what's going to happen the first thing. Go anywhere around EPCAL, anywhere you choose, and you walk into any property where there is a sign for sale and you'll hear numbers and I may say at this moment are ready to build property zoned one house, \$200,000 plus per unit. Two hundred thousand. People are living in houses they paid \$129,000 for, they could sell their house with a tract of land for \$500,000. All because of the myth of what they think is going here.

The only thing that's going here is what I'm telling to you people on the board. So if the town in which this property is

domiciled and the board which governs this town thinks that there is an interested developer to make your property worth much more, that's concerned about someone raising an issue that we're going to have to sell a house for \$800,000, then you appeal to your board to cut the price in half and I'll happily build you the house for \$400,000 but the citizenry thinking about it will say, my God, our taxes will go down. We'll have so much money for the public good, which I don't believe Riverhead would be able to have without a project such as the one being offered.

Selfishly and self-consciously I think it's the best thing you could ever get. That's because I'm saying it. That doesn't mean it's the best you could ever get but I haven't seen anyone in the last two and a half years come close to making a presentation or to making a presentation at any price, all encompassing the development of this property.

But it's very difficult for me to respond to someone in good faith- do you own a home, sir?"

Nick DiPierro: "I do, yes."

Ken Wilpon: "Would you tell me where?"

Nick DiPierro: "I live in the village of Wading River, and I tell you, there are so many homes on the market right now. What we are looking for is to make Riverhead a destination but what are we going to do after that-- this place is made a destination? We're going to complain about the traffic. There is too much traffic on the road."

Ken Wilpon: "Well, then let's respond to you this way. All across this great America, anytime anyone wishes to build anything, even if it's a nursery to make all clean air for the public, you will have people object to it because a few people have to deliver to the nursery to make clean air.

I respect what you're saying that the price will be too high. Whatever your house is worth today, whatever it is, vacancy there or not, you may find that the land is worth more than the house on the land because of what will take place. If you decide- "

Nick DiPierro: "One thing I asked- "

Supervisor Cardinale: "Yeah. We're going to need it on the

mike and then perhaps we should take some further comment from the next person."

Nick DiPierro: "Nick DiPierro again. One thing I forgot to ask before, what is the price of the lots that you said have skyrocketed since you have made your proposal to come to Calverton?"

Ken Wilpon: "What is my- "

Nick DiPierro: "No, no, no. You said that the prices of the land surrounding the area- "

Ken Wilpon: "Correct."

Nick DiPierro: "-- as skyrocketed."

Ken Wilpon: "Since I'm presently negotiating to buy two pieces of property, I will say to you as follows. You can check it on the map because I'm not going to tell you who the name is. Just check it. Twenty one house site, unmapped or not yet ready to build, that property was offered at \$120,000 per acre for purpose of building. The zoning today requires a two acre zoning definition.

I only count the value of property by what can be built on it. To me, a two acre parcel of line delineation from the above is really not worth more to me than the unit I could put on it because today more and more people want less land rather than to maintain grass cutting, taxes and so forth. If 66 million dollars were going to Mr. Cardinale's special fund for Riverhead, I don't know what the town board would want to do with it. But if I lived here and someone was writing a check for 66 million dollars, I would be delighted. But I don't know who wouldn't be.

Now as far as traffic, if you want to keep it this way and have vacancies in Wading River and talk about what might happen next year, five years, 10 years, well that's your decision. That's the community's decision. I will gladly back away if that's the vote of the people that you don't it. All right.

I cannot tell you how certain I am that the community will benefit as much as my back deposit."

Nick DiPierro: "I did not say that I did not want it. I said it's probably a good proposal- how much of that 755 acres would be open space? And before you answer that question- "

Ken Wilpon: "I know the answer."

Nick DiPierro: "And the open space can eventually be turned into some other- "

Ken Wilpon: "Can I give you a response to that? There will be a covenant. Do you know what that is?"

Nick DiPierro: "I know what that is."

Ken Wilpon: "I wasn't being sarcastic. A covenant running with the land not to me, not my guarantee, but the land assuming Mr. Kent can draw the proper documentation. It would be recorded forever that nothing could go on the open space. Nothing is nothing. And how do you define nothing? Is that correct, Mr. Kent?"

Nick DiPierro: "Thank you very much."

Supervisor Cardinale: "Okay. Did you have a question?"

Councilwoman Sanders: "Mr. Wilpon, I have a question. Do you anticipate completing this project in phases and, if so, can you define those phases?"

Ken Wilpon: "Yes. Because we spent a lot of time on that. Number one, the property is worth zero in terms of the person building it unless day one construction would start within days of each other, on the conference center, on the golf courses and on the one family 108 subdivision.

You see, where I come from, strange land far away, we use different terminology. Sometimes I get myself into a problem because I use terms differently. Suffice it to say. All of the project will commence at the same time."

Councilwoman Sanders: "So those phases will be simultaneously."

Ken Wilpon: "One of the golf courses is simultaneous. In other words, we're not going to put the second golf course in at the same time the first one. First we'll complete the first one, then go to the second one. We're not going to complete 108 residential units. We'll start building them. We're not going to finish the conference center as quickly as we would the first house. But it would all be done.

All of the groundbreaking will be within five days of the (inaudible)."

Councilwoman Sanders: "I seem to have recalled and please someone correct me that one of the stipulations the town has made was that the hotel conference center would be completed prior to anything else being constructed and that would (inaudible) I seem to recall as that being phase one of the contract."

Ken Wilpon: "May I respond to that?"

Councilwoman Sanders: "Of course."

Ken Wilpon: "With due respect since you're a voting member of the board. Exactly the opposite. I was told in no uncertain terms that I had to build all at once because there was concern (a) that I would just build a residential 108 units; or just put a golf course in. And I believe the Supervisor asked me and I responded, that we would start all. That doesn't mean two golf courses at the same time. We'd start one. We'd finish the first one, we'd do the second one."

The conference center we'd start within five days of the residential part. Remember, we cannot make any money until the conference center is open. The debt service on 66 million dollars and the most conservative whatever the deal is bank-wise, no matter what it is, it's going to cost \$80,000 a week."

Supervisor Cardinale: "Yes, Barbara."

Councilwoman Blass: "At some point, Mr. Wilpon, might a quantification of the amount of acreage in each of the subdistricts, they have very particular and difficult performance standards. I don't see them graphically depicted on the map. So it's very difficult for me to determine whether you are overlaying one on top of the other but I do believe it's an important thing- "

Ken Wilpon: "(inaudible) take this literally."

Councilwoman Blass: "I will."

Ken Wilpon: "But I thank you for that question. I have only been trying to get that answer for weeks. I had the pleasure of sitting with- it ended the pleasure-- I don't (inaudible) pleasure sitting down, with Mr. Kent and Mr. Hanley and I tried to get the answer and then I learned unlike any other place I see on this planet,

you have the right to delineate zone in a meandering, a gerrymandering (inaudible) and I must tell you, I have seen what has been given to me. I have studied what has been given to me and I now have forgotten anything I've ever learned about zoning.

But I'm very happy to comply with what you're doing. But I can't answer what you're doing because I haven't seen the (inaudible)."

Supervisor Cardinale: "There will be- I think, Chris, you had calculated the open space. Do you have the approximate acreage of open space?"

Chris Kent: "There are certain covenants that are already on the property. There is a wild scenic river covenant in the south here, there's also a 500 foot buffer covenant that comes across just north in front of Grumman Blvd. And there are some lands not shown on this map, but there is a tiger salamander habitat pond right here. It has some area around it that has to be preserved. There's also a 300 foot buffer south of Route 25 that was agreed upon with the Calverton National Cemetery.

Those covenants are already all in place and those will all be open space running with the land pursuant to covenants that have already been recorded.

That alone adds up to approximately 154 acres. So that's a minimum of 154 acres.

When we had spoken privately with Mr. Hanley and Mr. Wilpon and Mr. (inaudible), we had spoken about approximately 200 acres to be placed into open space subdistricts. There's approximately 100 acres in hotel convention center and approximately 450 acres in golf course development."

Supervisor Cardinale: "So nearly 30% of the property would be open space."

Chris Kent: "That's correct."

(Inaudible comments)

Councilman Densieski: "And how many acres are set aside for golf."

Chris Kent: "Approximately 450 acres."

Councilman Densieski: "Four hundred and fifty."

Chris Kent: "But you have to have the housing. The 108 residential units are accessory to the golf course. That's the way our zoning is written. So the 108 single family residences have to be done by the time the golf course is built and really the golf course, if one golf course is built, that would allow you to build 54 accessory residences and if the second golf course is built, that would allow another 54 accessory single family residences."

Councilman Densieski: "How many villas does the zoning allow you to build?"

Chris Kent: "The zoning is silent as to number of villas or cottages."

Ken Wilpon: "He can take it up to 380. The conference center site, plus or minus 100 acres. One hundred acres we can't use because of deed restriction and so on and so forth. A very limited amount of commercial use for people are going to the conference center, no way to create a shopping center or anyone to question as to whether or not there's a commercial development going in there."

Councilman Densieski: "So the commercial portion will be inside the 100 acre- "

Ken Wilpon: "Oh, yes. It might be below grade depending upon the final boring test."

Councilman Densieski: "But it's not to be located on 25 or you don't know about that?"

Ken Wilpon: "I would say at this minute, I cannot tell you I don't know because I'm not sure how the delineation will take place (inaudible)."

Supervisor Cardinale: "Well, I can assure you, it won't be on 25. There's a 300 foot buffer."

Ken Wilpon: "I understand that."

Supervisor Cardinale: "As is shown on the plan."

Chris Kent: "The retail is only allowed within the hotel convention center so if it's delineated down the middle of the

property, the retail can only be accessory."

Supervisor Cardinale: "Right. Besides which you have a 300 foot buffer on the north and 500 on the south."

Ken Wilpon: "And the question which we had not resolved, Mr. Kent, correct, going across the easement, we're having the golf course go across the easement, which I don't have an answer for because zoning (inaudible). We would like to use a little bit of the property for 66 million."

Supervisor Cardinale: "I know Mark has a question and also-okay. Mark, why don't you ask your question so we can keep it moving?"

Mark Houraney: "Mark Houraney, Riverhead. Mr. Cardinale, I asked you a couple weeks ago when this meeting was supposed to take place that we did not have another FRP."

Supervisor Cardinale: "FRP."

Mark Houraney: "Yeah. Another qualified and eligible sponsor like the one we had. This is not a qualified and eligible sponsor hearing. This is a work session. Okay. This is a work session. I've read the (inaudible) and you are not holding the qualified and eligible sponsor hearing. You are once again embarrassing us in front of people because the town board was not given the appropriate materials.

You promised me as a citizen that the stuff would be at the Clerk's office. I went to the Clerk's office and all that was there was a draft of a contract.

Why, if you've been talking to Mr. Wilpon before you even (inaudible), are we looking like idiots in front of these fine people that are willing to come here and spend money and the town board, this is a public hearing and the public doesn't have time to speak because Ed and everybody has got to ask questions, because they were just given the information.

Don't we learn in this town?"

Supervisor Cardinale: "We are members of the public as members of the board. Furthermore, we will get all the information we need and we know how to run a hearing for a qualified and eligible

sponsorship. We have Wilke Farr of New York City representing us. We have Chris Kent who's had more experience than most attorneys in this. I'm comfortable that this is a well run publicly accessible hearing.

If we need to have further hearings, we'll have them and we'll move forward diligently on this because we need to give an answer, too, to these gentlemen."

Mark Houraney: "Okay. Can I ask a question? Is this the 10,000 foot runway?"

Supervisor Cardinale: "That is the 10,000 foot runway."

Mark Houraney: "And do you know about the zone at the end for the approaches that's there where they cannot build or put any golf course structures or anything that's in the deed?"

Supervisor Cardinale: "Yeah, I'm sure they do because they have looked at these very carefully."

Mark Houraney: "Mr. Wilpon, are you aware that this is an active runway and there's a funnel zone that can't be built at the end of this runway?"

Ken Wilpon: "I know every single square foot of property in this matter."

Mark Houraney: "Do you know the FAA regulations?"

Ken Wilpon: "I know anything that pertains to this- anything- I'm willing to buy it so I must not be too smart paying 66 million knowing nothing about it."

Mark Houraney: "I think you're getting a good deal, but- "

Ken Wilpon: "Okay. A good deal at 66 million?"

