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Minutes of a Town of Riverhead Board meeting held by the town board of the Town of Riverhead at Town hall, 200 Howell Avenue, Riverhead, New York on Tuesday, May 6, 2008 at 2:00 p.m.

**PRESENT:**

Philip Cardinale,	Supervisor
Barbara Blass,	Councilwoman
James Wooten,	Councilman
Timothy Buckley,	Councilman
John Dunleavy,	Councilman

**ALSO PRESENT:**

Barbara Grattan,	Town Clerk
Dawn Thomas,	Town Attorney

Supervisor Cardinale: "Okay. I'd like to call to order the May 6<sup>th</sup> meeting of the town board and begin with the Pledge of Allegiance with leadership by Hank in the Pledge."

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

Supervisor Cardinale: "Okay, we have a presentation to make. Would you come down and do that?"

The Labor/Management Committee, would you come up, please? This is a very hard worker, very diligent, very (inaudible). Carol DelVecchio and how about Keith? Thank you.

Can you hear me? Is that a good thing? No.

Okay, the Labor/Management Committee of which you see and I will not try and name because I forever mess it up, is a very devoted group that among other projects and keeping communication free flowing and intelligent between the management and labor for the town selects an employee of the quarter and an employee of the year each year and the employee of the first quarter has been selected and that person— where's Bill Rothaar, come on up— that person is in the accounting department which our finance department head Bill Rothaar is leader of, and that person is Carol DelVecchio.

And I know that she is extraordinary as does the committee that selected her of which I am a sometime member, but her boss knows how very well she performs day to day. So let me give it to you, Bill."

Bill Rothaar: "Thank you. I'd just like to say that obviously the town has recognized Carol. I'd just like to say that she's a dedicated hard working employee that at all times puts the

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Town of Riverhead first in her job and I want to thank her for that and thank you for nominating her and giving her this award.

Carol, thank you very much and congratulations."

Supervisor Cardinale: "And as is traditional, we're going to give Carol a proclamation. We're also going to give her a savings bond. How much? A hundred dollar savings bond and a day off.

The proclamation says:

IT IS FITTING AND PROPER that the town recognize the outstanding service of its employees upon whom we- I have learned over the last four plus years absolutely depend; and

WHEREAS, in order to provide a mechanism to recognize the employees we- the Labor/Management Committee has initiated the employee of the quarter program; and

WHEREAS, Carol has dedicated herself to the government of the town and its citizens and her service has exemplified the highest ideals in the expression of public duty.

I, as Supervisor, proclaim today, May 6<sup>th</sup>, Carol DelVecchio Day in recognition of her being named employee of the quarter.

Congratulations. Speech."

Carol DelVecchio: "I would like to thank the Labor/Management Committee for the honor. It was very much appreciated. I'd also like to thank all of my co-workers because every day is a special day with each of you and I appreciate it. And my family, who without your love and support, I couldn't have done anything. Thank you."

Supervisor Cardinale: "Thank you. That's the way I feel about the town board, too. Sometimes I break up myself. But the town board, I'm going to get out of the way, the town board would like to shake your hand and Keith's hand. So thank you very, very much. And thank you to the Labor/Management Committee.

I'm going to put this back then.

We'll give them a moment to depart. I- it is actually true that my dealings with not so much this town board but other town board configurations have driven me to tears frequently. And I think that can be said of most people on the board, that they have had that experience.

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Okay, we have to approve the minutes of the April 15, 2008 special board meeting also of April 24, 2008. Could somebody offer and somebody second?"

Councilman Dunleavy: "I move the minutes."

Councilwoman Blass: "Seconded."

Supervisor Cardinale: "Moved and seconded to approve the April 15 and April 24 minutes. Vote, please."

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The minutes are approved."

Supervisor Cardinale: "Okay, we have Reports. Please, Barbara, tell us what they are."

**REPORTS:**

Receiver of Taxes	Total collections to date: \$61,510,199.46
	Utility collections report for April, 2008 - total: \$228,424.70
Town Clerk	Monthly report for April, 2008 - total collected: \$13,229.34
Sewer District	Discharge monitoring report for March, 2008
Police Department	Monthly report for March, 2008

Barbara Grattan: "I'll go right to applications."

Supervisor Cardinale: "Good."

**APPLICATIONS**

Special event	Martha Clara Vineyards - June 1, 2008 - fireworks crafts/sales, live entertainment
	Riverhead Elks Lodge - June 22 - lawn mower event, kids

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bicycle race, kick-ball  
event

Larry's Lighthouse Marina -  
June 6-8, 10-6pm boat show

Business Improvement  
District - June 25 - car  
show

Parade permit National MS  
Society - Sept.  
14 - bike tour

McGann Mercy High School -  
May 31 - 5K run and walk

Combined Veterans - May 26  
Parade

Andrea Matzner - withdrawal  
of special event application  
which was USA Music Festival  
to take place on July 26 &  
27 at Abbess Farm

**CORRESPONDENCE:**

Arleen Bobal

Congratulating the town of  
Riverhead and recreation  
department for the inter-  
generational fair held on  
April 12, 2008

Henry Silverman

Re certificate of occupancy

Barbara Grattan: "That concludes everything."

Supervisor Cardinale: "Well, thank you. You did that so  
well."

We have a delight in store for you today because we cancelled--  
what did we do? Did we adjourn it or cancel them? Okay, we are  
going to re-notice. Okay, so we have adjourned without a date,  
these hearings because we're going to re-advertise as we work on a  
map that is related to the 2:25, the 2:20 and the two-- let's see,  
the first four hearings-- five hearings.

So the first five hearings are going to be re-noticed because  
we're still working, I am told, on the map which is related to them.

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Now, that means that we can immediately go into announcements. You thought I forgot."

Councilwoman Blass: "Thank you, Mr. Supervisor. I have one announcement from the Energy Advisory Committee that we are sponsoring a seminar June 5<sup>th</sup> from 7 to 8:30 p.m. in the Riverhead Library. And it is a energy conservation and efficiency in the home seminar. That's the focus.

Individuals from LIPA will discuss energy efficiency appliances, how to conserve energy in the home, and also talk about their very popular solar pioneer program and we have an individual from National Grid coming to talk about gas energy efficiency. So, again, that's June 5<sup>th</sup> from 7 to 8:30 in the Library.

Thank you."

Supervisor Cardinale: "Thank you. Anybody else have an announcement or a committee report or a report that they'd like to make on the board?"

Councilman Buckley: "I have a comment."

Supervisor Cardinale: "Yes."

