

Minutes of a Scoping Hearing held by the Town Board of the Town of Riverhead at Town Hall, Howell Avenue, Riverhead, New York on Wednesday, October 25, 2006, at 3:00 p.m.

Present:

Philip Cardinale,	Supervisor
Edward Densieski,	Councilman
John Dunleavy,	Councilman

Also Present:

Diane Wilhelm,	Deputy Town Clerk
Dawn Thomas, Esq.,	Town Attorney

Absent:

Barbara Blass,	Councilwoman
George Bartunek,	Councilman
Barbara Grattan,	Town Clerk

Supervisor Cardinale called the meeting to order.

Supervisor Cardinale: "Okay. I'd like to call the scoping hearing into order and begin it. We're doing today a scoping hearing preliminary to a- for the Community Development Agency preliminary to the generic environmental impact statement on the East Main Street urban renewal plan update.

The people present, I know, are the representatives of the applicant, representatives of the town and some members of the public. I'd like to read into the record some remarks about what this process is and how we're beginning it so the public is aware of where we are and what we're doing, and then we're going to open it up for, I guess, being led by the planning director, Rick Hanley.

Rick, if you can get near the mike. So good afternoon and welcome. The purpose of this Community Development Agency hearing where the Board sits as the Community Development Agency members is to obtain public comment and suggestions on the scope of the environmental review that the Community Development Agency will undertake in regard to the Community Development Agency's planned

update of the East Main Street urban renewal plan.

For more than a decade, Riverhead town has recognized the need to redevelop and revitalize the downtown area and our riverfront. In 1993, the town board and the town planning board adopted an urban renewal plan for the East Main Street urban renewal area.

Roughly described that area is bordered on the west by Peconic Avenue coming off the circle from Southampton; on the east by Ostrander Avenue thus encompassing the aquarium; on the north by roughly Second Street and on the south by the river.

Recently the town issued a request for proposals for redevelopment of our downtown area. Apollo Riverhead Renaissance LLC responded with a proposal project for East Main Street which includes property that it owns as well as property it hopes to acquire from the town and we're in the process of the land acquisition agreement negotiation. And we do not expect that to bear fruit until sometime in the early part of next year.

The town board anticipates that this project will stimulate additional investment by Apollo and others and which will require- which will result we hope in a successful revitalization downtown.

The recently signed master development agreement with Apollo Riverhead Renaissance contemplates that our 1993 urban renewal plan be updated to ensure that it reflects the findings and recommendations of the town's comprehensive master plan which was adopted in November, 2003.

The town recognizes that before any revitalization of the downtown can occur, the town must first assess the potential environmental impacts from such revitalization and identify appropriate mitigation measures and necessary improvements to our existing infrastructure which individual developers such as Apollo and the town respectively will implement. And that division of that will be the subject of the land disposition agreement.

Because this environmental review involves the full East Main Street urban renewal area which I just described the geography of, the town has concluded that a broad generic environmental review is the appropriate way to proceed.

The Community Development Agency begins today the preparation of a generic environmental impact statement pursuant to the State

Environmental Quality Review Act to evaluate the potential impacts of various pending land use proposals and alternative development scenarios for that East Main Street urban renewal area.

Public participation is a key element in the environmental review. The purpose of today's scoping hearing is to identify the issues to be addressed in the Community Development Agency's generic environmental impact statement.

Scoping will ensure that the generic environmental impact statement is a comprehensive document that covers all appropriate issues and all the concerns of the public.

Today spoken and written comments on the scope of the GEIS- the generic environmental impact statement will be accepted from the public. In addition, the CDA, the Community Development Agency of which we as board members are sitting as members of, will accept written comments for 10 days after today's meeting, that will be through 5:00 p.m. Monday, November 6th.

Those comments can be submitted to the town clerk in the following manner, by mail addressed to Barbara Grattan, Town Clerk, Town of Riverhead, 200 Howell Avenue, Riverhead, New York 11901; or by fax to Barbara Grattan, Town Clerk, fax number 631-208-4034 or by email to Grattan@RiverheadLI.com.

After this hearing and at the conclusion of the 10 day written comment period, the creation of a draft scope of issues will be prepared which will encompass all pertinent issues presented.

Following the CDA's review of the comments on the draft scope, a final scope will be prepared. Thereafter, a draft generic environmental impact statement will be prepared and it will include issues identified in the final scoping documents.