Mark Houraney: "Yeah. I think so."

Ken Wilpon: "Then why hasn't anyone come running to me to buy it?"

Mark Houraney: "Right in front of you is your answer. Okay. We're not a business friendly town, sir."

Ken Wilpon: "I know that better than anybody."

Mark Houraney: "Right. And, believe me, we rewrote the rules here about business. But, anyway, what I'm saying to you is, you know, you're going to have a golf course here with an active runway. Aren't you concerned about noise and- "

Supervisor Cardinale: "Yeah. You should be directing your comment at the board."

Mark Houraney: "But everybody else kind of- "

Supervisor Cardinale: "Yeah, well you can ask a question."

Mark Houraney: "Are you concerned about this here? Have you looked into the legal aspect- "

Supervisor Cardinale: "Yes, we have. We have Willke Farr, we have Chris Kent, we have the town board involved."

Mark Houraney: "Did you ask Margaret, your FAA consultant?"

Supervisor Cardinale: "How come you're so smart and we're so dumb, Mark, all the time."

Mark Houraney: "Mr. Cardinale, I said this- you know what, Mr. Cardinale? You know why? Because I don't trust you."

Supervisor Cardinale: "Well, that's unfortunate. But the rest of the town does."

Mark Houraney: "No, I don't trust you. Okay. Because- what?"

(Some inaudible discussion)

Mark Houraney: "Excuse me. I'm up here."

Chris Kent: "Okay. This is a qualified and eligible sponsorship hearing. This is not- "

Mark Houraney: "Excuse me."

Chris Kent: "This is a qualified and eligible sponsorship hearing. It's not to discuss the intricacies of the development. This is the first time we are seeing this map because Mr. Wilpon did

not present his materials in advance. He asked to have the opportunity to present it initially at this hearing. He did not want to give us any maps. He did not want to give us any proposed designs in advance of the public hearing. He did not feel that that would be in the best interests of his application.

He is presenting it to us this evening. We're not making any decisions this evening. We're here to hear his presentation and to hear comments from the public.

At that point, we will then review the information that's been presented to us, we will review the comments that have been made by the public including yours, and we will look at whether his application and his proposal for redevelopment of the site meets the standards that are necessary for redevelopment of the site including the funnel that's required at the end of the runway.

I have not seen his proposal until tonight that he's proposing some structures near the end of the runway. We will look at those, we will look at the height restrictions on those types of structures in and around the runway and we will advise Mr. Wilpon whether his proposal meets the redevelopment standards under zoning and the requirements of maintaining an open runway. That's what this is about."

Ron Hairey: "I have a question. And I want to rely on your expertise. (Inaudible). Actually, Mr. Wilpon, again--"

Supervisor Cardinale: "Ron, just ask the question to the mike and then Mr. Wilpon will respond."

Ron Hairey: "Again, I want to thank you for your presence and your interest in our small town. I'm here at the end of Riley--"

Supervisor Cardinale: "State your name, also for the record."

Ron Hairey: "Ron Hairey, New York City and Aquebogue. Again, I just want to say how much we appreciate your interest in our small town here. My question to you sir is, is there anything inconsistent with your proposal with some aviation use at this property?"

Ken Wilpon: "Sometimes I think that I turned the wrong way on the road. The question being asked of me is do I know anything about the height or the FAA, do I know anything about the runway, do I know this or that?"

I should like to respond with one very strongly worded honest answer. The only reason I didn't deliver papers to Chris Kent earlier is not because of the allusion to an accusation that Mr. Cardinale is not trusting. I have past information which has been found to be in other person's possession. I don't accuse anyone, but anyone who would deal in this part of the world who would not take the safeguard so you, meaning you collectively that don't use what I have- I can tell you how hard Mr. Cardinale, I and the members of the board worked on one specific question.

Would you, sir, recognize the submission as proprietary from me? And we went over and over that and finally the conclusion was that the board could not do it as a (inaudible) to grant me what I wished. Am I still accurate, sir?"

Supervisor Cardinale: "Yes."

Ken Wilpon: "Okay, thank you. In addition to that, not only could he give it to me, stretching and stretching and stretching, the only thing he said to me not in the event someone brought the action but he would say it was discussed as a proprietary right and would not go against me in any (inaudible) I would make it into the (inaudible).

As far as you saying anyone at this board, Supervisor included, met with me privately, I should like you to know that I met Mr. Cardinale two years and six months ago. I've seen Mr. Cardinale in that period of time, two and a half years, fewer than six times, fewer than six. I've spoken to him on the telephone five times and I've never asked him anything to do which was not in an open meeting.

And the only reason the papers were not given is for the very reason you allude to. I feel exactly the same way. That somewhere the same as when they have a meeting between two generals and the Pentagon, only two people present, and they both are sworn to secrecy before our great flag, and the next day the Washington Post carries the story.

So I respect what you say but before anyone makes the character aspersion if you are making it to the Supervisor, you're making it to me as well."

Mark Houraney: "No- "

Ken Wilpon: "But no one acts upon anything unless they know- "

Mark Houraney: "I do know."

Ken Wilpon: "So you're making a statement that the Supervisor's doing something wrongful."

Mark Houraney: "I'm making a statement that I don't trust the Supervisor."

Ken Wilpon: "You have a right to make any statement you want."

(Some inaudible discussion)

Supervisor Cardinale: "Mark, I'll live with your lack of trust."

(Unidentified): "Actually aviation use would be consistent with your proposal, right, Mr. Wilpon?"

Ken Wilpon: "Even the great town of Riverhead or Calverton must abide by FAA regulations. There is nothing which can be built here no matter who you know or what you know which would be--"

(Unidentified): "What I'm saying is, you have a-- what appears to be a terrific idea here."

Ken Wilpon: "Thank you kindly."

(Unidentified): "Right. It would be just as terrific if you have some aviation use at this property--"

(Some inaudible remarks from the audience)

(Unidentified): "-- where for instance you would be able to have folks fly in--"

(Some inaudible remarks from the audience)

Supervisor Cardinale: "Hold on. We need to be in order here. And first of all, this is a hearing as Chris pointed out, to have presented his evidence of being qualified and experienced as a developer for the project he is proposing.

It is inappropriate to ask him to propose your project. You've got 66 million? In fact it would have to take 67, Ron--"

Ron Hairey: "I'm asking whether or not- "

Supervisor Cardinale: "That's not a part of this hearing is the point."

Ron Hairey: "I don't think it's appropriate for you to (inaudible) my question."

Supervisor Cardinale: "I think it is very appropriate."

Ron Hairey: "I disagree, I respectfully disagree."

Supervisor Cardinale: "Well, you can but you can also- "

Ron Hairey: "Are you able to answer that question?"

Supervisor Cardinale: "If you will sit down, I will ask the next person to comment."

Ron Hairey: "My question is part of the evaluation- "

(Some inaudible remarks)

Supervisor Cardinale: "We're asking you to sit down, please, Ron."

(Some inaudible remarks)

(Unidentified): "Once again, if you don't do what the police officer says we have the authority to arrest you."

Ron Hairey: "What authority do you have, sir?"

(Unidentified) - (inaudible)

Ron Hairey: "Can you identify yourself, sir?"

(Unidentified) - (inaudible)

Supervisor Cardinale: "Ron, would you allow me to take another comment? Would you please just stand in front of the mike, make a comment, and then please sit down?"

Ron Hairey: "Part of your evaluation of this project is whether it is consistent with zoning. Right? Okay. My question really is

tied into that issue. It is whether or not some limited aviation use at this property adjoining this terrific project would possibly enhance the project and perhaps benefit the entire town.

We all acknowledge that Mr. Wilpon has a substantial amount of expertise. And that's my question. Simple, it's not hard. (Inaudible) of a terrific team here, can we get an answer to the question without threats of me as a citizen being arrested."

Supervisor Cardinale: "I think the question is a perfectly legitimate question but it's not part of this hearing. You're asking him if his project could incorporate aviation use. It could if he wished it to. He has evidence that he doesn't wish it to."

Ron Hairey: "Not necessarily his project, whether aviation use in an adjoining area would be beneficial to his project. I don't think- I think we're entitled to an answer. And I think that he's able to provide- "

Supervisor Cardinale: "Aviation use- are you talking about on the 10,000 foot runway?"

Ron Hairey: "Well, you may not want to hear it but he's going to tell you that it would be great for his project. I'm pretty sure he would."

Supervisor Cardinale: "Are you talking about the 10,000 foot runway? Are you asking whether the hotel conference center could use the 10,000 foot runway?"

Ron Hairey: "What I'm suggesting, Mr. Supervisor, is that with a project as this the prospect of having folks being able to fly into this project, take advantage of the conference center, charter people in, an only be a great benefit to the project and- "

Supervisor Cardinale: "Are you talking about the 10,000 foot runway?"

Ron Hairey: "I'm talking about the airport. Yes."

Supervisor Cardinale: "The 10,000 foot- remember the 7,000 foot runway, let's get it on the table here, the 7,000 foot runway is assumed into this project. You don't have a golf course, you don't have a hotel conference center with the 7,000 foot runway. So I'm asking you, do you want me to ask him the question whether the use of

the 10,000 foot runway would enhance the project?"

Ron Hairey: "Well, whether it's necessarily inconsistent with the project."

Supervisor Cardinale: "I'm sure you're right. The answer is obvious. Have you considered the— would you sit down, Ron, and I'll get the answer for you."

Ken, have you considered— you've talked to Chris about this. Have you considered the use of the 10,000 foot runway as an appurtenance or an amenity to this project?"

Ken Wilpon: "(inaudible) and I truly don't understand what was said (inaudible). I'm not sure."

Supervisor Cardinale: "Okay. Let me ask you this. Let me clarify the question. The 7,000 foot runway which is at the other end of that— it would make a "V" is being subsumed into your project. All right."

Ken Wilpon: "Right."

Supervisor Cardinale: "The question is the 10,000 foot runway in the planned industrial park district, that 10,000 foot runway, would the runway use agreement to utilize that runway for purposes of the convention center in some fashion, be helpful to your project? And have you any thoughts on that?"

Ken Wilpon: "Yes. First of all, one of the points granted to me last Friday was that the roadway which goes on— which you designate as runway, they're owned by Riverhead and can be used to traverse to the area which you have designated as an airstrip."

Supervisor Cardinale: "Right."

Ken Wilpon: "I have absolutely no control over that. I don't have the right to speak, I don't own it."

Supervisor Cardinale: "Right."

Ken Wilpon: "So I don't even know how I could respond. I didn't— "

Supervisor Cardinale: "So your project does not incorporate the

use of the 10,000 foot runway at this time?"

Ken Wilpon: "Never has."

Supervisor Cardinale: "Thank you. Yeah, could you make a comment, Ron- I mean Mark and then sit down?"

Mark Houraney: "So (inaudible) receive financials and all the paperwork necessary- "

Supervisor Cardinale: "Yes. Yes."

Mark Houraney: "Okay. I mean and will there be another public hearing do you know?"

Supervisor Cardinale: "I will have- the public- the financials are very important to Chris and to me as it's part of what we have to establish."

Mark Houraney: "Right."

Supervisor Cardinale: "All right, and- "

Mark Houraney: "Excuse me, Mr. Cardinale. It's important to the board, too. Not just you and Chris. It's important to the board."

Supervisor Cardinale: "Well, I mean the board."

Mark Houraney: "Okay."

Supervisor Cardinale: "To the town."

Mark Houraney: "Okay."

Supervisor Cardinale: "And we certainly want to make certain that they have experience and they have the financial resources to do the project. So, yes, we will have the material available."

Other hearings that we have had, financial data, is it make public or is it just the contract that we- "

Chris Kent: "We don't even have to make the contract available."

Ann Nowack: "Mr. Supervisor, the documents we submitted were

meant to be for the public as part of the public hearing."

(Unidentified): "I also want copies of the joint venture agreement."

Supervisor Cardinale: "When you get the documentation, you will make it available. Is that correct? Thank you."

Mark Houraney: "Okay. The only other thing is, you know, I wish we could have some consistency. I mean I have a letter from the town about what's required for a qualified and eligible sponsor hearing and I would just like that everybody- "

Supervisor Cardinale: "Yes. Your letter was from the previous administration, not- "

Mark Houraney: "No, no, no. I have one from this administration."