Councilman Buckley: "I just want to thank everybody who volunteered their time for a couple hours on behalf of the Anti-Litter Advisory Committee. On April 26<sup>th</sup>, we spread out from nine in the morning until about noon and we cleaned up a lot of roads in the town of Riverhead. So on behalf of Bill Welsch who was instrumental in it, George Bartunek who's the chairman of it and I am the liaison for it, I want to thank everybody who volunteered their time for those few hours on April 26<sup>th</sup>.

Thank you."

Councilwoman Blass: "We should ask Johnny Reeve how much we actually collected because he usually provides that in tonnage. Maybe the next time we could make that announcement because it's usually significant."

Supervisor Cardinale: "Yeah. We did have a good crew out there. Despite my efforts to try to schedule a trip, I was around this weekend so I had to come. And we had a lot of people, 25 people I'm told. So let's keep up the good work.

Somebody told me, I thought they were tripping or something-- but somebody suggested that we do this twice a year, that we should do this four times a year and then somebody else said perhaps we should do it monthly. And I say what are you smoking? No. But

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there is a-- something-- imagine going out there in January, it would be very cold. But I think we may be increasing it to the seasons."

Councilwoman Blass: "People seem to throw garbage out their window any time of the year."

Supervisor Cardinale: "Yeah. They throw garbage out any time of the year so maybe we'll do it four times a year as we get better and better at it."

Okay. Thank you for the announcements; thank you for the comment. And now because we have no hearing for 15 minutes and I see Mr. Bissett is here with Eric Russo his inimitable attorney, and I see the Eastville board, we can't start for 15 minutes. That means that we can take comment on any of the resolutions.

And, Sal, I know that you had one that we screwed up that you proof read for us so you can tell us about that. And then anybody that wants to make comment on any of the resolutions, please follow. Go ahead, Sal."

Sal Mastropolo: "Resolution 398."

Supervisor Cardinale: "Yes."

Sal Mastropolo: "It makes no mention of any fee being paid or waived."

Supervisor Cardinale: "Oh, okay. 398. Approves the Blues Festival. Let's see. The Blues Festival, yeah, okay, I don't know if there was a fee paid. I think they're-- oh, it was paid. How much? Okay, yes, there was a fee paid. Fee paid in the appropriate amount. We'll put that in."

Sal Mastropolo: "Thank you. That's it."

Supervisor Cardinale: "Thank you very much. Anybody want to comment on any of the resolutions? If not, what I can do is I can start going through-- these are really dull resolutions and I don't blame you for not commenting because I was reading them this morning and, boy, are they dull. But they are work we have to do as a board and vote through so let's get started and then I can always break and take up the hearing in 15 minutes if I'm not finished."

Do you have CDA resolutions? Okay, so that means that we're starting on the CDA side. We're going to adjourn the meeting of the town board."

Meeting adjourned: 2:26 p.m.

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Meeting reconvened: 2:28 p.m.

Supervisor Cardinale: "And re-opening the meeting of the town board to consider resolutions 352 and following.

Could you start us off, please, Barbara?"

Resolution #352

Councilman Buckley: "Scavenger waste budget adjustment. So moved."

Councilman Wooten: "Seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, Yes. The resolution is adopted."

Resolution #353

Councilman Wooten: "Accessory apartment review board budget adjustment. So moved."

Councilwoman Blass: "And seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Resolution #354

Councilwoman Blass: "This is a budget adjustment in connection with the EPCAL sewer improvement project. So moved."

Councilman Dunleavy: "And seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Resolution #355

Councilman Dunleavy: "Biosolids reuse program feasibility study capital project. So moved."

Councilman Wooten: "And seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale."

Supervisor Cardinale: "Yes. Could you hold one second, Barbara? Bill, could you come up for a second? I wanted to ask you something.

Go ahead, please."

Barbara Grattan: "The resolution is adopted."

Resolution #356

Councilman Buckley: "I make a motion to table 356."

Councilman Wooten: "Seconded."

Supervisor Cardinale: "Moved and seconded to table for discussion tomorrow at the work session which, incidentally, is from 1:30 to 5 and includes a 3:30 session wherein which wonder of wonders, miracle of miracles, the Apollo Group is coming in to propose the south side projects with great specificity, I hope. So we're starting at 1:30 tomorrow, Wednesday. That's our work session.

Do I have to vote?

Oh, yes, to table or whatever."

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes. The resolution is tabled."

Resolution #357

Councilman Wooten: "Recreation program budget adjustment. So moved."

Councilwoman Blass: "And seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Resolution #358

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Councilwoman Blass: "2008 Sound Avenue road improvement project budget adoption. So moved."

Councilman Dunleavy: "And seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Resolution #359

Councilman Dunleavy: "2008 Wading River Beach capital improvement project budget adjustment. So moved."

Councilman Wooten: "Seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Resolution #360

Councilman Buckley: "2008 recreation parks capital improvement project budget adjustment. So moved."

Councilman Wooten: "Seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Resolution #361

Councilman Wooten: "Awards bid removal of liquid sludge Riverhead Sewer District. So moved."

Councilwoman Blass: "And seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Resolution #362

Councilwoman Blass: "This is an order calling for a public hearing Riverhead Water District lateral water main to connect to

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the Baiting Hollow Club residential subdivision, Warner Road, Baiting Hollow. So moved."

Councilman Dunleavy: "Seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Resolution #363

Councilman Dunleavy: "Authorize the town clerk to advertise for bids on a Komatsu WBG-156 backhoe or equal. So moved."

Councilman Buckley: "And seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale."

Supervisor Cardinale: "What's a Komatsu? I'm buying it for \$95,000, I want to know what it is. I guess it's a truck or tractor. All right. Fine."

Barbara Grattan: "Did you vote yes?"

Supervisor Cardinale: "I think, yes. I voted yes because Geo (phonetic) says he swears that he needs it. It's a backhoe."

Barbara Grattan: "Okay, the resolution is adopted."

(Some inaudible discussion)

Supervisor Cardinale: "Okay, 401 as we approach it, we have a request from the department head to table it for further discussion. Go ahead, please."

Resolution #364

Councilman Buckley: "Authorizes the town clerk to publish and post notice of public hearing for a special use permit of Dr. Gerald Weber. So moved."

Councilman Wooten: "And I'll second it."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

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Resolution #365

Councilman Wooten: "Authorizes town clerk to publish and post notice of public hearing for New York SMSA, Limited Partnership d/b/a Verizon Wireless. So moved."

Councilwoman Blass: "And seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Resolution #366

Councilwoman Blass: "Authorizes the town clerk to publish and post a notice of public hearing in connection with Omnipoint Communications, Inc. So moved."