The Community Development Agency will then conduct yet another public hearing to accept comments from the public and other agencies on the draft generic environmental impact statement on the update of the East Main Street urban redevelopment plan.

Thereafter that hearing, there will be a final generic environmental impact statement accepted and a findings statement issued by the town board.

So that will do the generic- that will complete the generic

environmental impact statement. However, remember that was done, the generic environmental impact statement in view of the planned update of the East Main Street urban renewal plan and if we wanted to change anything in that plan, we would then proceed as follows: any amendment to the East Main Street urban renewal plan subsequent to the final generic environmental impact statement adoption or acceptance and adoption of the findings statement, would require the following additional steps:

1. Further public hearing on the proposed amendment for the East Main Street urban renewal district;

2. A restatement of the East Main Street urban renewal area boundaries as appropriate with a physical description and map;

3. An update of the East Main Street urban renewal plan findings and recommendations statement to reflect all of the studies made subsequent to the adoption of the 1993 urban renewal plan including the generic environmental impact statement; and

4. The development and statement of criteria and standards for structural, visual and various other aspects of revitalization and redevelopment in the East Main Street urban renewal area to assure consistency within the East Main Street urban renewal area.

So the point is that today's hearing is only the first step and we look forward to the public's participation throughout the process I've just outlined.

Now, Rick, Rick, didn't I tell him to come up here and sit on the- I tell you, he's amazing. Every time I tell him to stand there and get ready to talk, he leaves.

So, Rick Hanley our director of planning, will, I guess begin the discussion. We've got counsel for Apollo here and we've got counsel for the town and the town is- within the entity of the CDA, is beginning this scoping for issues to be included in the generic environmental impact statement which is incidentally being paid for by the Apollo project with the opportunity for recoupment maybe later to some extent.

So, Rick, come on up. We can do these kinds of hearings formally or informally and we don't even need to have them. This is actually an additional hearing not required but helpful.

We're supposed to get out of here as I get it with a scope of issues that we want studied."

Rick Hanley: "Correct."

Supervisor Cardinale: "You probably have been giving some thought to this."

Rick Hanley: "Yes."

Supervisor Cardinale: "And you know some of them that are essential to study. You want to start with that?"

Rick Hanley: "Sure."

Supervisor Cardinale: "Go ahead."

Rick Hanley: "The team put together a draft scope of issues which were sent to approximately 13 or 14 other agencies that are involved in this process. They were also invited today to come to today's hearing to make any comments they might have."

We identified a number of potentially adverse impacts to both the natural and social environment and I'll just summarize those, Phil."

Supervisor Cardinale: "Okay."

Rick Hanley: "We saw possible impacts to land use zoning and public policy, impacts to population and housing, potential impacts to community services, impacts to economic and fiscal considerations, impacts to existing infrastructure- "

Supervisor Cardinale: "Environmental- what was the last one- environmental and- "

Rick Hanley: "What does- "

Supervisor Cardinale: "After community services."

Rick Hanley: "Economic and fiscal considerations."

Supervisor Cardinale: "Could you be a little more- I'm going to ask you shortly to be a little more specific. But economic and fiscal considerations- "

Rick Hanley: "Well, all of this is identified specifically in a draft scope of issues which was sent out."

Supervisor Cardinale: "Okay. What came after economic and fiscal considerations?"

Rick Hanley: "Impacts to infrastructure would include water, sewer and parking districts."

Supervisor Cardinale: "Okay."

Rick Hanley: "Impact to natural resources. Impacts to soils, geology and water resources, impacts to visual quality, impacts to cultural resources, impacts to transportation and parking, impacts to air quality and noise, impacts to solid waste management issues.

A chapter which is required by the state with all impact statements are growth inducing impacts, impacts with respect to construction within the downtown area and that is the end of the impacts to the social and natural environment.

The draft scope that was sent out is approximately 12 or 13 pages in length and goes into some specifics on each one of those general topics that I just read out from."

Supervisor Cardinale: "Okay. If I got the count right, I have rather generic statements of 9, 10, 11, 13- "

Rick Hanley: "That's about right."

Supervisor Cardinale: "-- subject areas that you've identified that you would like some study into."

Rick Hanley: "We also- (inaudible) just brought to me the list of the interested agencies that we thought we should get this draft scope to and we had fervent hope that they might appear today to talk about this project from their perspective. I don't know that any other agencies are here but- "

Supervisor Cardinale: "Well, they'll have the opportunity to indicate in writing their thoughts."