Supervisor Cardinale: "I can tell you what you should do. We passed a resolution shortly after I came into office- "

Mark Houraney: "Okay."

Supervisor Cardinale: "Which indicated- I have it with me and I can give it to you, which indicates the process- the resolution indicates the rules and procedures of the CDA for the designation of a person, firm or corporation to be a qualified and eligible sponsor. It's right here. I read it earlier."

Mark Houraney: "Okay. Okay. Thank you."

Supervisor Cardinale: "Yes, please."

Ken Wilpon: "Chris, in answer to your statement, any questions to which you have to have answers must be submitted to us in writing. Anything you want answered will be responded to. In terms of what the joint venture provides, you will be provided with one sentence which is a bankable guarantee for performance.

Number three, anything that anyone in the town wants to ask, feel free to submit it to the board and it will be answered. There's no secret. There will not be another public meeting as to the qualifications on this transaction at any time.

If it's not what the community wants, then you've succeeded in killing it. There's enough time spent, Mr. Supervisor-

Supervisor Cardinale: "Right."

Ken Wilpon: "-- I'm operating within the law. I have complied or have complied or are in the process of complying with anything which could be asked of me. But there comes a time when you say publicly the end of the line is here, if you want it, you've got it. If you don't want it-

Supervisor Cardinale: "I understand."

Ken Wilpon: "-- and that's it."

Supervisor Cardinale: "This is in compliance with zoning. This is not a hearing to get a zone change or any change in the rules. He's complying with the rules."

Greg Graziano: "Good evening. Greg Graziano of Aquebogue. I would currently like to know if we're still in the running with the (inaudible) at the Calverton Enterprise?"

Supervisor Cardinale: "No. I had announced that, Greg, on Friday. There was some- over 100 applicants, 70 were chosen from the states. We were one of the three from New York. They said they were going to choose the final 12 in July and on the last day of the year make the final pronouncement. They moved it up. They elected to select four of the 70 applicants now and make the final applicant-final selection in July.

There were four chosen, South Carolina, Mississippi, Alabama and Florida. And unfortunately, we're not among them."

Greg Graziano: "And is there going to be some sort of a ruling on the school district property that's supposed to be awarded to them?"

Supervisor Cardinale: "Yeah."

Greg Graziano: "Yes, there is?"

Supervisor Cardinale: "They're- that's a good question. Because I had indicated there would be two determinations (inaudible) the resolution. Neither of which will take place.

So, the one on the school district needs further discussion to determine whether we can get a vote without a condition of a prior referendum on making the gift. The board is still discussing if they want to make the gift, what are the conditions attached to making the gift of 20, 30, 40, 50 acres?

So we need another work session for that. So that will be June 7th.

As to the other one, we were going to decide the DC-3, and we prepared it, it's in there but that's going to be tabled because we had to refer the 239 of the General Municipal Law Subdivision M to the county planning commission for their recommendation. But if you look at the way it was drafted, I think you can pretty much figure what (inaudible) is."

Greg Graziano: "So with that in play with the- "

Supervisor Cardinale: "Oh, yes. My attorney is calling this an unrelated subject-- "

Greg Graziano: "Well it kind of relates because with the qualified and eligible sponsor, I feel that this hearing should be put on hold until you make a determination to whether you're going to give that particular piece of property which is on the property that he wants to buy to the school or not."

Supervisor Cardinale: "Right. Okay. Yes, you're right. There is a relationship.

And incidentally what has also happened in case you missed it, is Ken has indicated that he'll find 20, 30, 40, 50 acres whatever is necessary for the school district and he will gift it to the school district without any conditions, which takes out of the issue the whole issue of us taking five million dollars and gifting it to the school district which would mean that part of it went from the town to Southampton in effect and Brookhaven. That's out of it. Because we're going to get paid by them for this property and then if he permits it to be used- "

Greg Graziano: "And that's- if is the smallest word in the dictionary almost but it's the biggest word in possibilities."

Supervisor Cardinale: "Right. But he's indicated- "

Greg Graziano: "Yes. He's indicated that he would give it and I do believe that he's an honest man and I do feel that with all the people he's brought here that he's a qualified and eligible sponsor."

Supervisor Cardinale: "You're right, and it's interrelated. You're right. We can't decide one until we know the other in some sense."

Greg Graziano: "So as far as my request that this public hearing be put on hold until that determination be made, are you going to allow that request to go in or are you going to deny that request?"

Supervisor Cardinale: "That the public hearing be put on hold until which determination?"

Greg Graziano: "Until the determination that you're going to do for the 20, 30 acres for the school, whether it's viable— whether regardless of we (inaudible) alternate solution to where it should be. Because I don't feel that it should be anywhere near the runways. If there's going to be a permitted use for the other runway to be used."

Supervisor Cardinale: "I would anticipate, Mr. Graziano, that the decision resolution determining our position on the school district will be made by (inaudible) anyway and the determination on the qualified and eligible sponsorship would not be made until that time. So I would expect on June 7th to be able to resolve the school district issue and give a clear indication to the school district of the position of the town board.

And I would also anticipate by June 7th or no later than June 21st trying to give an indication to the qualified and eligible sponsor applicant whether we're going to go forward as a board with this."

Greg Graziano: "And then will there be an additional public hearing on the sale of— because this has nothing to do with the sale. This is just you want to find out qualified and eligible sponsor."

Supervisor Cardinale: "Yeah, we don't have to do that? We don't have to but we intend to have a public hearing once the contract is in final form to take comment from whomever has that diligence to read this lengthy contract."

Greg Graziano: "Okay. So your intent is so can there be a motion before the board to have another public hearing for this particular sale of the 700— because I feel that's what the issue is

here, not that he's not a qualified and eligible sponsor with all the people he's got here."

Supervisor Cardinale: "Right. The qualified and eligible sponsorship hearing will be closed 10 days after this day but there will be a second hearing to review the contract before I'm authorized to sign it."

Greg Graziano: "Okay. And then, just one more thing. As far as, okay, we're going to sell the land for 66 million, he's going to build up to 150 million with a cap of 200 million, he's got everybody, he's got everything. What's going to be the tax revenue? Who's going (inaudible) the tax revenue when everything's completed?"

Supervisor Cardinale: "I asked that question. My- Chris, you may know better than this. Does a 215 million dollar project inclusive of land, that is the value of the project, that would have to mean- it would have to mean- first of all 66 million in our pocket which would do wonders for our tax base but it would also mean about two and a half million dollars would have to be generated in taxes annually."

Chris Kent: "Probably close to about four or five million dollars."

Greg Graziano: "Close to four or five million dollars. With the completion of Phase I, Phase II, with all of the condos and everything."

Supervisor Cardinale: This is in the context where our entire budget- our entire budget in this town is 33 million dollars."

Chris Kent: "That includes school, property- "

Supervisor Cardinale: "I mean my town budget. So it would be a substantial impact to the tax base."

Greg Graziano: "Um- "

Supervisor Cardinale: "If it was built out as described."

Greg Graziano: "-- and then as far as the- there's the portion of-- that's designated as hotel conference center, I'm not sure of what it is. The villas are permitted uses to that particular use?"

Supervisor Cardinale: "The villas are, you know like when you go to a ski resort and you can take a room or you can take a cottage or- "

Greg Graziano: "Right."

Supervisor Cardinale: "-- you can do that in Hilton Head, they have to be rented through the hotel and they have to be transient which traditionally means less than 30 days."

Greg Graziano: "Okay. So they're contingent upon the hotel conference facility and that portion of it is going to be 100 acres?"

Supervisor Cardinale: "Yeah. They're rented out- those cottages are rented out through that facility."

Greg Graziano: "So they can only be built on where the hotel and conference center is?"

Supervisor Cardinale: "That's what the question Eddie- "

Councilman Densieski: "The yellow cul-de-sacs- "

Supervisor Cardinale: "I think, Chris, the question is a good one. On the diagram, are those golf cottages under our zoning, they can be built in the golf district as well?"

Chris Kent: "It's a conceptual sketch plan."

Supervisor Cardinale: "It's a conceptual sketch plan."

Greg Graziano: "I would see that they could be because we're trying to limit, I guess you have 54 per one golf course and 54 per the other- "

Supervisor Cardinale: "Right."

Greg Graziano: "-- now you're saying you can build as many villas as you want up to 870,000 square feet he can build- "

Supervisor Cardinale: "The hotel, you're right."

Greg Graziano: "But if- it would have to be within that (inaudible) acres."

Supervisor Cardinale: "Can you clarify that question for him, Chris, please? He wants to know where the cottages can be built, in the hotel conference center or in the golf district."

Chris Kent: "Well, the villas have to be built in the hotel convention center. So if he spends- this is a very rough conceptual plan. I don't know how (inaudible). But we are going to have to discuss this further after this hearing because that's not really under qualified and eligible. That goes more to negotiations for a contract. Things of this deal which is to finalize a contract (inaudible). But for qualified and eligible, this is acceptable as a concept. But I don't think it's going to- I don't know how well it will comply with zoning because the villas that are depicted on this- "

Councilman Densieski: "Chris, isn't it fair to say I think Greg Graziano has a good point. Isn't it fair to say there's no limit on how many villas that could be- "

Chris Kent: "The limitation will be square footage. I know he says that they'll be no problem, but when you start doing floor area ratios, you're using every square foot within the hotel convention center, every villa (inaudible)."

Supervisor Cardinale: "But it should be 100 acres is the question."

Chris Kent: "It includes the retail."

Supervisor Cardinale: "Apparently that is accurate."

Ken Wilpon: "The first thing I should like to do is thank the patience of the board here. The reason I'm thanking you early is because that after I make this statement, I guess a few people will be surprised."

Number one, I probably have read the zoning code more than any one in this room except Rick Hanley back there. And a permitted use (inaudible) is permitted around the golf course in the district zoned for golf course. So the questions are only from people who didn't bother to read the zoning and to shoot questions out.

Number two, I'm prepared today to say against my own judgment (inaudible) win or lose, I'm not going to wait for the timing of all these ridiculous questions, some of which are good but some of which

are not germane to this issue.

(A), I'm prepared to take the property without the property you people would want for the school district. Rather than go back and forth as to where it is and that it is (inaudible) subtracted to the total, I will pay you the same price. That's number one. Anyone not understand that?"

Supervisor Cardinale: "No. That was clear."

Ken Wilpon: "The newspaper didn't understand (inaudible). (Inaudible) they heard that and wanted to check.

The second part, I respect what anyone has to say. But it's very difficult to respect someone who asks the question which is clear as could be in your own zoning book, but asks the question which forces other issues.

All we're saying tonight is that there's someone who has been sent to Riverhead Calverton who wants to pay you a price of 66 million dollars, who wants to develop something which will make your town a much better place to live. A person who is going to give you more money than your annual budget is if I'm not correct."

Supervisor Cardinale: "Double, yes."

Ken Wilpon: "Okay, double. In addition to people who own homes are going to benefit dramatically. The people who are looking for jobs, whether they be electricians or plumbers, I have already said anyone in the area who's qualified will be given the first shot.

Now many developers go up and will promise you anything in the world to get approval. So to show you how serious I am, I'm making this as a formal statement, Supervisor Cardinale.

The time has come for you people to decide whether you want this project built or kill it. Because if- I am listening to what I heard, that there's going to be another meeting, this gentleman wants another meeting, you know that 2700 years ago in Greece, they adopted a government which was called representative government and a few people could be pushed around with non-sensical public questions, then you really shouldn't be sitting at this table.

If you can't rely on your attorney, Willke Farr, a major New York law firm, that (a) we're in compliance; (b) we have the money; (c) we

answer questions (inaudible), where it's going. I don't even know at this minute what you ultimately will give to me.

We do not have a resolve of the following. Acceptance for qualification. That we are able, ready and willing to build the project conceptually but pretty accurate to this. Satisfy the gentleman on my right instead of wondering whether I'll give it to you. I'm not going to even buy it, it's yours. And I'm going to pay for it without taking it.

I will do anything anyone asks me tonight. I will respond to. But as far as waiting to June 14th, June 21st, the wrong person is standing here before you. If it's not in the motivation of this group to see a project built which is going to give you more revenue than you take in from everyone else and build you a project you can be proud of, then I'm not the person for you and you keep your property and there's no one that could be more sincere wanting to develop it but the time has come.