Councilman Dunleavy: "And second."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Resolution #367

Councilman Dunleavy: "Authorizes the supervisor to execute an agreement with the Riverhead Business Improvement District Management Association, Inc. So moved."

Councilman Buckley: "And seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Resolution #368

Councilman Buckley: "Appoints a chaperone level II to the Riverhead Recreation Department. So moved."

Councilman Wooten: "Seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

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Resolution #369

Councilman Wooten: "Ratifies the appointment of a park attendant II Level II to the Riverhead Recreation Department. So moved."

Councilwoman Blass: "And seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Resolution #370

Councilwoman Blass: "Appoints temporary clerks to the tax receiver's office. So moved."

Councilman Dunleavy: "And seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Resolution #371

Councilman Dunleavy: "Ratifies the appointment of a call in recreation supervisor to the Riverhead Recreation Department. So moved."

Councilman Buckley: "And seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Resolution #372

Councilman Buckley: "Appoints student interns to the accounting department. So moved."

Councilman Wooten: "Seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, abstain; Cardinale, yes. The resolution is adopted."

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Resolution #373

Councilman Wooten: "Ratifies the appointment of an assistant town engineer. So moved."

Councilwoman Blass: "And seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Resolution #374

Councilwoman Blass: "Appoints a part time site plan reviewer to the planning department. So moved."

Councilman Dunleavy: "And seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale."

Supervisor Cardinale: "I see Jodie out there. This is the beginning of good things. Another part time site planner, maybe full time, you never know where this ends. We might actually get a few site plans moved."

I vote yes."

Barbara Grattan: "The resolution is adopted."

Resolution #375

Councilman Dunleavy: "Appoints pump out boat operators to the police department. So moved."

Councilman Buckley: "Seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale."

Supervisor Cardinale: "Are you sure you want to do this because-- "

Councilman Wooten: "Three years, that was enough for me."

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Supervisor Cardinale: "All right. You are going to stay on the board and take this opportunity? I vote yes. Okay."

Barbara Grattan: "The resolution is adopted."

Resolution #376

Councilman Buckley: "Appoints a seasonal beach manager Level II to the recreation department. So moved."

Councilman Wooten: "Seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Resolution #377

Councilman Wooten: "Appoints a seasonal waterfront coordinator Level IX to the recreation department. So moved."

Councilwoman Blass: "And seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Resolution #378

Councilwoman Blass: "Sets fee for community first aid/CPR/AED certifications for the Riverhead Recreation Department. So moved."

Councilman Dunleavy: "And seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Resolution #379

Councilman Dunleavy: "Sets fees for lifeguard, first aid, CPR/AED and waterfront module re-certifications for the Riverhead Recreation Department. So moved."

Councilman Buckley: "And seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Resolution #380

Councilman Buckley: "Awards bid of Kawasaki 60ZV-2 wheel loader or equal. So moved."

Councilman Wooten: "Seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale."

Supervisor Cardinale: "This is highway. Right? Shot his budget, that's it, 295,000- I vote yes."

Barbara Grattan: "The resolution is adopted."

Supervisor Cardinale: "But we need it."

Resolutions #381

Councilman Wooten: "Approves Chapter 90 application of Peconic Bay Medical Center. So moved."

Councilwoman Blass: "And seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Resolution #382

Councilwoman Blass: "Rescinds resolution #251 of March 18, 2008 (authorizes town clerk to publish and post a public notice to consider a local law to amend Chapter 108 entitled Zoning of the Riverhead town code). So moved."

Councilman Dunleavy: "And seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

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Resolution #383

Councilwoman Blass: "Authorizes town clerk to publish and post a public notice for a local law to consider amendments to Chapter 108 entitled Zoning of the Riverhead town code. So moved."

Councilman Dunleavy: "And seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Resolution #384

Councilman Dunleavy: "Adopts a local law amending Chapter 108 entitled Zoning of the Riverhead town code (Industrial C (IC) zoning use district - uses). So moved."

Councilman Buckley: "Seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass."

Councilwoman Blass: "I'm going to abstain on this resolution because I'm concerned that we're only providing for outdoor storage for one of the uses in the industrial C zoning use district. So I'm abstaining on that."

The Vote (Cont'd.): "Cardinale."

Supervisor Cardinale: "Do you want to do it in all of them or-- do it on any of them?"

Councilwoman Blass: "No. But I don't think we should be selective."

Supervisor Cardinale: "Okay. What is the specially permitted use?"

Councilwoman Blass: "That's the motor coach."

Supervisor Cardinale: "Oh. I see. Okay. It's-- so I've got to think about this. That is the one that we didn't agree to begin with. Oh, well. I guess if you're going to have it, you've got to have the zoning for the outside storage for the buses.

So I vote yes."

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Barbara Grattan: "The resolution is adopted."

Supervisor Cardinale: "Having been defeated in my earlier vote which is often the case."

Resolution #385

Councilman Buckley: "Extends the bid contract for annual diesel/generator maintenance for the Riverhead Water District. So moved."

Councilman Wooten: "Seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Resolution #386

Councilman Wooten: "Authorizes town clerk to republish and repost notice to bidders for corrosion control chemical. So moved."

Councilwoman Blass: "And seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Resolution #387

Councilwoman Blass: "Authorizes town clerk to publish and post notice to bidders for water meters and accessory equipment for use by the Riverhead water district. So moved."

Councilman Dunleavy: "And seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Resolution #388

Councilman Dunleavy: "Authorizes town clerk to publish and post notice to bidders for well and emergency service for the Riverhead water district. So moved."

Councilman Buckley: "And seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Resolution #389

Councilman Buckley: "Authorizes the town clerk to republish and repost notice to bidders for water service materials. So moved."

Councilman Wooten: "Seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Supervisor Cardinale: "Since we're on a roll, let's finish but Eric, you want to get your stuff set up, we'll be with you in about five minutes. Go ahead."

Resolution #390

Councilman Wooten: "Authorizes chief fire marshal to attend code development conference and final action hearings. So moved."

Councilwoman Blass: "And seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Resolution #391

Councilwoman Blass: "Adopts a local law amending Chapter 108 entitled Zoning of the Riverhead town code, Agriculture Protection Zoning Use District Section 108-22C Accessory Uses. So moved."

Councilman Dunleavy: "And seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Resolution #392

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Councilman Dunleavy: "Authorize town clerk to publish and post a public notice for a local law to consider amendments to Chapter 86 entitled Rental Dwelling Units of the town of Riverhead town code. So moved."