Rick Hanley: "We sent a copy to the Army Corps of Engineers, the New York State Commissioner of Housing and Community Renewal, the New York State Department of State, the New York State Department of

Transportation, the Suffolk County Department of Health, Suffolk County Department of Public Works, Suffolk County Planning Commission, Riverhead Landmarks Commission, Riverhead Parking District, Riverhead Sewer District, Riverhead Water District, Riverhead Business Improvement District, Mr. Bill London (phonetic), and the Town of Southampton.

So each one of those agencies received this 12, 13 page document for their review."

Supervisor Cardinale: "You sent it to the Defense Department, too, or- "

Rick Hanley: "We thought we would err on the conservative and spend a \$.40 stamp to get this stuff out."

Supervisor Cardinale: "So what I got here is a list of 13 very generic issues and you sent it to the world."

Rick Hanley: "Right."

Supervisor Cardinale: "Now, if I'm Apollo sitting over there quietly, since they're paying for this generic impact statement, I would assume that they would like to get a little more focus on exactly what they're supposed to be studying."

Rick Hanley: "I believe that copies of this were sent out to everyone that's involved in the process today, Phil."

Supervisor Cardinale: "Right. No, what I'm saying is that if I were- if I'm Apollo who is the entity paying for the study being conducted by the town of Riverhead- "

Rick Hanley: "Yes. Right."

Supervisor Cardinale: "-- I would be a little nervous because if they studied all those things completely, I'm already nervous, it would take years- do we get any more specific focus than what you've given us- "

Rick Hanley: "Yes."

Supervisor Cardinale: "-- and is that one of the functions of this thing?"

Rick Hanley: "The draft scope- that's one of the functions of today's hearing. Correct. Yes."

Supervisor Cardinale: "All right. Good. Fire away. Get me there somehow."

Rick Hanley: "Very good."

Supervisor Cardinale: "Okay. Now we're going to take public comment, right, and we want to identify the issues that may have been missed in that potpourri that you read and we also want to narrow the scope of the issues in some fashion so that we're not studying for the next 10 years and watching the empties on Main Street. Is that the gist? Okay. Comments."

We have our counsel, Twomey, Latham, here. We have Larry Oxman who always wants to comment, and counsel for Apollo and others. Would anybody like to say anything? And there's some parking district representatives which is important because of the parking and traffic concerns identified.

Is there anyone who would- other than Larry Oxman, who would like to say anything? Okay, then we're stuck with Larry. Come on up, Larry."

Councilman Dunleavy: "While Larry's coming up, Rick, did you send one of these to the fire department?"

Supervisor Cardinale: "That's a good thought. Why don't we just do a town-wide mailing and put in some flattering material on the town board while you're at it. Okay, Larry. Yes, did you notify the fire department?"

Rick Hanley: "No, we did not."

Supervisor Cardinale: "Okay, why don't you tell them that they have 10 days to put in some comments?"

Rick Hanley: "Okay."

Supervisor Cardinale: "They do have- incidentally John is correct in that because they are actually very involved because depending upon what happens down there, they're going to have to buy additional equipment and be prepared to fight fires in bigger buildings and (inaudible)."

Councilman Dunleavy: "And talking about the height of- if they can get a truck in the parking garage."

Supervisor Cardinale: "That kind of stuff. Exactly."

Rick Hanley: "Okay. So this would be the Riverhead Fire Commissioners, right John?"

Supervisor Cardinale: "Right. Fire Commissioners."

Councilman Dunleavy: "Yes."

Supervisor Cardinale: "And yeah, how about- I think the representative from Apollo indicated- how about police? Because they're going to be impacted obviously. Yes."

(Some inaudible comment)

Supervisor Cardinale: "But we have to identify them in order to address them."

Yeah, is it necessary, someone tell me, to swear in testimony? Although we know that Larry would not tall anything- he would absolutely tell the gospel truth even if he wasn't sworn in but you don't even have to be sworn in.

You remember we ran for 20 years- what was it, special permit hearings- without swearing anybody in? Only to learn in the Riverhead Center hearing after it went up on appeal to the Court of Appeals, excuse us, there's nobody sworn, we don't believe a word that you're saying, go do it again. So, go ahead."