I don't mean tonight or tomorrow. But as far as another 10 day meeting and maybe you'll have to come before it, this is the last public meeting I will go to until a contract is ready to be approved.

You have a representative government and believe me not everyone on this board likes me. No one has helped me. I have not met with anyone privately since this information was disseminated. As a matter of fact, I believe I've only seen Superintendent Cardinale twice in two years. I also believe that I have not met with or attempted to meet with any other member of the board. It's an open and closed case.

If it's wanted by the citizenry and the Supervisor and his able staff want it, you'll have it. If you want to delay it, consider it surrendered and withdrawn.

Thank you all for your attention. If anyone else has a question, I just wanted to thank them first."

Supervisor Cardinale: "Thank you, Mr. Wilpon. Do we have a comment from (inaudible) back there and let's get some public comment and then I can keep it open for written comment. Yes, John."

John Griffin: "I've been sitting in the back— John Griffin, Baiting hollow."

Supervisor Cardinale: "Thank you."

John Griffin: "I've been sitting in the back there and I don't come to these meetings too often, wintertime, but it seems like we are making it very difficult for this gentleman to do business in our town."

You've got a program here that looks really good. I'm a novice but it looks really good. Your job is to find out if he's qualified and he's got the backing. As far as I can see, you've got your job in front of you. They've given you everything you need to do.

Let's stop with sidetracking what's going on with the runway. The people in the back taking pictures of people. This is nonsense. Let's get down to business and give this man an opportunity to do his job."

Supervisor Cardinale: "Thank you, John, very much."

Supervisor Cardinale: "Hal."

Hal Lindstrom: "Hal Lindstrom, Calverton. From what I understand as far as the land being preserved, I think I've been getting mixed number, 200, 250 acres."

Supervisor Cardinale: "A hundred and fifty acres with a buffer area of another 50 would be open space at least. Yes."

Hal Lindstrom: "Right. Are there going to be any studies done to determine the most environmentally sensitive areas? Are they going to be included in the 200 acres or have you determined that?"

Supervisor Cardinale: "That would be under SEQRA- "

Hal Lindstrom: "Have you- "

Supervisor Cardinale: "-- yeah, that's the answer. The answer that he's going to give is the answer. Go ahead."

Supervisor Cardinale: "Ken, this is about the qualified and eligible, is he experienced, does he have the money. We will have the SEQRA process that he has to go through for the project, Environmental Quality Review Act, and those issues would be addressed."

Hal Lindstrom: "Right. I think this project is well overdue

for Riverhead. I think it is a total positive for Riverhead. And I hope that it goes through. Thank you."

Supervisor Cardinale: "Thank you. Yes, ma'am."

Carla Esposito: "Carla Esposito."

Supervisor Cardinale: "Hi, Carla."

Carla Esposito: "Hi. I'm sorry I'm going to be so stupid but did you ask the people in Riverhead township yes or no, do you want Grumman to be an airport or not and did they vote?"

Supervisor Cardinale: "Years ago, yes. Several years- "

Carla Esposito: "So they said no?"

Supervisor Cardinale: "Yes."

(Inaudible comment from the audience)

Supervisor Cardinale: "Whatever the question was they said no to it but I don't want to characterize (inaudible)."

Carl Esposito: "Well, okay. Because if this project does go through and the airstrip is taken away, it will stifle any airport ever to (inaudible) which makes some people happy."

(Some inaudible remarks)

Supervisor Cardinale: "Carla, yes. Carla, that's an accurate statement. The second runway would be subsumed into this- we've already said that."

Carla Esposito: "Right. So that if it were going to be like a major airport, it couldn't be because we only have a one way runway."

Supervisor Cardinale: "Yeah. But that's true. But it's not a part of this hearing. That was part of zoning. When the zoning was passed back in '99, that was made apparent. Yes."

Carla Esposito: "That the airport could never be?"

Supervisor Cardinale: "That anyone purchasing this property would have a right to do what he wished with it including doing away

with the 7,000 foot runway."

Carla Esposito: "Right. Which then kills the 10 foot runway, too, the 10,000."

Supervisor Cardinale: "No. The 10,000 foot runway will continue to be active to serve the industrial park which will eventually be 1100 acres."

Carla Esposito: "Well, airport but airports are designed with two runways in northeast, north, south, east, west because of cross winds or what have you."

Supervisor Cardinale: "Carla- "

Carla Esposito: "All right. On a windy day they might not be able to land because- "

Supervisor Cardinale: "I understand your point."

Carla Esposito: "Okay."

Supervisor Cardinale: "But the hearing- "

Carla Esposito: "Only because I heard the word- the runway being subsumed in is why I said this statement."

Supervisor Cardinale: "Right. And it's all true. Yes."

Carla Esposito: "Okay. Also, Mr. Wilpon said that he's been on this for two years seven months. It was on April 11th I went to a SEEDS (phonetic) meeting over at the Pulaski Street school. You all know what SEEDS is right?"

Supervisor Cardinale: "Sure."

Carla Esposito: "Okay. Is that Sustainable East End Development Strategy?"

Supervisor Cardinale: "Yes. The hearing on May 7th. Right."

Carla Esposito: "Oh, okay. Well- okay, I went to the April 11th meeting and they gave a pie graph and the pie graph showed a hundred percent on the land in Suffolk County and they said 28% of the land is dedicated undeveloped land, development rights have been

bought. It showed 52% is already developed with houses, schools, commercial, blah, blah, blah. And now there's 20% that has development rights but is not being developed.

You heard me speak before— okay, so this is what SEEDS presented, a pie graph that showed 52% is already developed. All right? I then said to the SEEDS people that Suffolk County did a study on the aquifer and that they came up with the truthful numbers that Long Island, our underground water source, can sustain a house or a development every half acre. So that means 50% of our land can be developed. The SEEDS pie graph put it at 52% already."

Supervisor Cardinale: "Is there a point here?"

Carla Esposito: "(inaudible) development can be had."

Supervisor Cardinale: "Okay."

Carla Esposito: "All right? I'm asking all of you, all of you, call up Suffolk County and ask them about their water study and see where they got the half acre. Are you going to safeguard our groundwater? Southold is already looking to buy water, all right, because they're overdeveloped."

Supervisor Cardinale: "Right."

Carla Esposito: "I'm saying we can't develop anymore. So even if he's qualified, there should be nothing else built anymore."

Supervisor Cardinale: "Okay, I understand your point. Thank you, Carla. Robbie Goodale, the RDC Chairman is here. Bot, would you like to make public comment? Because I want you to be able to go home to your young children before (inaudible). This is Bob Goodale, Chairman of the RDC Development Corp."

Robert Goodale: "Yes, thank you. I will say this. It is the RDC's experience that this proposal for the land that is (inaudible) is easily the best proposal that we have seen in terms of its financial possibilities for the town and for a use that would in our estimation is most acceptable to the population of the town of Riverhead.

It is my estimation and I'll speak for the RDC, that if this proposal is unacceptable for whatever reason, we are saying to ourselves that we are banking this property. And that there is not

going to be another proposal for this part of the property that will be as good as this one.

Now maybe some people believe that it's a good idea to bank this land for the future at some point. From the RDC's point of view, if you wish to develop the land that is zoned recreational, this is the project that should be approved to accomplish that goal.

Thank you very much."

Supervisor Cardinale: "Thank you. Yes, Gene."

Gene Greaves: "Hi, good evening, Gene Greaves, Calverton. President of the Calverton Civic Association. I've been sitting in the back listening to what has been a spectacle at times but this is a qualified and eligible hearing and I distinctly remember attending a qualified and eligible hearing or at least that's what it was called for Skydive Long Island and there was a piece of paper that was exchanged. Actually the Supervisor had to get up from the podium, had to run to his office and get it, and come back, and it was dated July. And it was from Mr. (inaudible). And it was good for 60 days.

And Councilman Densieski, Councilman Lull and Supervisor Kozakiewicz at the time indicated that that was more than sufficient qualified and eligible and they all voted. It was not a problem and it was done before the end of the year at that time. So that was a previous qualified and eligible hearing.

This evening, and I'm not looking to speak for or against. I've been trying to objectively take in all of the information. I've got some copious notes that I've taken and some questions that I'd like to see put on the record.

I know you indicated that you would answer anything put on record with the board. As I did with FRP. And this is both as an individual and as a member of the local civic association that would be most directly affected by this.

The ingress and egress has always been a concern for all of the residents in the area. In looking at this for the first time, I would look to see and I know part of the SEQRA process would take into effect or account some of the environmental impacts of some of the traffic.

Jobs created. I know there's been some numbers talked about and

salary range. I don't know that anything has been spoken about but some general ranges not within, you know, one or two but general ranges as far as quantities and salaries that we're talking about.

Taxes was brought up from the other gentleman over from Aquebogue, I think is a great question. Not only are we talking about the amount of money that this property will yield but the taxes that it will yield as well. When considering the taxes, I think the board needs to weigh and I'm not saying this good, bad or indifferent, but I know that I've expressed concerns about some of the EDZ zone property up over there and I believe most of this project would fall under the EDZ for the hotel conference center and for some of the other portions.

I would just ask that you consider any of the residential portions not be considered for that and not that I think Mr. Wilpon would have a problem with that, I'm not sure what Suffolk County would say with that, but if there would be something that we could do to revitalize additionally our downtown, or to use that for an additional benefit so that it's not wasted and we're maximizing this property as it was meant to be.

I put down a final note of plan details and contract contingency. I know when the Supervisor was at our civic meeting earlier this year one of the things that he did speak about was that the contract would have contingencies in it as far as the details and that there would be some sort of reverter indicating that if the details of the plan for whatever reason, they're in a superstitious town and somebody's going to come in and not do what they say they're going to do, that the property would revert back to the town. I think that's important from the taxpayer standpoint because that's something that's encompassed in there as well.

Looking through my notes that's all that I can jot down as far as notes to answer.

I will say one other thing. Obviously, I mean everybody that's been here has an idea of who's who and I think most of the aviation people have made it clear that they're not pro-business. They're pro-aviation. And that's why they would not like to see this project succeed.

I would like to base my opinion of this project upon an unobjective review of all of the information. I think on its face it is a good project for the area and I would be hard pressed to find a

majority of the members in my area of town that would be opposed to a project of this magnitude and what it would bring to the upscale of our community and our township as a whole.

I think when this property was gifted to the town, this may not have been their specific thought of what would happen but in general as far as tax money going into the coffers and as far as an upscale bringing the quality of life out here, I think this is definitely what they were thinking about.

And you still have the additional hearing which I'm waiting for on the additional property which is on the easterly side for the 600 plus acres that some would like to see all industrial. I'm a little leery to see after we have the Burman property, the 450 in the middle, an additional 600 on the easterly side go all commercial. I think that's quite exorbitant when we're complaining about Route 58 and the traffic as it is now.

This project and this property is supposed to be an economic generator. I don't see how 66 million dollars in cash and how 200-150 to 200 million dollars in local construction costs is not an economic benefit to this town.

Thank you very much."

Supervisor Cardinale: "Thank you."

Ken Wilpon: "As I said earlier, I don't wish to offend you, I thank you (inaudible)."

One of the most difficult things one experiences before any board such as this in any community is when people of good faith say something which is totally contrary to the law. I must follow the law; you must follow the law.

In all provisions similar to this dealing with the town, the town has a reverter provision and at the end of five years, if there is not compliance, the property automatically reverts to you. Whether you know it- Chris, is that correct?"

Chris Kent: "That's correct."

Ken Wilpon: "Thank you, Chris. We finally agreed on something. The second thing, when you have to answer something by saying no, people ask you how do you explain it. All I can say is

unfortunately in all civic meetings on any proposed project development the same questions are asked. Unfortunately the reason I can't answer it is these are restrictions which come from your governing body.

I don't know where you're going to ultimately select the entranceway. I don't know what you can do with terms of traversing the property which leads in and out. But certainly after you have 66 million dollars and you've taken the land for your school and you have all these buffers, someone should leave enough room to build a few somethings. And the way you're speaking, I'm standing here taking and to the contrary I'm giving things. So it's all clear to perhaps 50 people in this room.

I've only heard three people tonight raise any possible objection, all of which are predicated upon an individual's self interest. I love flying airplanes. I flew an airplane. License to fly. I think runways are wonderful. Who would come into Riverhead today to build an airport facility?