Councilman Buckley: "And seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale."

Supervisor Cardinale: "One second, please. Bill, is the water-- is the parking district council going to be present? He's on the bench. Okay, thank you. Go ahead."

Yes."

Barbara Grattan: "The resolution is adopted."

Resolution #393

Councilman Buckley: "Authorizes the town clerk to publish and post a public notice for a local law to consider amendments to Chapter 52 entitled Building Construction of the Riverhead town code. So moved."

Councilman Wooten: "Seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Resolution #394

Councilman Wooten: "Awards bid for East Creek marina improvement dock procurement. So moved."

Councilwoman Blass: "And seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Resolution #395

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Councilwoman Blass: "Awards bid for East Creek Marina improvement plan Phase I - infrastructure improvements and dock installation. So moved."

Councilman Dunleavy: "And seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Resolution #396

Councilman Dunleavy: "Authorizes the release of a bond for Culinary Arts Riverhead LLC. So moved."

Councilman Buckley: "And seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Resolution #397

Councilman Buckley: "Authorizes the supervisor to accept a building permit fee and building permit renewal fee nunc pro tunc. So moved."

Supervisor Cardinale: "Nunc pro tunc, now for then. In other words it affects the long story one that we're charging them."

Councilman Buckley: "So moved."

Councilman Wooten: "Seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Resolution #398

Councilman Wooten: "Approves Chapter 90 application of Vail Leavitt Music Hall, Inc. blues festival. So moved."

Councilman Dunleavy: "And seconded."

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Councilwoman Blass: "And seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Resolution #399

Councilwoman Blass: "Accepts bond of Jaral Riverhead Corp. (Holiday Inn Express Hotel). So moved."

Councilman Dunleavy: "And seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. That resolution is adopted."

Resolution #400

Councilman Dunleavy: "Authorizes the supervisor to execute an agreement to spend town highway funds for the repair and improvement of various highways throughout the town. So moved."

Councilman Buckley: "And seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Resolution #401

Councilman Buckley: "I make a motion to table 401."

Councilman Wooten: "Second."

Supervisor Cardinale: "Moved and second to table. Vote please."

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is tabled."

Resolution #402

Councilman Wooten: "Authorize the town clerk to publish and post public notice to consider a local law to amend Chapter 108 entitled Zoning of the Riverhead town code, Section 108-278 - Uses - Industrial C (IC) zoning use district. So moved."

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Councilwoman Blass: "And seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Resolution #403

Councilwoman Blass: "Mr. Supervisor, before I make a motion on 403, I have a question."

I'm not sure that #1 and #6 are— should both be in there. For special permit uses, we have already provided professional offices, provided there within a quarter of a mile of the hamlet center or village center.

I thought maybe 6 was to be in lieu of that and maybe #1 should be stricken because I don't understand how you would do both, how you would leave both in there."

Supervisor Cardinale: "Well, I think it makes sense to— this is publish and post. I think this was in the rural corridor and I think the concept was we can have other professional offices within one quarter of a mile of the hamlet center as defined in our code, the broader definition. But you can have professional offices with attorneys, architects and medical doctors and dentists provided the subject real property conforms to the following conditions anywhere within the rural corridor."

Councilwoman Blass: "Okay, so— "

Supervisor Cardinale: "So I think that— "

Councilwoman Blass: "The broader definition is within the quarter mile?"

Supervisor Cardinale: "That's correct. And the definition here is throughout the corridor. All right? And if we need to clarify further, we will at the hearing."

Councilwoman Blass: "Is only specific to— okay. Now I can understand that after the reasonable explanation."

Resolution authorizes the town clerk to publish and post a public notice to consider a local law to amend Chapter 108 entitled Zoning of the Riverhead town code, this is Uses in the rural corridor zoning use district. So moved."

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Councilman Dunleavy: "And seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Resolution #404

Councilman Dunleavy: "Major subdivision Finn's Landing refund. So moved."

Councilman Buckley: "And seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Resolution #405

Councilman Buckley: "Classifies action and declares lead agency on special permit of Gendot Associates and refers petition to the Planning Board. So moved."

Councilman Wooten: "And seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Resolution #406

Councilman Wooten: "Approves Chapter 90 application of town of Riverhead Business Improvement District for a car show. So moved."

Councilwoman Blass: "And seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Resolution #407

Councilwoman Blass: "Authorizes legal action against the owners, tenants, occupants and mortgagee of the property located at 57 Zdunko Lane, Riverhead, New York. So moved."

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Councilman Dunleavy: "And seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Resolution #408

Councilman Dunleavy: "Authorizes legal action against the owners, tenants, occupants and mortgagee of the property located at 4062 613(A) Grumman Blvd., Calverton, New York. So moved."

Councilman Buckley: "Seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Resolution #409

Councilman Buckley: "Authorizes highway superintendent to attend Cornell annual school for highway superintendents. So moved."

Councilman Wooten: "Seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Resolution #410

Councilman Wooten: "Appoints Chairman Charles Funda chairman of the Accessory Apartment Review Board. So moved."

Councilwoman Blass: "And seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Resolution #411

Councilwoman Blass: "Establishes a location for farmer's market for 2008 season. So moved."

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Councilman Dunleavy: "And seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Resolution #412

Councilman Dunleavy: "Ratifies the submission of an application to the US EPA for technical assistance to support smart growth development for the town of Riverhead. So moved."

Councilman Buckley: "Seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Resolution #413

Councilman Buckley: "Authorizes the supervisor to execute a grant agreement with Suffolk County for funds to conduct a structural analysis of Grangebels Park north dam. So moved."

Councilman Wooten: "And seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Resolution #414

Councilman Wooten: "Authorizes the supervisor to execute a grant agreement with Suffolk County for Community Development Block Grant funds. So moved."

Councilwoman Blass: "And seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Resolution #415

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Councilwoman Blass: "Authorizes the acceptance of a US Department of Agriculture grant funds of up to \$80,000 to support the town of Riverhead home improvement program. So moved."

Councilman Dunleavy: "And seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Resolution #416

Councilman Dunleavy: "Ratifies the acceptance of security of Rugby Recreational Group, LLC (Baiting Hollow Country Club). So moved."

Supervisor Cardinale: "Moved and— may we have a second?"

Councilman Wooten: "And seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Resolution #417

Councilman Buckley: "Authorizes the release of letter of credit of Vinland Commons, LLC. So moved."

Councilman Wooten: "Seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Resolution #418

Councilman Wooten: "418 authorizes the supervisor to execute an agreement with Tanger Properties Limited Partnership. So moved."