Larry Oxman: "All right. Larry Oxman. Just some questions. Phil, went you went through the entire scope, it was quite a bit of information to absorb. The impact statement is on the entire downtown, it's not specific to Apollo, it's specific to the urban renewal area or it's- "

Supervisor Cardinale: "That's a very good question. Would you come up for a minute- or maybe John, if you want to address this. John can probably address it better. Because I'm a little confused on that issue, too."

John, I think the question he's asking- and correct me if I'm wrong, Larry- is this. You do a generic environmental impact

statement because of an anticipated government action. I understand that the government action anticipated is the update of the urban renewal plan for the East Main Street urban renewal district.

However, unlike the project which, you know, we know what they are. We studied the impacts of the project. What exactly are we studying the potential environmental impacts of? The changes to the plan, the projects proposed, what exactly are we studying the impacts of?"

John Shea: "Well, the initial statement you made- I'm John Shea of Twomey, Latham & Kelly, counsel to the town on this project. The initial statement made is quite accurate and correctly states the situation.

What the CDA decided was that to isolate the review to simply the administrative exercise of updating the urban renewal plan would be too constrained to review and the CDA should take into account the other developments that are proposed currently by property owners and to run through a number of potential development scenarios at different stages and time, so that it takes a broader more holistic approach to the decision making process.

So that in addition to the immediate exercise of amending the urban renewal plan, the CDA's GEIS will also take a look at known development projects that they're about roughly about a half a dozen right now- a half a dozen applications that are in the process, plus the development proposal of Apollo, potential future proposals. Taking into account different transportation consequences and needs, infrastructure needs, so a broader generic review of the urban renewal area, plus the review will take a look at- it will not be constrained to the exact boundaries of the urban renewal area. Other consequences and opportunities lying around as a buffer area, around the urban renewal area will be included.

I believe what the thought is at this point is to go about a quarter of a mile out beyond the boundaries of the urban renewal area.

So this way here the town board it its capacity as the town board and the CDA will be just looking at things in a broader, longer term perspective and it will allow the town board to make a much better judgment about this plan for the future."

Supervisor Cardinale: "Okay. I kind of understand that but it would be helpful to me and probably the public if you're watching.

The- first of all, the project you're discussing that we may be studying the impacts of as a part of the study of the changes to the urban renewal plan for the East Main Street urban renewal district, are those only ones that are Type I or require a draft environmental impact statement? Are we studying only the Type I type proposed actions?"

John Shea: "No, we'll take into account any projects for which applications have been filed and I don't know whether- of the applications that have been filed, I don't know what the determinations- "

Supervisor Cardinale: "Well, remember I'm asking what- there's a determination, typing of the action when somebody makes an application to the town of Riverhead for a project so if we take the area of the East Main Street urban renewal district and we look at the applications that are currently pending and as you say there about six or seven of them, some of them are proceeding merrily along because they are not- "

John Shea: "Not deemed significant."

Supervisor Cardinale: "-- they are not significant- going to have significant environmental impacts so, therefore, we didn't insist upon an environmental impact statement, we insisted only upon a long form or draft environmental impact statement."

John Shea: "But the purposes of this comprehensive environmental review- "

Supervisor Cardinale: "Yeah."

John Shea: "-- even though a project may not individually have met the threshold of significance that would trigger the need for an individual environmental impact statement, those projects would also be considered, the consequences and the impacts of those projects will also be considered- I think that's what we're planning- will be considered in this environmental- "

Supervisor Cardinale: "Of the ones currently approved. How about the ones that haven't been approved?"

John Shea: "Are you talking about- given approved- or are you talking about ones- "

Supervisor Cardinale: "Site plan approval."

John Shea: "-- applications are pending?"

Rick Hanley: (Inaudible comment)

Supervisor Cardinale: "Well, yeah, it would be but I'm just trying to really understand this myself, what we're studying, because we can't scope the issues intelligently unless we know exactly what the purpose of the study is."

John Shea: "Let me-- "

Supervisor Cardinale: "And that's always been confusing to me and I've been associated with this a lot. But go ahead."

John Shea: "There are as I understand it, roughly a half a dozen applications that are pending and some of those applications have been deemed to be significant; others have been deemed to be insignificant for the purposes of SEQRA of the environmental review process."

Supervisor Cardinale: "Right."

John Shea: "So for some of those normally an individual environmental impact statement would have to be prepared."

Supervisor Cardinale: "True."

