

TOWN OF RIVERHEAD

Resolution # 607

**AUTHORIZES THE SUPERVISOR TO EXECUTE APPLICATION FOR SUBDIVISION OF PROPERTY DESCRIBED AND IDENTIFIED IN THE COMPREHENSIVE DEVELOPMENT PLAN FOR EPCAL (EPCAL REUSE & REVITALIZATION PLAN) AND DRAFT SUPPLEMENTAL GENERIC ENVIRONMENTAL IMPACT STATEMENT AND AUTHORIZES REFERRAL OF THE APPLICATION FOR SUBDIVISION TO THE PLANNING BOARD FOR THE TOWN OF RIVERHEAD**

Councilman Dunleavy offered the following resolution,

which was seconded by Councilman Gabrielsen

**WHEREAS**, on December 8, 2011, VHB Engineering, Surveying and Landscaping Architecture, P.C. (VHB), on behalf of the Town and Community Development Agency (CDA), presented, during an open and public session of the Town Board, a plan for development and an alternate plan for development (hereinafter referred to as development plan "B") incorporating the recommendations and findings of the market study prepared by RKG; and

**WHEREAS**, the Town Board, as governing body of the Town of Riverhead and acting as governing body of the Town of Riverhead Community Development Agency, by Town Board Resolution #937 of 2011, accepted and adopted the findings and recommendations for EPCAL redevelopment prepared by RKG Associates (RKG) and also authorized VHB to proceed towards the requisite State Environmental Quality Review (SEQR) of their alternative plans for development; and

**WHEREAS**, by CDA Resolution # 5 of 2013, adopted on May 7, 2013, the Town Board, as governing body of the Town of Riverhead and acting as governing body of the Town of Riverhead Community Development Agency, accepted for SEQR purposes the Full Environmental Assessment Form (EAF) Part I, the Alternative Subdivision Sketch C for Enterprise Park at Calverton dated April 26, 2013 and the draft scope of issues necessary for the anticipated Draft Supplemental Generic Environmental Impact Statement (SGEIS) prepared by VHB for that portion of land within EPCAL owned by the Community Development Agency; and

**WHEREAS**, the Part 1 of the Full Environmental Assessment Form, a subdivision sketch plan (referred to as Alternative Subdivision Sketch C for Enterprise Park at Calverton dated April 26, 2013) and a preliminary Draft Scope for the Draft Supplemental Generic Environmental Impact Statement were distributed to all involved agencies indicating the Town Board's intention to declare itself as lead agency if upon expiration of the coordination period no objections to same had been received by the Town Board; and

**WHEREAS**, the Town Board, as governing body of the Town of Riverhead and acting as governing body of the Town of Riverhead Community Development Agency,

upon completion of coordinated review pursuant to 6 NYCRR Part 617.6 and having received no objection from any involved agencies did, by adoption of CDA Resolution #10 on June 18, 2013, declare itself to be the lead agency for the proposed action, classified it as a Type I action pursuant to 6 NYCRR Part 617.4 and having determined the proposed action had the potential to result in significant adverse impacts, adopted a Positive Declaration of Significance requiring that, pursuant to 6 NYCRR Part 617.10, a Draft Supplemental Generic Environmental Impact Statement be prepared; and

**WHEREAS**, the Town Board determined that the proposed action has the potential to result in significant adverse impacts to the environment and adopted a Positive Declaration requiring that a Draft Supplemental Generic Environmental Impact Statement be prepared; and

**WHEREAS**, by CDA Resolution #11 adopted on June 18, 2013, the Town Board authorized the Town Clerk to publish and post Notice of Scoping Hearing upon the Draft Scope for Draft Supplemental Generic Environmental Impact Statement required for a comprehensive development plan for EPCAL, including Amendment to Zoning and Subdivision for EPCAL; and