Councilwoman Blass: "And seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

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Resolution #419

Councilwoman Blass: "Motion to pay bills."

Councilman Dunleavy: "And seconded."

Supervisor Cardinale: "Moved and seconded to pay the bills. Vote please."

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Resolution #420

Supervisor Cardinale: "Yeah. There's a- John, you want to offer- 420 appoints a ground maintenance supervisor to the building and grounds division of the town engineer's department. It was added because we forgot it and the guy wants his raise.

Would you offer it, John?"

Councilman Dunleavy: "Appoints a ground maintenance supervisor to the building and grounds division of the town engineer's department. So moved."

Councilman Buckley: "And seconded."

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

The Vote: "Wooten, yes; Buckley, yes; Dunleavy, yes; Blass, yes; Cardinale, yes. The resolution is adopted."

Supervisor Cardinale: "Any others? Okay, that concludes the resolutions.

We have a hearing scheduled to start at 2:40. It is now 2:51 and so I'd like to begin that hearing."

Public hearing opened: 2:51 p.m.

Supervisor Cardinale: We have present Eric Russo attorney for the applicant and the principals, I see Jim Bissett of Aquarium fame and his partner, Mr. Petrocelli (phonetic). And who else is there? Chuck (inaudible) and Mr. Thompson, Tom Mazzola who are their various experts.

This is a proposal to bring in the gas station lot and the lot to the east where the parking lot is at the aquarium into the parking district preliminary to a project that will be described. Eric, take it away."

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Eric Russo: "Thank you, Mr. Supervisor, members of the Board. For the record, my name is Eric Russo. I'm with the law firm of (inaudible) with offices at 140 Main Street in Sayville.

I'm here today representing Atlantis Holding Co., LLC which you are very familiar with, which has the property situated at 431 East Main Street here in downtown Riverhead.

As you indicated, Mr. Supervisor, the principals here are represented today, Mr. Joseph Petrocelli to my right and also Mr. James Bissett III who are the managing members of the two family organizations who represent Atlantis Holding Company, LLC.

This afternoon also with me to assist in the presentation is Thomas Mazola of Eschbacher (inaudible) Engineering who did the traffic report that was presented to the board and the town clerk as part of today's hearing.

The applicants are seeking to include four parcels of property here in the town of Riverhead into Riverhead Parking Improvement District #1. The parcels consist of the addresses known as 437 East Main Street which was tax lot #600-129-420; 467 East Main Street which is tax lot 600-129-420; 467 East Main Street which is tax lot 600-129-4-21.2.

The first one was formerly known as the Bagshaw Real Estate parcel and the second one is the immediate east of that which today as you drive on Main Street you'll see is a paved- gravel parking area.

In addition we are trying to include lot 506 East Main Street which is on the corner of Ostrander Avenue which is tax lot 600-129-3.31 formerly the Kentucky Fried Chicken franchise parcel. And last but not least we entered into contract and we sent an amended petition to the town clerk to incorporate 415 East Main Street which is tax lot 600-129-4.17 which is the gas station situated in front of the Aquarium facility at the present time.

The purpose of our application is to enhance the downtown tourist destination that you've all become familiar with over the last eight years as the Atlantis Marine World.

We are looking to expand the project so that we can create a flagship hotel presence on Main Street, to provide for additional interactive exhibits, banquet and conference facilities, dining hall, educational family activities, marine life support safety equipment, and additional exhibits.

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The hotel that we're proposing would be a 109 room hotel with related mezzanine offices on the second floor for management purposes. Across the street on what was the former Kentucky Fried Chicken parcel would be an attendant valet parking facility for approximately 70 to 80 cars that would go along with and in conjunction with the flagship hotel.

Our applications have been a long time coming and we're grateful for the presence of being before you today. Our applications were initially filed December 30<sup>th</sup> of '04 for the first two parcels, July 21<sup>st</sup> of '05 for the Kentucky Fried Chicken parcel, and February 29<sup>th</sup> of this year for the gas station parcel.

The proposed hotel, conference center and speciality retail stores, the aquarium attraction as shown to you in the elevation in front of you with the valet parking is designed by Burton, Baron and Smith (phonetic) which is the architectural firm. Roger Smith was the architect, in Patchogue.

The idea behind this particular concept was to give a warm and fun tourist downtown destination location that would be connected to the side wall of the Atlantis Aquarium.

The design in front of you as you see on the two elevations, one to my right and one to my left, indicate a Robert Stern's Disney-like design that would be something along the yacht club that you've seen in the Disney location but also typical of the old style seaside shore front Victorian resort that appeared on Long Island at the turn of the century, typical of the hotel that was previously located on the west end of the village and also what you can see today on Block Island and Shelter Island. Something that would welcome people to the downtown Riverhead area, something that you could be proud of and that the community could liken to and behold as something that they can point to as a destination center.

The design of the structure is one that is horizontal hearty plank with awnings. There is some brick proposed as well as it's a stucco on steel frame structure.

We presented this particular structure as seen before you today to the Riverhead Town Architectural Review Board back on February 8 of 2006. At that time, the Architectural Review Board looked at the particular elevation, commended it for its integrity and its design and said that they also still needed to refer their recommendation to you and we would wait as to that recommendation coming forward at the appropriate time after this hearing here today.

The property as you are well aware has been zoned appropriately for the proposed uses. The property now with your re-zoning codifications from your town code is now zoned DC-1, downtown center Main Street district and DC-2, downtown center waterfront district.

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Both of these particular zonings permit the proposed uses of aquariums, cultural attractions, retail stores, restaurants and offices on a second floor, as well as banquet facilities and resort. And with special permits from this town board we are also able to have a hotel and indoor recreational facility.

Today as I indicated to you is the first part of the approval process. If this town board deems it appropriate that this proposal to incorporate us in the improvement district is beneficial to the town of Riverhead and also to the downtown parking district, we can go forward with the Riverhead Town Architectural Review Board application as well as then come before this board again to represent and request the two special permits for the hotel and the recreational facilities as well as elevation approval and site plan. And then we would be on to the building permit.

It would conclude probably the fourth phase of a long term planning process by the Bissett and Petrocelli families as to their commitment here in the town of Riverhead.

We have completed our environmental review and provided an LEAF to the planning department and we've also secured New York State DEC approval for the project that you see before you today.

Our proposal is also in keeping with the Riverhead comprehensive plan as of November, 2003 and if-- you as board members are familiar with that plan, if you look to pages 6-13 into 34 of the proposal as to your goals and policies, you will see that it is complete conformity in that you were seeking tourist attractions, specialty shopping, nitch restaurants, family uses and entertainment for the downtown area, all to be accessed by pedestrian and view corridors on Main Street and the Peconic River.