John Shea: "In answer to the question you asked a moment ago, for those projects which have been determined insignificant which the boards, the respective agencies, have issued a negative declaration, even though they would not normally require an environmental impact statement for that application, for the purposes of this environmental review that you're undertaking to look at the urban renewal area, we will be considering those projects and their impacts and their cumulative effect in the context of the revitalization of the downtown area."

Supervisor Cardinale: "So--"

John Shea: "You're not going to ignore-- you're not going to ignore projects that are proposed even though individually in isolation they may not require their own EIS."

Supervisor Cardinale: "So all proposed projects we would consider. For example, Mr. Ray Dickoff is out there with NF Management. Okay? And he's already got approval, site plan, and I hope he gets a building permit before I pass away, to do the project facing the riverfront. You're ready, you can go whenever you like.

What are we studying his project for? He's already finished."

Rick Hanley: "I don't know that we are, Phil."

Supervisor Cardinale: "He just said we were."

Rick Hanley: "What we have— what we've done here with respect to the draft scope of issues, is we've listed in it an appendix that identifies all of the existing or pending projects and some of the approved projects."

Supervisor Cardinale: "Yeah, I see that. Now John pointed it out to me."

Rick Hanley: "I think maybe the disconnect here is— I believe Jim— jim, have we decided that as a part of this generic impact statement, that we're going to look at a worse case scenario buildout?"

Supervisor Cardinale: "That's what I'm getting at."

Jim McAllister: (Inaudible)

John Shea: "Phil, can I make one other comment?"

Supervisor Cardinale: "Yes, go ahead."

John Shea: "When you have— let me try to break this down a little bit more for you. Within the urban renewal area, you have a number of pending applications, approvals have not been issued. You will be considering the consequences of those pending proposals regardless of whether or not they individually would have triggered the need for an impact statement."

Supervisor Cardinale: "Okay. Now those are the proposed or pending."

John Shea: "Those are proposed or pending. Please let me finish. And then in addition there may be a number of proposals that

have already been approved. Now I don't know exactly. I haven't seen the inventory- "

Supervisor Cardinale: "There's a few."

John Shea: "But to the extent that proposals have already been approved, again, you're not going to ignore those proposals. They're going to be included in what we might call, you know, the base line--"

Supervisor Cardinale: "Like, for example, (inaudible) on McDermott, that's a small building with a couple apartments, four floors. NF Management, two floors, 6,000 square feet. The Culinary Art, which I was on the phone all morning with pulling their permit. Are we going to study those approved projects and the impact of them?"

John Shea: "You're going to-- they have aspects to them regarding transportation and infrastructure and whatnot. You-- that's the whole point of this exercise, is to consider the facts about those proposals as well so that when you're taking-- when you're making decisions about the urban renewal area altogether, you're not-- you don't have any blind spots in your review. You don't have any gaps in your review.

You're taking into account the realities of what has already been approved as well as what's being proposed."

Supervisor Cardinale: "That I understand. So approved and proposed. But what I'm really curious about is what he asked about earlier. Are we studying the theoretical maximum build out under the new zoning passed subsequent to the last urban renewal plan? Because we could be here for a long time if we're doing that."

John Shea: "The draft scope-- outlines several scenarios that will be looked at, a near term development analysis, an interim development analysis and a long term development analysis. It's critical that the CDA take that approach because it is doing-- undertaking a plan-- undertaking a plan review, an amendment, that is a plan for significant period of time for the future of downtown.

So as outlined-- if you take a look at the draft scope page 1 and 2, there's a near term scenario of six months, an interim scenario of three to five years and then-- I'm sorry, near term of three to five years, an interim term of five to 10 years and then a long term development of 10 to 15 years."

Councilman Dunleavy: "What page are you on?"

John Shea: "On the draft scope, pages 1 to 2, on the bottom of 1, the top of 2."

Supervisor Cardinale: "Okay, and I apologize, John, I'm not trying to be a wise guy. I just have not looked at this."

John Shea: "That I think would clarify."

Supervisor Cardinale: "But, I want to understand it conceptually and I want the public to— probably that would have helped me, but we study everything that's pending— everything that's currently approved makes sense, everything that's proposed or pending. Now when you go out to a longer term view, like you're talking about studying interim term and long term, interim term five to 10, long term, 10 to 15, well, tell me how we figure that out? Because I have no idea what's going to happen. If the Apollo project goes, we have a different future than if it doesn't go and I don't know if it's going yet. So how do you do that? How do you do interim and long term?"