I was going to interrupt the lady who made perfect sense. She'd like an airport. As east and west, north and south, I have it all figured out. If only one could find an airplane which could land backwards. So if that's what the town would want, we'll give an airport where you can land backwards.

But, again, Supervisor Cardinale, I don't make this as an appeal. You are well aware of the length of time which goes on. There is nothing to stop another person from looking at the final submission and saying, you know, it's a great idea, we didn't think about it.

Therefore, I want to be on the record (inaudible). Whatever the time constraints are within the law which permits you to ultimately on the finalizing of this contract for me to buy this property for 66 million dollars cash, with whatever covenants the law requires you to put in, whatever covenants the representative board, the people assembled here and those who aren't here. I, therefore, say to you if we, in fact, are not ready to present to your community within 30 days from today, I generously and graciously withdraw any further interest of doing any business in Riverhead Calverton. The time is now, yea or nay."

Supervisor Cardinale: "Thank you. You had a comment?"

Councilman Densieski: "I just want to respond to Mr. Greaves

who said that the qualified and eligible hearing for Skydive Long Island. It was a \$1,500 a month rental fee. Anybody with a 1988 Chevy pickup can afford that. This is a 66 million dollar proposal, the letter that I just received tonight, a half a page, from the senior managing director that says ongoing interest and subject to. For 66 million dollars versus \$1,500 a month, I think we have to ask for more."

Ken Wilpon: "(inaudible) to ask for more than 66 million?"

Councilman Densieski: "No, no, sir. He compared this to a \$1,500 a month lease. One page is more than acceptable for that. One page will not be acceptable for 66 million."

Ken Wilpon: "Well, I should like to tell you if you will sir, in a small town called New Orleans, Louisiana, a railroad was sold, a hundred and thirty odd million dollars cash. It was sold in two paragraphs. The seller agrees and buyer agrees and they went to a closing in a fraction of the time in what we are discussing could never happen with me as a developer. This company which signed that letter could buy all of Riverhead, sir.

If you're against the project, that's your free will. Be against it. But when you raise an issue that it's on one piece of paper, maybe you're used to in this town to have paper after paper after paper after paper which doesn't accomplish anything. Any proof you want, you get the approval to sign a formal contract, you'll have anything you want including the bank.

That the reason I don't have a bank letter with this today is because emanating from this board or from your broker or from a combination of anything else, my bank has been called so many times, they don't even know where Riverhead Calverton is. So whatever letter was sent in earlier, that's the bottom line. You want it or you don't."

Councilman Densieski: "I congratulate the guy from New Orleans, but two paragraphs- "

Ken Wilpon: "It could be one page. It could be one sentence, unconditionally, the undersigned. With substantially more cash in the bank is prepared to buy your property under the terms and conditions negotiated put before your board. You can have nothing more than the obligation to buy. So if you want to pick on words and sentences you have the right to pick on anything you want. You could hold the paper

up to the sky. The bottom line is, is there someone writing a check to you which is a good check, a bank check, you don't have to wait for it to clear."

Councilman Densieski: "Yeah. That's what we're trying to determine."

Ken Wilpon: "Excuse me. You're not trying to determine whether it's good or not. You're finding fault with a document that was presented. The bottom line, are you prepared to say that you would vote for this project if someone handed you 66 million dollars tonight?"

Councilman Densieski: "No, I'm not."

Ken Wilpon: "Of course not. That's why- "

Councilman Densieski: "If you would remove the housing and the villas then I would certainly- "

Ken Wilpon: "If I would remove the housing and the villas- "

Councilman Densieski: "(inaudible) thank you for laughing."

Ken Wilpon: "Laughing?"

Councilman Densieski: "Yeah."

Ken Wilpon: "I wouldn't even laugh because people who laugh at jokes think they're funny."

Councilman Densieski: "I don't think housing- "

Ken Wilpon: "You have the right not to think. I'm not questioning your right. But don't pick on things which are (inaudible). You don't want housing, God bless you. You don't have to have housing."

Supervisor Cardinale: "What are you suggesting as you don't have an open mind on the issue and I think that's a fair statement."

Ken Wilpon: (Inaudible)

Supervisor Cardinale: "We have a board of four here. You've indicated you're not voting for this no matter what. So we have to

get three votes out of four people.

Go ahead, Mr. Graziano."

Greg Graziano: "Yes. Mr. Graziano again from Aquebogue. As far as I'm going to change my position to now that he isn't qualified and eligible so I would like you to vote this proposition down because he submitted his paperwork so poorly and there are so many issues that are here tonight.

It's-- let's see almost 10:00 o'clock. We started at 7:30. Two and a half hours. We've had 12 people up here talking, taking up half the time when it was an open public hearing. We've had so many oppositions to the way the board is running-- I'm not sure if he's aware that it is a public hearing. We are here to hear the public and disparaging remarks toward the public aren't going to make the public anymore accepting of your idea of such a good well, planned out, thought out conference center. I mean it's looks beautiful.

Be receptive of what the board says. You have somebody on the board saying that housing shouldn't be where it is. You should say, okay, Mr. Board Member, where would you like housing to be? He says that he doesn't want it anywhere. There's 54 housing that can go there.

The conference center, you can use the villas in the conference center within the 100 acres, not within the parks and recreation part of it. If that's what has to be done and you are serious about proposing it, you should be open to change. You should be open to, okay, this is what you want, this is what I can give you. Not that here is my plan. You take my plan and you (inaudible) on it, and you tell me right now if I'm qualified and eligible because you're not qualified and eligible now because now there's questions that come up where this isn't in the proper zoning, that's what we're here to do.

We're here to decide if you are qualified and eligible and the talk that I've been hearing is that within the particular zoning of the hotel and conference you can have villas. Now I see the plan is that the villas are in the golf course. To me that's a plan that's not qualified and eligible.

Now you need to go back and revise your plan if you still want to continue with acquiring this property and say, okay, if it's not qualified and eligible there, let's put it within the 100 acres of the hotel conference room, make it qualified and eligible and not have

people come up here and say that you're not qualified and eligible."

Supervisor Cardinale: "Thank you. Okay. I think that we should make clear and then I hope we will keep it open for further comment in writing that this project will be in compliance with our zoning code. That's been a commitment of Mr. Wilpon from the beginning and insists upon by the town.

I believe- I only believed it to be my job as Supervisor to generate offers for this site. I'm pleased that we were able to generate an offer here. I'm pleased that the other people who are interested are in the audience and are listening and that the RDC has heard and recommended this project and now we're considering it.

I want us all to try to be objective and to put the interests of Riverhead first. Nobody on this board has any personal interest in whether this project goes forward or not. We have the same interest as you do to put Riverhead's interests first to make this deal happen if it's in the best interests of Riverhead. And we're going to work on that.

Chris will assure, Wilke Farr will assure, that there's compliance with our zoning code and that nobody's getting any special arrangement.

The time frame is reasonable that you've set forth for us to consider as long as you give to Chris, Mr. Wilpon, everything that he's asked for and I think you will. And we will consider it and we will come to a conclusion.

I'd like to leave the hearing open for 10 days for written statements for anyone who wishes to make any written statements. We will make public anything as Mark has requested in regards to the financials. I understand the concern of the aviation community. I understand that there is a 7,000 foot runway that is being consumed by this project. But unless we want to hold this project for another 10 years, hold this land, we have an offer and we have to respond to it.

I note that this will be open for 10 days, 10 days from today for written material. I'd like to close the hearing, it being 9:40 and I know we have to go through- "

Ron Hairey: "I'd like to know when those- "

Supervisor Cardinale: "Please come up to the mike."

Ron Hairey: "First of all let me begin by saying I have been impressed by Mr. Wilpon. However it would really be reckless for the town not to perform adequate due diligence with a transaction of that size.

In addition, it would singularly benefit the town to have the input from its citizenry to evaluate the presentation Mr. Wilpon has made. And I'm not sure whether or not- and I understand Mr. Wilpon's concerns, whether or not that 10 day period really is adequate. Because (a) you've got to be able to provide a document to the citizenry and you've got to have an opportunity to review them in order to offer me (inaudible).

So understanding Mr. Wilpon's concerns, I would just ask that that date be 15 days or 20 days. I want to bring you the benefit from what he may be able to assist you in providing (inaudible)"

Ken Wilpon: "Mr. Supervisor."

Supervisor Cardinale: "Yes, sir."

Ken Wilpon: "After listening to all the conversations here is what I'm prepared to do. I will turn over in confidential manner to Chris Kent and the attorneys in New York. I will not submit to this board or to any other board private financial records. Mr. Kent, Wilke Farr can have it and it will be handled confidentially on the basis of your report but no one on this board, no one in this room will have opportunity to review the (inaudible)."

Supervisor Cardinale: "Well that's consistent with I believe what you've done in the past. But there is certain material that is public such as- and that will be made public.

I have no problem, Ron, with keeping it open for 15 days. I certainly want to appear to be and I want to be open."

Chris Kent: "Why don't we suggest June 3rd? Because our next board meeting is June 7th."

Supervisor Cardinale: "So that we could- I want to get all the information, it would be a bad thing for the board and the town if we did not do a diligence search- "

Ron Hairey: "Well, as he said, it's a transaction that- "

Supervisor Cardinale: "It's a big transaction."

Ron Hairey: "-- that may eclipse anything on Long Island."

Supervisor Cardinale: "Right."

Ron Hairey: "You know, given that magnitude, I just urge the board to take every step to properly-- "

Supervisor Cardinale: "We will do that. I'll leave it open to the 3rd. I would ask those of you, and I commiserate in some ways, the aviation proponents who are seeing the runways subsumed into a very good project but must feel badly about that, to try to be objective and evaluate this project for what it is which has its own benefits. And get beyond that-- the unfortunately reality that it has to subsume the runways to make sense.

I will leave it open until June 3rd."

Public hearing left open for written
Comment for 10 days to June 3, 2005

Supervisor Cardinale: "I would like to now consider any comment of anyone here on any of the resolutions that we're about to consider. There are about 50 of them. Angela, would you come up and comment?"

And, Mr. Wilpon, I'd like to thank you and your development team.

We're going to just break in place for about two minutes and then I'll have Angela come up."

Angela DeVito: "I actually had a question."

Supervisor Cardinale: "Yes."

Angela DeVito: "If every time that an individual wishes to make a gift to the town for a specific use, you need a special resolution for that? We don't have a general resolution that allows to set up dedicated funds for that?"

(Inaudible comment)

Angela DeVito: "Just the account, is that it?"

Supervisor Cardinale: "That's correct."

Angela DeVito: "Okay. But we do have something that allows for that.

The other one was 453 on the Riverhead Empire Zone administrative board. What defines a community organization and, you know, does the BID meet that requirement, that definition?"

Supervisor Cardinale: "This is reappointing- not 453 I assume. That's reappointing members- "

Angela DeVito: "Right."

Supervisor Cardinale: "Oh, is BID- your question is, is a BID a community group organization?"

Angela DeVito: "Is it considered that and not a business?"

Supervisor Cardinale: "Dawn, do you have an opinion on that?"

Dawn Thomas: "I'm not sure what the question is."

Supervisor Cardinale: "Is a BID a- Bruce is representing a community group- "

Dawn Thomas: "I think there's a statutory- and I didn't write this resolution, but as I recall there's a statutory composition of the board and they have to be (inaudible)-- "

Angela DeVito: "Right. Get one from business and one from labor, education and the community authorization- it's a BID- "

Supervisor Cardinale: "A community group."

Dawn Thomas: "I don't know offhand."

Supervisor Cardinale: "I think we better- "

(At this time, the tape was changed)

Andrea Lohneiss: "In the initial establishment of the board, the position was filled by- Edward (inaudible) and anyway it could have been the Calverton Civic Association. It could be any civic group or a BID that represents (inaudible). So it wouldn't

necessarily make sense for you know a business organization that didn't have some geographic affinity with the empire zone such as the Business Improvement District does. (Inaudible) Phil continue the unexpired term last year (inaudible)."

(Inaudible comments)

Angela DeVito: "Okay. The other one was on 461 with regard to the release of the security bond for (inaudible). And my only question is that it releases and also grants a certificate of occupancy. Initially that bond was placed in October of 2000 and we're finalizing this in April of 2005. BJ's has been open for a couple of years and operating. They've been operating without a CO?"