This project as proposed to you has been the life blood of your community going back to 1998 in its planning stages and since its development and existence over five and a half years ago.

After many meetings and discussions with the Riverhead tax assessor, with our clients and myself, we have been advised and according to your town records, I have provided you a folder there and if you look into the folder, it indicates that the parking district at present consists of 132 parcels. As to the 132 parcels on the-- it would be Exhibit 2, there is a current revenue of \$185,000 to the parking district. Of those \$185,000, the 132 parcels in the district represent the payment to the district.

However, the Atlantis Aquarium as shown pays 22% of that total, for a total of \$40,700 at the present time. We are the single largest contributor to the district at present and based on what

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we're proposing to do today, if you incorporate and deem it appropriate to add the additional four parcels, the estimated revenue to the district over two years after the build out of the project would rise to \$215,000, with Atlantis' share being that of 33% of \$70,950.

We have given you a traffic study today which also will come back to you with a recommendation when Mr. Mazola addresses it, that indicates that the parking district can well accommodate the expansion that we are seeking to proposed here today as well as the monies raised and generated through the tax base would accommodate it and justify its inclusion.

Unlike our prior agreements with the town of Riverhead in 1997 and 1998, this project is not seeking in any way IDA financing. The current project before you that currently exists does enjoy pilot payment programs and tax incentives that were issued through the IDA.

And if you look at the other sheet that I provided to you under Exhibit 2, it indicates to you in the note that the current taxes to be paid by the current Atlantis facility is \$221,807. Of that, 2007/2008 Aquarium taxes are \$119,822 with pilot payments of \$30,535 and with the marina portion paying approximately \$71,450, which comes up with that total.

What we're indicating based on this and as on what we've shown to you, is the 2002 October 28<sup>th</sup> assessment of equalization that's proposed after reviewing the project before you with the assessor's office, which indicated that the assessment of improvements, those coming before you today being the four floor hotel facility, coming in with \$2,400,000 as an assessment with a land value assessment of \$100,000 for a total assessment of \$2,500,000.

If you look at the footnote on the bottom, it then brings to you that the additional tax base would be generated as a result of this expansion is \$375,000, which would mean that the Atlantis project before you would generate a total tax revenue to you based on the estimates we've been given, of approximately \$725,000.

The financing for the project is being handled through incentives with the New York State Empire Zone that we have made application for and we have received and obtained to date. And as I indicated, we have New York State DEC approval for the entire project and its expansion.

The charts before you and when I say before you, I believe you should have the traffic study package that we've provided to you, there are foldouts and in those foldouts, it shows you the four parcels that are being considered or the three parcels that are

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being considered because we did have a letter of addendum for the gas station parcel.

And those foldouts show you in there the additional construction that is not already covered by the parking district as it presently exists. As I indicated, we have a 109 hotel room facility being proposed and based on those charts and they are there to my right under the elevation, 63 hotel rooms are going to be added and covered as a result of the proposed expansion today. The balance of the hotel rooms are already covered and accounted for in the existing parking district.

What I would also like to share with you is the job situation. At present, Atlantis employs over 110 employees from— in the downtown Riverhead area. With the proposed expansion, we anticipate that that will double and that we will reach probably in the vicinity of 230 jobs.

In addition, we have seen and what was estimated and I believe if you look back in history and in the town records, you will find that there was an executive summary prepared for the town of Riverhead to talk about this project at its inception, and the number of visitors that would come here to the downtown area inspired as a result of this Aquarium facility.

What we have seen is that you are seeing about 400,000 visitors currently coming to downtown Riverhead. What we're expecting as a result of this and based on the projections done by Bissett and Petrocelli families, is that that will increase further and go as high as 500 to 550,000 and then level off in that range. It may even exceed that point at some point given its newness, but we expect and anticipate that once it is established, you will see 500,000 visitors coming into the area as a result of this.

Overall this project is proposing an approximately 49,495 square feet of additional space on the remaining parcels that are proposed. As you are aware of, this particular site has three acres in size and in the three acres, it's an indoor and outdoor exhibit facility which creates a great incentive for people to come here and visit.

I, myself, my children have been back here for birthday occasions and family functions on at least 10 occasions and this was the draw for why we would come and why the children wanted to be there as well as their schools.

I know that this would be a great contributing factor here to the community and if you have any questions, I'd be happy to respond to them but I'd like to continue the presentation with Mr. Mazola to

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justify the traffic position of the application at this point in time."

Thomas Mazola: "Good afternoon. My name is Thomas Mazola, I'm an associate in the firm of (inaudible) Engineering, 2150 Joshua's Path, Hauppauge, New York.

Just to clarify, I was retained by the applicant to study the parking situation as it relates to the proposed Aquarium expansion. In the course of conducting my review, I consulted extensively with Vincent Corato (phonetic) of Dunn Engineering who is working on the traffic and parking section of the GEIS for the town, and I will go into that a little bit further.

I should also point out that I had worked for approximately two years with Andrea Lohneiss on the waterfront improvement project that was completed last year and in the course of doing that, I spent much time in downtown Riverhead so I am very familiar with the parking conditions over the last several years.

As Mr. Russo indicated, there is a large portion of the expansion that's going to be devoted to expanded exhibit space, approximately 15,000 square feet of-- I believe the total project is 49,000 and change, is going to be for expanded exhibit space.

Typically we wouldn't expect that that would generate a significant increase of parking demand in and of itself but it's crucial for the continued success of the Aquarium in order for them to maintain their customer base. People want to see new things so in order to draw people who have been here before coming back, you have to change things and provide additional attractions.

If you take the exhibit space out of the equation and you use the town code for the portion of the expansion that's not within the parking district, we calculate an approximate peak demand of 180 additional spaces. This is pretty consistent with the Dunn Engineering findings.

They actually came in a little bit lower from what I understand in my discussion with Mr. Corato. They're projecting a need of about 169 at peak period for the hotel. And Dunn actually evaluated the future parking need for the entire East Main Street urban renewal area, using a procedure established by the Urban Land Institute to evaluate shared parking.

Shared parking is a concept which recognizes that one parking space can be used by more than one land use because they experience their needs at different times of the day, different days of the week, and even different seasons of the year.

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Based on my discussions with Mr. Corato, it was clear to me that his conclusions would be that there is sufficient parking in the downtown area and particularly the East Main Street urban renewal area which is more or less everything east of Peconic Avenue. So it doesn't include the Suffolk County lots in the vicinity of the courts.