John Shea: "You go— obviously you operate within— with knowns which are as you said the approved projects, the proposed projects, the Apollo projects but then you take a look at what you have allowable under existing zoning and at that point that's where the planners pick up and the planners and the experts will take a look at the context of the existing zoning."

What could possibly happen in the downtown area if this works, if revitalization takes off? What could happen in the downtown area within the context of existing zoning? And I don't know (inaudible) or Rick would want to address that further."

Supervisor Cardinale: "Thank you. That clarifies it a great deal and I'll look at those first two pages of introduction."

Jim McAllister: "Again, my name is Jim McAllister with AKRF (phonetic). We're the consultants to the town."

One of the things that we'll look at is possibly amending the zoning code as part of the GEIS, is looking at what the potential impacts are in the current zoning and then looking at changing that zoning or portions of that zoning to allow different land use scenarios. I don't know if that— "

Supervisor Cardinale: "Okay, we just did that."

Jim McAllister: "Yeah."

Supervisor Cardinale: "The whole idea was of the zone- at some point- I get the point though, at some point if you're- we did it to inspire revitalization downtown. At a certain point, if we were too successful we'd have to back off. I haven't seen a great deal of success down there so I'm not interested in backing off quite yet. But I get your point. In five or 10 years we might be there."

John Shea: "Right. In 15 years. That's why we look at the different scenarios. It's basically a build out scenario looking at what potentially can happen with the current zoning and then- "

Supervisor Cardinale: "Thank you."

Rick Hanley: "Can I comment?"

Supervisor Cardinale: "Yes."

Rick Hanley: "I think the worse case scenario is also important to identify any mitigation measures that might be employed by the town, i.e., limitations. We know we're dealing with a 60 foot five story maximum build out in the DC-1 district. We may find that there's just too much in the DC-1 in terms of residential development or retail development to support- parking district. So we may find- may incorporate some changes in the zoning at the end of the day."

Supervisor Cardinale: "Thank you. I'm sorry I interrupted you but I'm grateful for the clarification. Come on up, Larry. That's what's being studied. It's on the first two pages."

Larry Oxman: "I very much appreciate it. You addressed many of the questions that I would have asked."

And I concur that, I guess the build out really should be studied since you've change the zoning to allow- to go up in height, I think it's important. You put a cap on the residential use of 500 units but the interesting thing is that from a parking perspective, a 800 square foot unit I'm not sure, Rick would probably know, but I think you need one or one and a half or no more than two spaces. That same 800 square feet if it was office would normally require four spaces.

So by limiting the residential and then if you wanted to go up

and then it would be office, you need much more parking. I'm just trying to say these as facts not pro or con. I'm very excited about the whole prospect of downtown but I think parking in particular is a critical issue as is transportation and the infrastructure of the streets.

If we remember, these streets predate the automobile and when they built the Long Island Expressway as an example they left plenty of room for expansion so that when the time arose 40 years later they were able to do it without causing too much of a, you know, without a lot of upheaval.

So the other question that I have is Apollo is paying for this? I mean why is the burden put on Apollo? It seems unfair."

Supervisor Cardinale: "Because we got away with it. No. Because-- because they weren't going to stand for just being pushed upon them. They also have-- in the master development agreement, it indicates that for the next three years as people come through, they'll be able to recoup back a portion of what they're spending. But somebody has got to get the ball rolling and the town board and the CDA were unwilling to go forward without this data.

So they said okay, we'll advance the money, we'll even pay for your attorneys but as the development projects come in later, like you know-- you're going to avoid-- certain of the Type I actions and correct me if I'm wrong, John, on this, will require an environmental impact statement and will now have it virtually completed.

Those projects would allow them to recoup a portion of what they're spending."

Councilman Densieski: "A quick question on that, Phil. How-- is there a breakdown or formula-- I mean how do we know that it's going to be a fair percentage or-- "

Supervisor Cardinale: "John, have we gotten that far, that issue that he raises? Do we--"

John Shea: (Inaudible)

Supervisor Cardinale: "Right, we understand that."

Larry Oxman: "It just seems to be much broader than their initial impact.