Supervisor Cardinale: (Inaudible)

Angela DeVito: "And I guess, also, why did it take so long? I mean it's 54 months to do that."

Councilwoman Sanders: "Could that have included the renovation that was- they expanded."

Angela DeVito: "I don't know. The resolution didn't seem to be clear on it if it was for the original site or for anything that was--"

Supervisor Cardinale: "Because we're away from town hall, we don't have Barnes here."

Angela DeVito: "Okay."

Supervisor Cardinale: "But you have identified an issue that we had identified in work session. This may not be the situation (inaudible) for work after it opened. But we have been extending in the past temporary CO's for more than six months and I have instructed Leroy not to do that any further. It's not there yet. Temporary CO's are withdrawn after six months if they haven't finished the site plan work."

Angela DeVito: "Okay. And going back to 455 with the appointment of the Deputy Town Supervisor, it states that this is a position without pay. Does that mean Chris is working for the town free of charge?"

Supervisor Cardinale: "No. But his capacity as Deputy Supervisor he doesn't get any pay."

Angela DeVito: "Oh, just in that position. Okay. Fine."

Supervisor Cardinale: "Yes."

Angela DeVito: "Thank you. That was it."

Supervisor Cardinale: "Okay. Any- if there's no further- Tim."

Tim Yousik: "Tim Yousik. (Inaudible) Resolution 482, it is my understanding we're not going to hear a vote on this, this evening."

Supervisor Cardinale: "Yes."

Tim Yousik: "Because all of a sudden we decided that it has to go to the Suffolk County Planning Commission?"

Supervisor Cardinale: "Actually we decided- yeah, we would have voted on this. You can take (inaudible), a fact that you're probably aware of since you follow the meeting. We (inaudible) the board has indicated. So I expect that this will at the June 7th meeting be passed. However, we can't pass it legally we're advised by our counsel, until 239 of the Suffolk County General Municipal Law that--"

Dawn Thomas: (Inaudible)

Supervisor Cardinale: "It's on a county road."

Dawn Thomas: "It's a county road, it's a state road, a recreational area."

Tim Yousik: "Which one is the county road?"

Supervisor Cardinale: "Within the zone."

Dawn Thomas: "25- "

Tim Yousik: "Oh, within the zone. Well, let me ask this question. Does the- the Suffolk County Planning Commission sent back the denial. A super majority vote can override that. Is that correct?"

Supervisor Cardinale: "That's correct. And they're not going to. They're going to say it's a matter of local determination. And we know that."

Tim Yousik: "My question then is if there's a super majority vote tonight, do you still have to go (inaudible). Okay."

Councilwoman Blass: "So it wasn't out of, you know, suddenly somebody decided- (inaudible). It's better that we do it right."

Councilman Densieski: "I know when we send things to the Planning Board if they don't respond in 60 days (inaudible). How about Suffolk County Planning?"

(Unidentified) "I think it's 45 days."

Supervisor Cardinale: "Forty five days. So, Rick Hanley, is he still here? When is the next Planning Commission meeting? The first Wednesday of the month. So if we get it heard on the first Wednesday we can do it on the 7th meeting."

Rick Hanley: "Yes."

Tim Yousik: "Yes. Is it a real possibility that that can happen because this is truly gone on for a while. I mean this is- the project that this involves, there are many, many steps. This obviously is the first one. It would be nice to move it along."

Supervisor Cardinale: "Yes, it would. We will try to get it- Rick, this #482, see if we can get this- it looks routine, get back to us by the 7th. We need to pass it on the 7th or we need to vote on it on the 7th."

Councilwoman Blass: "Isn't it possible sometimes- "

Rick Hanley: "I think we can get an LD on this, local determination."

Supervisor Cardinale: "We should have it by- "

Rick Hanley: "Yes. Before even the meeting possibly."

Supervisor Cardinale: "They may just refer it back without- as you say, local determination."

Tim Yousik: "Right. That's what (inaudible). Thank you."

Supervisor Cardinale: "Any other comment? If there is no further comment from the public in regard to resolutions, you have a

resolution comment, John? John, do you have a comment? Please come forward."

John Griffin: "I've just got a question. If you're not voting or you're holding off on 482, how does that impact 483, 475 and 476?"

Supervisor Cardinale: "What is 483, 475?"

John Griffin: "They all have to deal with 108, Section 108."

Supervisor Cardinale: "Oh, those do not- that's a good question. But let me make sure I know. Rick and Dawn, those are not impacted by having- because they are repealing basically the old statute. Yeah. They do not, they are not affected, John, because the reason we have to refer that one was because there was a county road involved. In these apparently that same criteria is not- is not at issue because we're repealing a section of the code which was already replaced with the new code. Is that basically it? Are you comfortable?"

All right. Any further comments?"

Councilwoman Blass: "A point of interest."

Supervisor Cardinale: "Yes."

Councilwoman Blass: "Mr. Supervisor, I just wanted to let everybody know that this morning the Suffolk County Legislature passed a sense of the legislature resolution by a vote of 16-2, the 2 were absent, they were not opposed. But the sense resolution was in opposition to the proposed Broadwater Energy project. So it was a unanimous decision by all those members of the Suffolk County Legislature that were present this morning. Of course, it echoes this board's sense resolution in the sense that we, too, passed one in opposition to Broadwater by a vote of 4 to 1."

Supervisor Cardinale: "Sen. Schumer also in today's paper has spoken in opposition to Broadwater. Guess who that leaves? The only major politician who hasn't spoken out is Hillary who happens to be- she's going to be in town at the Entenman's house on Saturday night and it will only cost you \$125 to see her and shake her hand and you can ask her how she feels about Broadwater. I intend to do that."

And, Ed's going to come to. He'll be asking- no, he's not going to see Hillary for other reasons in addition to the \$125 and the fact

that he'd be asking her to speak out in favor.

We are going to go forward with resolutions. We can begin with Resolution 12 of the CDA which Andrea has waited patiently to introduce."

Meeting adjourned: 10:05 p.m.

Meeting reconvened: 10:08 p.m.

Supervisor Cardinale: "I am not considering 440 at 10:08 and I am opening up the town board meeting again at 10:08 for resolution 440 presented by George."

Resolution #440

Councilman Bartunek: ""Appoints two pump out boat personnel. So moved."

Councilwoman Blass: "And seconded, with an amendment."

Supervisor Cardinale: "Yeah, moved and seconded with an amendment, please."

Councilwoman Blass: "Mr. Supervisor, today we received a communication from Mr. (Inaudible) who is one of the individuals we were selecting for this position this evening. He indicated to us that he's pursuing career enhancement out of state and he probably will not be available to fulfill the entire term of this employment so he's asking that his name be withdrawn from consideration. I have a copy to give to the Clerk of this letter.

So I'd like to amend the resolution to appoint Mr. Tilton (phonetic) at this point as the only individual."

Councilman Densieski: "Barbara, was there other names you interviewed because (inaudible)."

Councilwoman Blass: "There was a third individual who has sought other employment. At this point we may have to go out to advertise again. The ideal situation is to have two people operating the boat. It's not essential, but it is better to have two people (inaudible) at any one time. But I think it's important to have this one individual hired at this point."

Supervisor Cardinale: "We may have- if we can- (inaudible) another individual and already to hire him, we are going to have some intervening meetings between now and June 7th. And we will pass it then."

All right, with the deletion of Frederick (inaudible) and the inclusion of Joseph Tilton as amended, may we have a vote."

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski, yes; Cardinale, yes. The resolution is adopted."

Resolution #441

Councilwoman Blass: "Approves request for a leave of absence. So moved."

Councilwoman Sanders: "And seconded."

Supervisor Cardinale: "Moved and seconded. Vote please."

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski, yes; Cardinale, yes. The resolution is adopted."

Resolution #442

Councilwoman Sanders: "Authorizes the Town Clerk to publish and post a help wanted ad for Director for Senior Services. So moved."

Councilman Densieski: "Second the motion."

Supervisor Cardinale: "Moved and seconded. Vote please."

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski, yes; Cardinale, yes. The resolution is adopted."

Resolution #443

Councilman Densieski: "Authorizes the Town Clerk to publish and post a help wanted ad for Superintendent for Recreation I. So moved."

Councilman Bartunek: "And seconded."

Supervisor Cardinale: "Moved and seconded. Vote please."

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski,

yes; Cardinale, yes. The resolution is adopted."

Resolution #444

Councilman Bartunek: "Adoption of Riverhead Town Debt Management Policy. So moved."

Councilwoman Blass: "And seconded. Just with a question."

Supervisor Cardinale: "Jack, the Debt Management Policy in support of our attempt to raise our rating in the bond evaluation soon forthcoming, was accompanied by another one. What was the title of that policy?"

Jack Hansen: "That was fund balance."

Supervisor Cardinale: "The fund balance policy could not be passed tonight because Willke Farr had some amendments to it."

Councilwoman Blass: "Okay."

Supervisor Cardinale: "That's why it was- "

Councilwoman Blass: "Okay. So the question is they did not have any (inaudible) that we needed to incorporate into this? Okay. I second it."

Supervisor Cardinale: "Moved and seconded. Vote please."

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski, yes; Cardinale, yes. The resolution is adopted."

Resolution #445

Councilwoman Blass: "Authorizes the Town Clerk to publish and post a help wanted ad for summer interns in town offices. So moved."

Councilwoman Sanders: "And seconded."

Supervisor Cardinale: "Moved and seconded. Vote please."

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski, yes; Cardinale, yes. The resolution is adopted."

Resolution #446

Councilwoman Sanders: "East Creek Docking facility budget adjustment. So moved."

Councilman Densieski: "Second the motion."

Supervisor Cardinale: "Moved and seconded. Vote please."

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski, yes; Cardinale, yes. The resolution is adopted."

Resolution #447

Councilman Densieski: "2005 repainting of water tank at Plant 8 budget adoption. So moved."

Councilman Bartunek: "Seconded."

Supervisor Cardinale: "Moved and seconded. Vote please."

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski, yes; Cardinale, yes. The resolution is adopted."

Resolution #448

Councilman Bartunek: "Wading River Creek parking and boat ramp improvement budget adjustment. So moved."

Councilwoman Blass: "And seconded."

Supervisor Cardinale: "Moved and seconded. Vote please."

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski, yes; Cardinale, yes. The resolution is adopted."

Resolution #449

Councilwoman Blass: "This resolution restates the town's intended for use of the transfer of county owned property to the Town of Riverhead. So moved."

Councilwoman Sanders: "And seconded."

Supervisor Cardinale: "Moved and seconded. Vote please."

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski, yes; Cardinale, yes. The resolution is adopted."

Resolution #450

Councilwoman Sanders: "Recreation program fund budget adjustment. So moved."

Councilman Bartunek: "And seconded."

Supervisor Cardinale: "Moved and seconded. Vote please."

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski, yes; Cardinale, yes. The resolution is adopted."

Resolution #451

Councilman Bartunek: "Awards bid for well and pump emergency service Riverhead Water District. So moved."

Councilman Densieski: "Second the motion."

Supervisor Cardinale: "Moved and seconded. Vote please."

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski, yes; Cardinale, yes. The resolution is adopted."

Resolution #452

Councilwoman Sanders: "Establishes account for carbon monoxide alarms in the Fire Protection and Code Enforcement Division. So moved."

Councilman Bartunek: "Seconded."

Supervisor Cardinale: "Moved and seconded. Vote please."

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski, yes; Cardinale, yes. The resolution is adopted."

Resolution #453

Councilwoman Blass: "This resolution reappoints three members

to the Suffolk County-Town of Riverhead Empire Zone Administration Board. They are Jack Kennedy, George (inaudible) and Bruce Tria. So moved."

Councilwoman Sanders: "And seconded."

Supervisor Cardinale: "Moved and seconded. Vote please."

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski, yes; Cardinale, yes. The resolution is adopted."

Resolution #454

Councilman Bartunek: "Authorizes the Town Clerk to publish and post public notice to consider the placement of a speed hump. I want to amend the resolution where we're going to add a fourth Whereas, the Town Board has agreed to place a speed hump on a trial basis as a traffic calming measure."

Councilman Densieski: "Second that."

Councilman Bartunek: "And I want to also amend the public notice- it's going to read a public hearing will be held before the town board, Town of Riverhead, Riverhead Town Hall on the 7th day of June, 2005, to consider placement of a speed hump on a trial basis on a road entitled Williams Way South. So moved."