**WHEREAS**, on July 17, 2013, the Town Board, acting as governing body of the Community Development Agency, conducted a public Scoping Hearing on the Draft Scope for the Draft Supplemental Generic Environmental Impact Statement supporting the proposed action to wit: the creation of a conceptual development plan (Reuse & Revitalization Plan) including subdivision (referred to as Alternative Subdivision Sketch C for Enterprise Park at Calverton dated April 26, 2013) of the EPCAL property into 50 lots for ultimate redevelopment with a mix of uses (e.g., business [commercial and retail], industrial, residential, recreation, utilities) and the retention of substantial open space; the amendment to the Town of Riverhead Comprehensive Plan; the amendment of the zoning code and zoning map of the Town of Riverhead to rezone the 2,323.9 acre EPCAL property consistent with the Reuse & Revitalization Plan for property owned by the CDA within EPCAL described as approximately 2,323.9 acres of real property located south of Middle Country Road (SR25), north of Grumman Boulevard and east of Wading River Manor Road (CR25), Calverton Hamlet, being more particularly described as Suffolk County Tax Map No. 0600-135-1-7.1,7.2,7.33&7.4.; and

**WHEREAS**, for a period of one week after the close of the public hearing on the Draft Scope, the Town Board did accept written comments on the Draft Scope for the Draft Supplemental Generic Environmental Impact Statement; and

**WHEREAS**, the Town Board and members of the Planning Staff for the Town of Riverhead, with the assistance and participation of VHB Engineering, Surveying and Landscape Architecture, P.C. (VHB), did review all comments made at the public Scoping Hearing and all written comments received pursuant to the Notice of Scoping Hearing; and

**WHEREAS**, the Town Board, as Lead Agency, and as governing body of the Town of Riverhead and acting as governing body of the Community Development Agency, by CDA Resolution #14 adopted on October 1, 2013, did thereby adopt a Final Scope for the Draft Supplemental Generic Environmental Impact Statement supporting the proposed action, to wit: the creation of a conceptual development plan (Reuse

&Revitalization Plan) including subdivision of the EPCAL property into 50 lots for ultimate redevelopment with a mix of uses (e.g., business [commercial and retail], industrial, residential, recreation, utilities) and the retention of substantial open space; the amendment to the Town of Riverhead Comprehensive Plan; the amendment of the zoning code and zoning map of the Town of Riverhead to rezone the 2,323.9 acre EPCAL property consistent with the Reuse & Revitalization Plan for property owned by the CDA within EPCAL described as approximately 2,323.9 acres of real property located south of Middle Country Road (SR25), north of Grumman Boulevard and east of Wading River Manor Road (CR25), Calverton Hamlet, being more particularly described as Suffolk County Tax Map No. 0600-135-1-7.1,7.2,7.33&7.4; and

**WHEREAS**, pursuant to NYCRR 617.9(a) and (b) after adoption of the Final Scope and consistent with the Final Scope, the Town Board and members of the Planning Staff for the Town of Riverhead, with the assistance and participation of VHB Engineering, Surveying and Landscape Architecture, P.C. (VHB), did complete a Draft Supplemental Generic Environmental Impact Statement; and

**WHEREAS**, pursuant to NYCRR 617.9 (a)(2), the Town Board, as Lead Agency, and as governing body of the Town of Riverhead and acting as governing body of the Community Development Agency, by Town Board Resolution # 582 adopted on August 7, 2014, did accept and determine that the Draft Supplemental Generic Environmental Impact Statement was adequate with respect to its scope and content for the purpose of commencing public review; and

**WHEREAS**, pursuant to NYCRR 617.9 (a)(3), the Town Board, as Lead Agency, and as governing body of the Town of Riverhead and acting as governing body of the Community Development Agency, by Town Board Resolution # 582 adopted on August 7, 2014, did prepare a Notice of Completion of the Draft Supplemental Generic Environmental Impact Statement and authorized and directed the Town Clerk pursuant to 6 NYCRR Part 617.12 to file and publish the Notice of Completion, together with the Draft Supplemental Generic Environmental Impact Statement; and