Last, how- there's something rather unique that's going on but it doesn't necessarily have to be with Apollo and that's that their proposal, they're going to buy some of the parking district property. But that doesn't mean that someone else- I mean the Suffolk Theater wants to buy a little portion, and what if in the future other people wanted to do the same? You're kind of eliminating the very ground that you're relying on for parking. It just- and again, I'm not saying it's good or bad. It just seems the shift- the equation, so how do you study that where you're studying but then you may not actually have it- you would have to- I don't know. So- "

Supervisor Cardinale: "I understand your point. As the- but as a general rule it could be said clearly at this point that the definition- as the- if there's any more- there's approximately two acres of earth that may be moved from the parking district's control which is surface parking. Obviously the only way you're going to replace that and replace it with even greater parking required, is with structured parking and that's inevitably where the town of Riverhead is going.

That's the easy issue. We're going to structured parking. The question is how are we going to pay for it, that's the tough issue. And that's being worked out in the- that's being discussed in the land disposition agreement. But you're right.

I mean if we have- let's say we have 11 acres back there and now we have nine, we have to consider that we're going to have nine not 11 in the future and maybe less than nine if in fact we continue to do the same thing we're doing with the first project.

I also think there's not much heart to do much more of it on the south side than that initial footprint. That's seems to be the sense of at least this board."

Larry Oxman: "Well, I look forward to this whole process moving forward. I think it's exciting times for Riverhead as a whole and certainly the downtown."

Supervisor Cardinale: "Thank you."

Larry Oxman: "Are you- I'm sorry, are you going to study Riverhead as a transportation hub? There's all sorts of talk, what was it (inaudible) of supplying transportation to both the south fork and to then north fork, Riverhead obviously centrally located. The reason why it became the center of commerce and government was because

of its location.

So as we go into and start to build green, can we think of— certainly take into consideration methods of public transportation so that people can travel to and from Riverhead quite easily.”

Supervisor Cardinale: “Is that part of this study, Rick? What he’s getting into is the transportation center as public transportation or is it— ”

Rick Hanley: “Well, if it isn’t part of the scoping document, we can make it part of the final. I think what he’s getting at is public transportation within the urban renewal area, not Riverhead in general. Wouldn’t you agree?”

Supervisor Cardinale: “Yeah, which comes— which brought to mind the fact that— ”

Rick Hanley: “Not— we’re not restudying the saturation population in the town of Riverhead.”

Supervisor Cardinale: “Right. But what brings to mind— that’s why I asked you know give us a straight forward as regards to a PR answer, in this particular study, since we’re only studying the East Main Street urban redevelopment area which is defined as I said, Ostrander to Peconic, Second and the river, we don’t have the transportation center within this study area.

The transportation center is at the tracks which is not encompassed in this area, so although I think it’s a good study, I’m just wondering if it has any relevance to our particular task right now.”

Rick Hanley: “Right.”

Supervisor Cardinale: “So actually it probably would not— he would like a straight answer. It probably will not be studied as he stated it in this study.”

Rick Hanley: “Unless we put it in the final scope of issues.”

Supervisor Cardinale: “Or, John, you want to--”

John Shea: (Inaudible)

Supervisor Cardinale: "Generated."

John Shea: (Inaudible)

Supervisor Cardinale: "Okay."

John Shea: (Inaudible)

Supervisor Cardinale: "Able to answer it immediately. Yeah. We'll consider it is my counsel's suggestion for an answer to that."

Ron Hill: "If I might, Ron Hill from Dunn Engineering."

Supervisor Cardinale: "Yes."

Ron Hill: "We're going to be doing the transportation study for the project."

Supervisor Cardinale: "Yes."

Ron Hill: "The focus is on the urban renewal area and I think you are right, it's a focused area, and to make public transportation workable requires a much broader look than this study can really get into."

We'll tie it in though to the transportation hub and I think we'll be looking at things like maybe little circulators to get the parking— people from the parking to where they want to be, that kind of thing. But our study— while we've gone out maybe a quarter of a mile, looked at a lot of other intersections, is focused on what can reasonably be done with this project."

Supervisor Cardinale: "So tangentially we'd pick it up but perhaps not directly?"

Ron Hill: "Yeah."

Supervisor Cardinale: "Thank you."

Larry Oxman: "I bring up that point because of the amount of retail hopefully we will generate and having the streets crowded and we also want to have the multiplex so those are specific to the Main Street corridor and I think that public transportation really should be considered especially as we move into the future and people rely less on their own individual car or maybe they'll have an electric

scooter. But who knows? Thank you."