Councilman Densieski: "Second that motion."

Dawn Thomas: "George, do you know how long of a period you- "

Councilman Bartunek: "No, I haven't determined that."

Dawn Thomas: (Inaudible)

Councilman Bartunek: "Yes."

Supervisor Cardinale: "With those amendments, it's been moved and seconded. Vote please."

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski, yes; Cardinale, yes. The resolution is adopted."

Resolution #454A

Barbara Grattan: "We've got resolution #454A."

Councilman Bartunek: "That's the resignation of Jill Lewis. So moved."

Councilman Densieski: "Second the motion."

Supervisor Cardinale: "Moved and seconded to accept resignation of Jill Lewis as Deputy Supervisor."

Councilwoman Blass: "Discussion."

Supervisor Cardinale: "Yes."

Councilwoman Blass: "Will she definitely, excuse me, her position as Deputy Supervisor was in addition to her position as your administrative assistant or whatever that title was."

Supervisor Cardinale: "Yeah, executive assistant. She resigned from both."

Councilwoman Blass: "She resigned from both."

Supervisor Cardinale: "So maybe we should, is there any particular reason why we shouldn't say both? Because she's gone. She's not coming back. I asked."

Councilwoman Blass: "The other position would remain- she would remain in that capacity unless she resigned."

Supervisor Cardinale: "She did resign both capacities. So I think we should put both, executive assistant, okay. Deputy Supervisor and executive assistant to the Supervisor."

(Inaudible remark from the audience)

Supervisor Cardinale: "How is who going to get paid?"

Councilwoman Blass: "She's resigning."

(Inaudible remark from the audience)

Supervisor Cardinale: "He's gone."

Councilwoman Blass: "This is the resignation."

(Inaudible remark from the audience)

Supervisor Cardinale: "So she's resigning as in this one anyway, Deputy Supervisor and Executive Assistant to the Supervisor. She's not coming back. She did come in to help with the- as a volunteer today though, which is very nice of her and I thank her for that."

Anyway, with that addition, Executive Assistant to the Supervisor, can we have a- somebody move it and somebody second it? Okay, may we have a vote?"

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski."

Councilman Densieski: "Yes and I want to thank Jill for her services. She did a great job. I vote yes."

The Vote (Cont'd.): "Cardinale."

Supervisor Cardinale: "Yeah. I want to also, of course, thank her as she served as Deputy Supervisor. She got along even with Eddie and that- "

Councilman Densieski: "That's hard to do."

Supervisor Cardinale: "And it was really a tribute and she will be missed. And I appreciate her efforts. I vote to accept her resignation and wish her well in the private world and I hope she's happy. Private world industry or vacation or whatever the heck she's going to do. Okay."

Barbara Grattan: "The resolution is adopted."

Supervisor Cardinale: "Let's move on."

Resolution #455

Councilman Densieski: "Appoints Deputy Town Supervisor, Christopher Kent. So moved."

Councilwoman Blass: "And seconded."

Supervisor Cardinale: "Moved and seconded to appoint Chris Deputy Town Supervisor. Vote please."

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski, yes; Cardinale."

Supervisor Cardinale: "Yes. Chris, you have to get sworn in at-- tomorrow morning. Is that when we're doing this? So if the press would like to take a picture, yes, 9:30 tomorrow morning because that way I will make sure that he gets there by 9:30."

Are you going to be there at 9:30, Chris?"

Chris Kent: "Yes."

Supervisor Cardinale: "Nine-thirty tomorrow morning, come and take a picture of him swearing on the bible that he's going to swear that you defend the constitution and-- I did that all wrong when I was sworn in as Supervisor. I used my-- I think I raised my (inaudible) and my left hand. Not when I did as Supervisor, I did the Councilperson. Barbara was nice enough to say can you raise your right hand and put your left hand on the bible. You don't put your right hand on the bible and raise your left hand. But I got it. I'm getting there. So anyway come in at 9:30 to see him get sworn in."

Yeah, we can vote, I guess. Right?"

Barbara Grattan: "We go with Resolution #456."

Supervisor Cardinale: "I'm so tired I don't even know where I am."

Councilwoman Blass: "Awards bid on precast concrete and associated items. So moved."

Councilwoman Sanders: "And seconded."

Supervisor Cardinale: "Moved and seconded. Vote please."

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski, yes; Cardinale, yes. The resolution is adopted."

Resolution #457

Councilwoman Sanders: "Authorizes the Town Clerk to publish and

post public notice of public hearing to consider a proposed local law for an amendment of Chapter 101 entitled Vehicles and Traffic of the Town Code. So moved."

Councilman Bartunek: "And seconded."

Supervisor Cardinale: "Moved and seconded. Vote please.

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski."

Councilman Densieski: "I'll vote for the public hearing but I'm sure I'm not going to support the legislation. Yes."

The Vote (Cont'd.): "Cardinale."

Supervisor Cardinale: "Oh great. This is that (inaudible). Okay. Yeah to the public hearing. It should be interesting."

Barbara Grattan: "Okay, the resolution is adopted."

Resolution #458

Councilman Bartunek: "Authorizes the Town clerk to publish and post a help wanted ad for part time senior citizen aide. So moved."

Councilwoman Blass: "And seconded."

Supervisor Cardinale: "Moved and seconded. Vote please."

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski, yes; Cardinale."

Supervisor Cardinale: "Yes. Can we move to-- a question for (inaudible) I meant to ask. That public hearing that we're talking about is to reconsider prohibiting parking on Main Street-- on the northerly side of East Main for 300 feet."

Councilman Densieski: "No. It's Roanoke, isn't it?"

Supervisor Cardinale: "Yeah."

Councilman Densieski: "It's from Main Street up to like-- "

(Some inaudible comment among the Board members)

Councilman Bartunek: "In a northerly direction from the intersection of Main and Roanoke Avenue approximately 300 feet to First Avenue."

Councilman Densieski: "It's right where Lombardi Park is."

Supervisor Cardinale: "How far down-- the reason I bring it up is because we left it with the police-- with the police-- with the fire department to tell us what the minimum amount of no parking area was (inaudible) to be and I never recall getting an answer. Did anyone get an answer? Whether it's 300 or whether it would be less than they needed."

Councilwoman Blass: "I don't know. I think they're probably prepared to tell us (inaudible)."

Supervisor Cardinale: "Where would 300 bring us to? Like First Street? All right. Let's hear it like this and I guess if we feel that we can do with less or whether there's a compromise possible, we'll deal with it."

Okay. So we're at 458-- 459?"

Barbara Grattan: "I'll be back in a second."

Supervisor Cardinale: "Oh, she's up there, changing the-- I was wondering what happened to her. I hear a voice, but I don't see her."

I've got to give you credit Carla. Carla's staying to comment on general-- in general about something. It's already 10:20. God bless you. She doesn't even live in Riverhead. You are a devoted public minded citizen."

Does anyone know who won the school board election? It's 10:20. Nobody knows? It's counted right away. Sal Mastropolo left at ten of. Can you find out? We have a moment here, we're waiting until we get-- "

Councilman Bartunek: "Authorize the town clerk to publish and post a help wanted ad for part time senior citizen-- "

Supervisor Cardinale: "We did this one."

Resolution #459

Councilwoman Blass: "Authorizes the Supervisor to execute an order of consent with the New York State Department of Environmental Conservation in connection with the Wading River boat ramp. So moved."

Councilwoman Sanders: "And seconded."

Supervisor Cardinale: "Moved and seconded. Vote please."

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski, yes; Cardinale, yes. The resolution is adopted."

Resolution #460

Councilwoman Sanders: "Authorizes the release of security bond for Cellular Telephone Company d/b/a AT&T Wireless. So moved."

Councilman Bartunek: "And seconded."

Supervisor Cardinale: "Moved and seconded. Vote please."

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski, yes; Cardinale, yes. The resolution is adopted."

Resolution #461

Councilman Bartunek: "Authorizes the release of security bond for East End Commons. So moved."

Councilman Densieski: "Second the motion."

Supervisor Cardinale: "Moved and seconded. Vote please."

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski, yes; Cardinale, yes. The resolution is adopted."

Resolution #462

Councilman Densieski: "Authorization to junk fixed assets. So moved."

Councilwoman Blass: "And seconded."

Supervisor Cardinale: "Moved and seconded. Vote please."

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski, yes; Cardinale, yes. The resolution is adopted."

Resolution #463

Councilwoman Blass: "Approves the Chapter 90 application of Church of the Harvest. So moved."

Councilwoman Sanders: "And seconded."

Supervisor Cardinale: "Moved and seconded. Vote please."

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski, yes; Cardinale, yes. The resolution is adopted."

Resolution #464

Councilwoman Sanders: "Appoints student intern in the Engineering Department. So moved."

Councilman Bartunek: "And seconded."

Supervisor Cardinale: "Moved and seconded. Vote please."

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski, yes; Cardinale, yes. The resolution is adopted."

Resolution #465

Councilman Bartunek: "Appoints student interns in the Accounting Department. So moved."

Councilwoman Blass: "And seconded."

Supervisor Cardinale: "Moved and seconded. Vote please."

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski, yes; Cardinale, yes. The resolution is adopted."

Resolution #466

Councilwoman Blass: "Appoints maintenance mechanic II in the Buildings & Grounds Department. So moved."

Councilman Densieski: "Second the motion."

Supervisor Cardinale: "Moved and seconded. Vote please."

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski, yes; Cardinale, yes. The resolution is adopted."

Resolution #467

Councilman Densieski: "Appoints J. McCoy a lifeguard Level II to the Recreation Department. So moved."

Councilman Bartunek: "Seconded."

Supervisor Cardinale: "Moved and seconded. Vote please."

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski, yes; Cardinale, yes. The resolution is adopted."

Resolution #468

Councilman Bartunek: "Adopts a local law to amend Chapter 108 of the Riverhead Town Code entitled Zoning Article VIII Business A District Resort Business, Article XI, Industrial A District Light Industry, Article XXVII Office/Service District. So moved."

Councilwoman Blass: "And seconded."

Supervisor Cardinale: "Moved and seconded. Vote please."

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski, yes; Cardinale, yes. The resolution is adopted."

Resolution #469

Councilwoman Blass: "Accepts subdivision bond of Morgan Creek Development LLC, Subdivision entitled Roanoke Landing. So moved."

Councilman Densieski: "Second the motion."

Supervisor Cardinale: "Moved and seconded. Vote please."

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski, yes; Cardinale, yes. The resolution is adopted."

Resolution #470

Councilman Densieski: "Town of Riverhead General fund budget adjustment. So moved."

Councilman Bartunek: "Seconded."

Supervisor Cardinale: "Moved and seconded. Vote please."

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski, yes; Cardinale, yes. The resolution is adopted."

Resolution #471

Councilman Bartunek: "Water District budget adjustment. So moved."

Councilwoman Blass: "And seconded."

Supervisor Cardinale: "Moved and seconded. Vote please."

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski, yes; Cardinale, yes. The resolution is adopted."

Resolution #472

Councilwoman Blass: "A budget adjustment in connection with the Youth court scholarship fund. So moved."

Councilman Bartunek: "And seconded."

Supervisor Cardinale: "Moved and seconded. Vote please."

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski, yes; Cardinale, yes. The resolution is adopted."

Resolution #473

Councilman Bartunek: "Awards Bid Riverhead Water District replacement of Well No. 5-2 contract G, general/mechanical work. So moved."

Councilwoman Sanders: "And seconded."

Supervisor Cardinale: "Moved and seconded. Vote please."

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski, yes; Cardinale, yes. The resolution is adopted."

Resolution #474

Councilwoman Sanders: "Classifies action and declares lead agency on special permit Captain Hawkins House, and refers special permit to the Planning Board. So moved."

Councilwoman Blass: "And seconded."

Supervisor Cardinale: "Moved and seconded. Vote please."

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski, yes; Cardinale, yes. The resolution is adopted."

Resolution #475

Councilwoman Blass: "Authorizes the Town Clerk to publish and post public notice to consider a local law to repeal Article XII - Industrial B District General Industry of Chapter 108 entitled Zoning of the Riverhead Town code. So moved."

Councilman Densieski: "Second the motion."