Also he did not take into account because he was not aware of it at the time, the intention of the applicant to use the lot on the northeast corner of Ostrander and Main Street as a valet parking lot to service the hotel specifically. And that's important in terms of the hotel to have that type of dedicated parking.

And he did not take into account the temporary parking lot, I believe it's fire department property, at the corner of Ostrander and Corwin which is also overflow parking for the Aquarium and has been used that way for the past few years.

And he did not take into account the on street parking.

So when you take all of that into account and his conclusions from what I understand will be that there is adequate parking to accommodate this expansion, my numbers agree with his. We have done our own observations of parking conditions at various times and we came up with very similar figures.

As a matter of fact, before coming here today, I did one last count just to see and the numbers are very similar to the numbers that he had come up with and that I've come up with in the past, and based on that, it's my opinion that this project can be easily accommodated by the existing parking in the downtown area."

Eric Russo: "Mr. Supervisor and Members of the Board, I would also like to just point your attention to in the binder that I gave you, a copy of the agreement that initially started this particular project.

And in paragraph 3 of that particular-- of that agreement, which I just gave you a portion of it there, it indicates that the parties to the agreement-- "

Councilman Wooten: "I'm sorry. Where in the-- "

Eric Russo: "-- the last page in the binder, is a copy of the memorandum that went between the present applicants today and the town of Riverhead and the Board members who were then sitting on the board at the time.

And it basically indicates that the parties to this agreement further acknowledge that the construction of such additional phases

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by Atlantis will increase visitor-ship to the property and most likely will require an increase in the parking facilities for visitors to the property.

The town acknowledges that it is the intent of the current town board to cause the Riverhead Parking District to undertake such procedures and proceedings as are necessary and appropriate to provide additional parking within the Riverhead Parking District commensurate with such increased visitor-ship to the property.

This was part of an understanding between the applicants today and the township that if you build it and they come, we will work with you and we will provide and try and assist you in incorporating those things that are necessary and appropriate to give you increased parking for the facility.

If you look further in my table of contents there, I referenced to you what is exhibit 4. Exhibit 4 shows you the downtown parking district map. And I have highlighted— taken the liberty of highlighting the three parcels that are the subject of the hearing today.

Those three parcels as you can see, happen to be out parcels in your parking district. The dark brown shaded legend is the legend and this map was prepared by the town of Riverhead as part of its master plan, and shows that that is the parking district parcel within the district, the 132 spaces.

The four remaining that I've highlighted in pink are those the subject of the hearing today. You can tell that they are infield pieces. What we're looking to do is complete the shaded area. They were intentionally left out it is our understanding based on discussions with Riverhead officials, because at the time, the individuals that were involved felt that they had adequate parking on site and didn't want to incur the cost of being part of the parking district.

Today, based on our understanding and intent with you as a township, we would like to see that these be added because we've lived up to our commitment, which was to try and keep and sustain your downtown area. We've been here, we've proven that we can deliver and we're here today asking for you to support our project and include us into this particular district.

The only thing I could add to this at this particular point in time is the staff here in the town has been most cooperative. Mr. Supervisor, you have been very cooperative as well meeting with us and giving of your time.

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And if there are any questions, we'd be happy to respond but we'd like to thank everybody for their assistance and would hope that given the time period, given the fact that we've waited so long for this day to come, that there could be a prompt decision so that we can continue to develop in the downtown area and make Riverhead downtown a showplace in keeping with the goals and incentives that you'd like to be.

And I thank you. Unless there are any other questions, I have nothing further."

Supervisor Cardinale: "Thank you, Eric. We'd like to ask the board if they have questions, please ask. Otherwise, I'd like to hear from the public who might want to comment. So stick around in case the board or the public has a question, Eric.

Is there a member of the public that would like to comment? Jodi?"

Jodi Giglio: "Good afternoon, Mr. Supervisor and members of the Board. My name is Jodi Giglio. I'm the president of the Riverhead Business Alliance and I have a letter that was submitted to the town clerk for the file, official correspondence.

And it reads Dear Board Members:

This letter is in support of the above referenced application for parcels to be included in the Riverhead Parking District. It is our belief that when the Parking District was established, it was the intention of the board to include these parcels in the District.

However, the owners of the parcels at that time felt they had adequate on site parking for the businesses they were conducting and did not want to be a part of the district or pay the taxes associated therewith.

We believe that including these parcels in the Parking District allows for the owners to move forward with Phase 2 of their project and the review process as per agreement with the town board executed in the year 2000.

The applicant purchased a parcel of land known as Suffolk County Tax Map district 600 section 129 block 3 lot 31 that could accommodate approximately 40 cars or 80 cars with valet parking which decreases the impact on the district.

He has agreed to covenant this parcel that no development will occur.

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We believe that the proposed project will attract people as well as new businesses to downtown Riverhead. It is of our opinion that the Aquarium is currently the most viable business downtown and a highly visited location.

The proposed hotel will be used in conjunction with the Aquarium and its use is consistent with the master plan.

We need to embrace this project and streamline the process for a positive future downtown. The applicant has already obtained New York State Department of Environmental Conservation permits for the project and hopes for an expedited review due to the Empire Zone status.

The proposal will promote business growth in Riverhead and will be beneficial to the business community in general.

We appreciate your consideration of this matter and thank you for all your dedication to making Riverhead a great place to live and work."

Supervisor Cardinale: "Thank you, Jodi."

Jodi Giglio: "And it's signed by myself as the president and backed by the board of directors of the Riverhead Business Alliance.

And as a property owner downtown and also a member of the Business Improvement District Management Association, I speak for myself that I believe that this would definitely be an attribute for downtown Riverhead and I support it."

Supervisor Cardinale: "Thank you."

Jodi Giglio: "Thank you."

Supervisor Cardinale: "Yes, please come up any other comment."

Sal Mastropolo: "Sal Mastropolo, Calverton. I just have several questions. The first question is, is the hotel dependent on the four districts— on the four parcels joining the Parking District? There's no dependency, is there?"

Supervisor Cardinale: "I'll let them answer. Keep going. You want to ask the questions and then Eric will answer?"

Sal Mastropolo: "Yes. The four parcels, does the ownership remain with the current owners or does it come over to the town? That's the second question.

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The third question is what's the impact on the real estate taxes if they join the Parking District? Assuming that the property stays in the current owners' hands, do we maintain the tax base from that property? Okay. If the parcels join the Parking District, who's responsible for paving them, the maintenance on the four lots? Okay.