Supervisor Cardinale: "Thank you. Okay, we're trying to inspire public comments so why don't I shut up and give the opportunity to the public to comment? Thank you, Chris for seconding that. See look at all the public that's running up here. I've got to keep this moving, this show, huh? Okay, any public comment— Tim Gannon's back there from News Review. In an effort for open government, you want to say anything, Tim, coherent as opposed to what generally appears in your paper? No.

Okay. See. I have to quote him, I know. Would anyone else like to focus on what might be included other than that long list of laundry that was ready initially of the areas of study? We've talked about the areas of study; we've talked about the scope in the sense of what the purpose of the study was and what we wanted to study in view of the purpose of the study. John, did you want to make any comment? If anyone else has a comment for the recordation, make it, otherwise we're opening this up for comment right through November 6th at 400 p.m. in any event.

I would ask Rick a question because I can't resist. It occurs to me that a good part of this study in a perfect world would have been part of the rezoning and the master plan. How much— I don't want to repeat myself, you know, for what we did in 2003 and paid for or in 2000— which underlines our '04, '95 rezone in downtown and elsewhere.

The stuff we talked about today, is any part of it covered in the underlying master plan study which underlines our rezoning?"

Rick Hanley: "In terms of the generic impact statement that supported the master plan?"

Supervisor Cardinale: "Yeah."

Rick Hanley: "Some of it, but not to this level."

Supervisor Cardinale: "Okay. So the more— so— "

Rick Hanley: "If it had been, we wouldn't be doing this."

Supervisor Cardinale: "That's I guess my point. If we had an absolutely pitch perfect— well let's see if I can put it this way. Wouldn't it have made sense to have studied the impacts of the zoning before we passed it?"

Rick Hanley: "We did."

Supervisor Cardinale: "Apparently not enough though."

Rick Hanley: "But not to this extent, Phil. And if you recall between the master plan and the generic impact statement and the actual zoning the town board did put conditions into some of these zoning ordinances in order to mitigate impacts that you foresaw wisely so."

Supervisor Cardinale: "So now we're going back-- "

Rick Hanley: "With the-- exactly."

Supervisor Cardinale: "But basically you're going to take into account everything we've already studied and supplement that-- "

Rick Hanley: "Right."

Supervisor Cardinale: "-- in an effort to get better info."

Rick Hanley: "It's also important to note that along with what's being done here as the board is aware, the Riverhead Sewer District is through H2M putting together a study on the future impacts or needs for collection and treatment and pump stations for the Sewer District that will integrate with this study as well."

Supervisor Cardinale: "Okay. Now, that study was promised to me in July for August. How are we doing on it?"

Rick Hanley: "I've given H2M my thoughts about what would happen downtown with respect to pending projects as well as anticipated projects and I think they're crunching the numbers as we speak."

Supervisor Cardinale: "They've been crunching them for a long time. I thought they were going to be here to talk about the sewer issues. Oh, that's right, you told me they weren't going to be here. Two weeks-- two weeks too late."

Chris Kent: (Inaudible)

Supervisor Cardinale: "As I said, but I know that but I remember that we were very anxious to find out the capacity of the system, etc. and I'd hoped to have that by August. But so many hopes

that I've had that have been dashed."

Chris Kent: (Inaudible)

Supervisor Cardinale: "How about H2M?"

Chris Kent: "Well, our time frame is really for it to be done sometime by January."

Supervisor Cardinale: "I wish you luck. Okay so we're not going to be able to talk too much specific sewer because they're not here. Because that is a big aspect of this, sewer and water."

Chris Kent: "It's going to be scoped. This is a scoping hearing. We're talking about the issue, the actual answers come later."

Supervisor Cardinale: "Okay. Do they have any insights on the scope of issues regarding sewer that they want to talk about? They'll share that with us in writing in the next 10 days. Okay."

Anybody else have anything to say? Ray, nothing? Yeah."

Ray: (Inaudible)

Supervisor Cardinale: "Oh, see you're just like by chance here for another meeting. That's good. Okay. I saw Ed Tuccio come in and fortunately he left without commenting. We're not even charging, it's amazing. We can't get comments even for nothing. Okay."

It's open for public comment in writing up through November 6th. This hearing is actually an additional hearing not required by law, but we've had it and I thank you for coming."

Councilman Dunleavy: "Thank you."

Meeting adjourned: 3:55 p.m.