Supervisor Cardinale: "Moved and seconded. Vote please."

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski."

Councilman Densieski: "I'll vote yes for the public hearing."

The Vote (Cont'd.): "Cardinale, yes. The resolution is adopted."

Resolution #476

Councilman Bartunek: "Authorizes the Town Clerk to publish and post a public notice to consider a local law to amend the Riverhead Zoning Use District Map deletion of Industrial B District general industry. So moved."

Councilwoman Sanders: "And seconded."

Supervisor Cardinale: "Moved and seconded. Vote please."

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski."

Councilman Densieski: "I'm going to vote yes for the public hearing."

The Vote (Cont'd.): "Cardinale."

Supervisor Cardinale: "Yes. That is 476, right. Yeah, I vote yes. Incidentally on these-- these are simply the housekeeping ones.

What you're talking-- Ed, what you're thinking of is the industrial A which we haven't addressed yet."

Councilman Densieski: "That's Crown Sanitation?"

Supervisor Cardinale: "This is the way we're putting it on for discussion. We're putting it on for discussion. Yes. The next one is 477."

Resolution #477

Councilman Densieski: "Approves stipulation of settlement. So moved."

Councilman Densieski: "And seconded."

Supervisor Cardinale: "Moved and seconded. Vote please."

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski, yes; Cardinale, yes. The resolution is adopted."

Resolution #478

Councilman Bartunek: "A resolution authorizing the issuance of \$68,000 serial bonds of the town of Riverhead, to pay the cost of the preparation of a facility plan Phase II for the Calverton Sewer Districts proposed advanced wastewater treatment facility. So moved."

Councilwoman Sanders: "And seconded."

Councilman Densieski: (inaudible), Phil."

Supervisor Cardinale: "Sure."

Councilman Densieski: "I received a call from one of the

businesses out there. Now I know Jack and I went out there one other time to talk about the sewer waste. Is this going to be paid by the Calverton Sewer District?"

Supervisor Cardinale: "Let's see. Yes."

Councilman Densieski: "They told me unbelievably that the rate is over \$14.00 per gallon. Is that possible?"

Jack Hansen: (Inaudible comment)

Supervisor Cardinale: "The rate went down. It was really bad in 2004. But his point I guess is, is this absolutely necessary because nobody has actually discussed this with us from the sewer district at a work session."

Councilman Densieski: "Is this time sensitive, Jack?"

Supervisor Cardinale: "Come on up. The question we both have is this. That we know that they're— we know they're under— "

(At this time, the tape was changed)

Jack Hansen: "(Inaudible) and this is to redesign it so we can get the rest of the balance (inaudible)."

Supervisor Cardinale: "So it isn't going to change it. We need to spend the 68 to get (inaudible). Is that basically the story?"

Jack Hansen: (Inaudible) "That's what I was told."

Supervisor Cardinale: "If it's not going to change the next question is does it— is it time sensitive?"

Jack Hansen: "Time sensitive in the sense to actually get the submittal in on time."

Supervisor Cardinale: "Okay. So if it's not going to change and it's time sensitive— "

Jack Hansen: "I believe it is."

Councilman Densieski: "All right. But we do have to address other issues, \$14.00 a gallon is— "

Supervisor Cardinale: "Yeah. Would you please advise him whether we're going- "

Jack Hansen: "Yes. We're were down this past year for the tax and the (inaudible) which is the gallonage. And both those went down substantially from the year before."

Supervisor Cardinale: "We want to know whether they're still down or are they starting up again."

Jack Hansen: "No. They'll go down again (inaudible)."

Supervisor Cardinale: "So \$14.00 a gallon, is that realistic? Is that what they are paying now (inaudible)?"

Jack Hansen: "Yes. I'll double check that."

Supervisor Cardinale: "I can't imagine what (inaudible). Okay, then let's hear 478."

Councilman Densieski: "It was moved and seconded."

Supervisor Cardinale: "Moved and seconded. Let's vote."

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski, yes; Cardinale, yes. The resolution is adopted."

Resolution #479

Councilwoman Sanders: "This resolution authorizes the town clerk to publish and post notice of a public hearing to consider the increase and improvement of the facilities of the Riverhead Street Lighting district of the town of Riverhead. So moved."

Councilman Densieski: "Second the motion."

Supervisor Cardinale: "Moved and seconded. Vote please."

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski, yes; Cardinale, yes. The resolution is adopted."

Resolution #480

Councilwoman Blass: "Classifies action and refers special permit petition of Arturo Serrano to the Planning Board. So moved."

Councilwoman Sanders: "And seconded."

Supervisor Cardinale: "Moved and seconded. Vote please."

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski, yes; Cardinale, yes. The resolution is adopted."

Resolution #481

Councilwoman Sanders: "Authorizes the Town Clerk to publish and post notice to consider a proposed local law to amend Chapter 92 to the Riverhead Town code entitled Streets and Sidewalks, Article III, Obstructions. So moved."

Councilman Densieski: "Second the motion."

Supervisor Cardinale: "Moved and seconded. Vote please."

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski."

Councilman Densieski: "I think we're sending a bad message downtown. Let me just read you some of this. This is going to require you to fix your sidewalk, and it's legal because we checked. We can check it. But the bigger question is should we do it?"

If you don't repair-- this isn't just sweep and shovel, this is repair the sidewalk in front of your home or your business downtown. If you don't do it, we could put a lien on your property and for the first conviction we can put you up to-- in jail for up to 15 days for each day you violate. On your second conviction, we can put you in jail for 30 days for not fixing your sidewalk.

I think what we should concentrate on doing is the comprehensive master plan to repair the sidewalks downtown and desperately seek funds with the Community Development or wherever to pay for them. I just think we're going to be burdened blaming the wrong people so I'm going to vote no on this."

Supervisor Cardinale: "Eddie, this is (inaudible)."

Councilman Densieski: "I know it is but I don't think we should be (inaudible). I'm sorry."

Supervisor Cardinale: "Okay. The-- I think-- I think that this is not precluding the town from doing what you suggest which is to

continue to seek and/or administer grants, not only in downtown but in all over town because this applies all over town, not just in downtown. So not only downtown but all over town, Polish Town and otherwise. We can seek and we can administer those grants that we help you to apply for to do this.

But ultimately it is-- we're going to be safe in this town and not kill ourselves. It strikes me that the people who are adjacent, the abutting owners, are going to have to make sure that sidewalk is safe. They do that in every city in the country and this is-- this particular statute is modeled on those. And this is on a public hearing to get public comment and I'm anxious to get the public comment on it so I'm going to vote yes for a public hearing."

Barbara Grattan: "All right, the resolution is adopted."

Resolution #482

Councilman Densieski: "Are we tabling this one, Phil?"

Supervisor Cardinale: "Yeah. This should be tabled for Town Law 239 for Suffolk County Planning Commission review. We should be able to pass it at the next meeting."

Councilman Densieski: "I'm going to motion 482 which adopts a local law to amend Chapter 108 entitled Zoning of the Riverhead Town Code (DC-3). So moved to table."

Councilman Bartunek: "Second to table."

Supervisor Cardinale: "Moved and seconded. Vote please to table."

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski, yes; Cardinale, yes. The resolution is tabled."

Resolution #483

Councilman Bartunek: "Authorizes the Town Clerk to publish and post notice to consider a proposed local law to amend Chapter 108 of the Riverhead Town Code entitled Zoning, Article XXI, Business CR District Rural Neighborhood Business. So moved."

Councilwoman Blass: "And seconded."

Supervisor Cardinale: "Moved and seconded. Vote please."

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski, yes; Cardinale, yes. The resolution is adopted."

Resolution #484

Councilwoman Blass: "This amends Resolution #439 in opposition to recommendations by Congress's Joint Committee on Taxation to limit charitable deductions related to gifts of land and conservation easements. So moved."

Councilman Densieski: "Second the motion."

Supervisor Cardinale: "Yes. There's a typo in the first Whereas, make that Riverhead. I call for a vote moved and seconded."

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski, yes; Cardinale, yes. The resolution is adopted."

Resolution #485

Councilman Densieski: "Authorizes the Town Clerk to publish and post public notice to consider a local law to amend Chapter 7 of the Riverhead town code entitled Business Improvement District. So moved."

Councilwoman Sanders: "And seconded."

Supervisor Cardinale: "Moved and seconded. Vote please."

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski, yes; Cardinale, yes. The resolution is adopted."

Resolution #486

Councilwoman Sanders: "Authorizes the Town Clerk to publish and post public notice to consider a local law to amend Chapter 10 of the Riverhead Town Code entitled Civil Claims, Section 10.1 Compliance Required, Section 10.2 Activities covered. So moved."

Councilman Bartunek: "And seconded."

Supervisor Cardinale: "Moved and seconded. Vote please."

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski, yes; Cardinale, yes. The resolution is adopted."

Resolution #487

Barbara Grattan: "Resolution #487 to pay bills."

Councilman Densieski: "So moved."

Councilman Bartunek: "Seconded."

Supervisor Cardinale: "Moved and seconded. Vote please."

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski, yes; Cardinale, yes. The resolution is adopted."

Supervisor Cardinale: "Yeah, we have tabled Resolution 410 to consider. Can we have somebody move that, second it and this was the one that was discussed at the May 3rd meeting and needed clarification."

Councilman Densieski: "Did we get clarification?"

Supervisor Cardinale: "Yeah, we did. I can- somebody move- I guess we've got to take it off the table and- "

Councilman Densieski: "Yes. I move to take Resolution 410 off the table. So moved."

Councilwoman Sanders: "Seconded."

Supervisor Cardinale: "Moved and seconded to take if off the table. Can we vote, please."

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski."

Councilman Densieski: "Hold on once second, please. Phil, I haven't had it clarified. Can you elaborate for the Board please?"

Supervisor Cardinale: "Yeah. We're just taking it off the table."

Councilman Densieski: "Oh, I'm sorry."

Supervisor Cardinale: "It's now off the table. Let me clarify

it and through the good offices of Steve Vella here we've got it clear in the Wednesday, May 11th article.

The words that were changed because they were not what they were supposed to be were New York State- that Be It Resolved, the first Resolve, that Riverhead town board hereby requests New York State Public Service Commission undertake on behalf of the town of Riverhead and at its behest, review and approval of the formula and method used to change the rates for basic cable service and associated equipment charged by Cablevision.

Now what the initial language said was- it said to regulate the rates and there was some discussion among those, Mastropolo and Bernadette Voras, and the easiest way to explain what's going on here is to read the this to the board which is in your article.

(Inaudible) communications director for the Public Service Commission said basic cable rates are the only rates municipalities or any other government agency has jurisdiction over. The only power they have Flannigan added is quote almost like an auditing function.

Under the Cable Act of 1992, the US Congress gave franchising authorities to municipalities, Riverhead, that provide such- that providers such as Cablevision contract to provide cable service to the residents the right to regulate basic cable rates. Flannigan said this is done using the FCC established formula to calculate the rate limiting municipalities to simply making sure the providers are properly figuring within the federal formula.

While residents- evidence two weeks ago that they are wary of allowing the PSC to regulate rates, a right the town of Riverhead board currently has, Flannigan said actually about 80% of municipalities in New York State have the PSC regulate rates for them. Ten percent do it themselves, five percent don't know what they're doing and don't regulate the rates at all.

So what it is, it isn't even regulating rates. It is a- it is the (inaudible) function. They use- they look at the FCC established formula and they make sure that that formula was correctly implemented by Cablevision when they establish their rate each year.

I don't know how to do this and neither do most towns so they give the PSC the task because they do know how to do it. So at least somebody is doing it. And that's what this does.

So with that clarification can we have a motion to consider it?"

Councilman Densieski: "I'd like to move Resolution 410. So moved."

Councilman Bartunek: "I'll second that."

Supervisor Cardinale: "Okay. It's moved and seconded for a vote."

The Vote: "Bartunek, yes; Sanders, yes; Blass, yes; Densieski, yes; Cardinale, yes. The resolution is adopted."

Supervisor Cardinale: "That's the end of the resolutions. I thank the Board for their consideration. We have now to take comment on any general comment within the purview of the board. Anyone have a comment?"

Public comment:

Tim Yousik

Carla Esposito re affordable housing

Meeting adjourned: 11:00 p.m.

Barbara Hutton
Town Clerk