**WHEREAS**, pursuant to NYCRR 617.9(a)(4), the Town Board, as Lead Agency, and as governing body of the Town of Riverhead and acting as governing body of the Community Development Agency, by Town Board Resolution # 583 on August 7, 2014, determined that it is appropriate to hold a public hearing on the Draft Supplemental Generic Environmental Impact Statement and provide for public comment through the forum of a public hearing and submission of written comment and further determined that it is appropriate to conduct a combined hearing for the Draft Supplemental Generic Environmental Impact Statement, comprehensive development plan for EPCAL (EPCAL Reuse & Revitalization Plan), amendment to the Town of Riverhead Comprehensive Master Plan, creation and adoption of a Planned Development (PD) Zoning District, amendment to the zoning map of the Town of Riverhead to rezone the subject property to the PD Zoning District, and amendment to the Calverton Urban Renewal Plan

**WHEREAS**, the Town Board, as Lead Agency, and as governing body of the Town of Riverhead and acting as governing body of the Community Development Agency, by Town Board Resolution #584 adopted on August 7, 2014, the Town Board did refer the EPCAL Reuse & Revitalization Plan (an updated and amended urban renewal plan for the redevelopment of a portion of property identified and designated as

an urban renewal area under the original urban renewal Plan “Calverton Enterprise Park Urban Renewal Plan”), which as fully described in the EPCAL Reuse & Revitalization Plan and Draft Supplemental Generic Environmental Impact Statement for the EPCAL Reuse & Revitalization Plan includes subdivision of the EPCAL property into 50 lots for ultimate redevelopment with a mix of uses (e.g., business [commercial and retail], industrial, residential, recreation, utilities) and the retention of substantial open space; the amendment to the Town of Riverhead Comprehensive Plan; the amendment of the zoning code and zoning map of the Town of Riverhead to rezone the 2,323.9 acre of the EPCAL property consistent with the Reuse & Revitalization Plan; and

**WHEREAS**, pursuant to the Town Code for the Town of Riverhead Chapter 108 Article XX, the Planning Board for the Town of Riverhead is authorized and empowered to approve plats showing lots, blocks or sites, with or without streets or highways, and to approve preliminary plats within that part of the Town outside the limits of any incorporated city or village and the Planning Board is further authorized and empowered to approve the development of plats already filed in the office of the Suffolk County Clerk or Register of Suffolk County if such plats are entirely or partially undeveloped.

**NOW, THEREFORE, BE IT RESOLVED**, the Town Board, as Lead Agency, and as governing body of the Town of Riverhead and acting as governing body of the Community Development Agency, authorizes the Supervisor to complete and execute an application for subdivision and such other documents related to and necessary to complete the application and/or procedural prerequisites related to referral of the application to the Planning Board of the Town of Riverhead; and be it further

**RESOLVED**, that after completion and execution of the requisite application for subdivision, the Town Board, as Lead Agency, and as governing body of the Town of Riverhead and acting as governing body of the Community Development Agency, authorizes the submission of the application for subdivision to the Town of Riverhead Planning Board; and be it further

**RESOLVED**, that the Town Clerk is authorized and hereby directed to post this resolution on the Town’s website [www.townofriverheadny.gov](http://www.townofriverheadny.gov); and be it further

**RESOLVED**, that the Town Clerk is hereby directed to forward a certified copy of this resolution to VHB Engineering, Surveying and Landscaping Architecture, P.C., 2150 Joshua’s Path, Suite 300, Hauppauge, NY 11788; Supervisor of the Town of Riverhead, Sean W. Walter; Members of the Town Board of the Town of Riverhead; Christine Kempner, Community Development Agency Director; Rick Hanley, Planning Director; Jefferson Murphree, Building and Planning Administrator; and Annemarie Prudenti, Deputy Town Attorney, and be it further

**RESOLVED**, that all Town Hall Departments may review and obtain a copy of this resolution from the electronic storage device and, if needed, a certified copy of same may be obtained from the Office of the Town Clerk.

**THE VOTE**

Giglio Yes No      Gabrielsen Yes No  
Wooten - ABSENT      Dunleavy Yes No  
Walter Yes No

The Resolution Was Thereupon Duly Declared ADOPTED