If the gas station is one of the parcels and adjoins the district, who's responsible for the demolition of the gas station, any clean up of pollution or spills? Okay, and the repaving of the lot."

Supervisor Cardinale: "I understand your questions. I'll have Eric answer them but let me begin.

For starters, the three that are on the south side, the gas station and the two lots that were once the two houses, Bag Shaw and the stone house, they have been or will be purchased in the case of the gas station, they will remain the property of the owner of the Aquarium. So, too, the other one.

They purchased it, they're presently using it for parking. They will continue to be the owner of it under this plan, of all four parcels. They now own them and they will continue to own them in effect. They're contract vendee on one.

Eric, you want to add anything to that?

And, therefore, they would be responsible for all maintenance of them. The idea is that they would be subjecting those four parcels to the Parking District tax which would increase the tax revenues of the Parking District. But the Parking District would, therefore, be taking on the burden of providing parking adequate for the endeavor and that's why they gave us that map and plan which shows among other thing, their estimate of what parking will be required and they're going to provide about 80 of what will be required on the old Kentucky Fried Chicken lot.

Okay, so the property will remain in the developer's hands. They will provide 80 of what is required on that lot. They will pay additional taxes when those parcels come in as they indicated but they will-- the District will also have the responsibility to provide parking for the District by their taxes and by the other 132 parcels which brings up a whole other issue which-- another day-- which is when we do all this revitalization we've got to get them to be able to support it within the Parking District and yet not go broke. Yes?"

Eric Russo: "The only thing I would add is that on three of the four parcels, two of them is where the hotel will be constructed

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with the additional exhibits and the gas station parcel will wind up being the additional safety marine equipment portion as added on to the existing building.

Any— the environmental issues have already been addressed. There's been a New York State DEC letter issued for it so there is no contamination issues to our knowledge at that particular site. And we've done a Phase 1 and Phase 2 study for that particular parcel of property."

Supervisor Cardinale: "In regard— you might want to address because I've had the benefit of numerous discussions with you. On the old Kentucky Fried Chicken parcel, there is a relationship between that parcel and the parking that will go on there and the hotel and you could explain that, if you would."

Eric Russo: "Yes. The relationship for that particular parcel, right now at present it is a paved area with gravel or bluestone with a fence. What our proposal is that we will improve that so that it can be used as valet parking in connection with the hotel that we will attract to the area.

The commitment to the hotel facility is that we will have adjacent valet parking to the hotel so that the patrons to the hotel may come and go and quickly retrieve their vehicles from the local nearby lot. And that particular lot at this time will not be constructed but will have the valet parking situated on it.

It's been anticipated that if it were a paved parking lot, it would have somewhere between 45 to 50 spaces and given the valet proposal, we could get 70 to 80 spaces on that particular parcel there.

And we've also discussed with you, Mr. Supervisor, that at the time when seasonally the use at the hotel may be down, there could also be assisted parking there for patrons of the Aquarium facility, be it either based on handicapped or need or just general usage.

Are there any other questions? I think between yourself and I we've answered all of the questions. I'm sorry."

Sal Mastropolo: "If the one lot where the chicken place was joins the parking district, doesn't that open it up for parking to anybody that wants to park in Riverhead, it becomes public parking. Would that preclude valet parking?"

Supervisor Cardinale: "That's exactly what's— the— what is underlying your question I'm understanding now the misunderstanding.

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Coming into the parking— there's two different kinds of parking district property. One is property owned by the parking district for parking purposes, i.e., the fields north and south. The other is everything that supports it.

What they want to do is simply come in, bring those four lots into— with the other 132 which support the owned parking of the parking district. This has to be good for both us and them. They are saying it is good for us because we want to expand our business. It is good for you because there are— we will seek no tax abatements whatsoever so you will immediately get dollar taxes on the property being built.

Secondly, you'll get the economic developments of the project which is jobs, taxes, and the usual economic benefits.

Furthermore, we acknowledge that it is 180 additional parking spaces we are going to need but we're going to provide 80 of them our self on the— in the Kentucky Fried Chicken parcel. That means the district has to supply the balance.

They are suggesting that presently we do have the capacity to do that but everyone on this board also understands that eventually there will have to be structured parking and we will have to pick up that 100 additional if it's that or more in the structured parking. But it won't be us, it will be them because they are the one-third— they are going to pay one-third of all the new parking or some percentage, it will be less.

Because when Apollo comes in, they're going to have to pay some money. That's a project pending. Another project pending downtown is Rimland. Rimland wants to tear down and build up again, so does Apollo on Woolworth and Rimland respectively. They're going to have to pay some of the parking.

So what they're saying is they want to be taken— these projects to be taken in for all the justifications advanced by Mr. Russo. He says it's good for his client but it's also good for the district."

Sal Mastropolo: "I guess what I'm missing is, okay, the benefit to them of adding the four parcels to the parking district, okay. One piece, the chicken place, they want to make valet parking."

Supervisor Cardinale: "Right."

Sal Mastropolo: "The other two pieces where the houses were, they've already said that that's where they're going to build the hotel."

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Supervisor Cardinale: "Right."

Sal Mastropolo: "So I don't understand why you would add those two parcels to the parking when the hotel is going to be there."

Supervisor Cardinale: "Because it won't be a hotel unless they're in the parking district because they need- "

Sal Mastropolo: "Well, that's why I asked the question. My first question was is the construction of the hotel dependent on the parcels joining the parking district?"

Supervisor Cardinale: "Yeah--"

Sal Mastropolo: "And the answer was no."

Supervisor Cardinale: "No, the answer was- then it was mis-answered. The answer is yes. They're not building- they can't build the hotel unless it's in the parking district because they have to have parking for the guests. And- "

Sal Mastropolo: "So they're going to put parking under the hotel?"

Supervisor Cardinale: "No, they're not. They're going to put parking across the street and they're going to rely upon the district to supply the balance necessary. That's why they're making their case that even though it is true that the district is going to have to pick up maybe 100 parking spots eventually, it's still a good deal for the district because of the tax revenues coming in, the economic development of Main Street, the draw of the hotel, the draw of the enhanced space.

And, frankly, I think it's going to be more than 180 but that's just my guess. Because I would hope that they're going to bring in another \$150,000 a year eventually into the Aquarium with the exhibit space and the restaurants and the retail."

Sal Mastropolo: "Okay."

Supervisor Cardinale: "That's what they're saying."

Sal Mastropolo: "Let me make one more statement and then I'll go sit down."

Supervisor Cardinale: "Sure."

Sal Mastropolo: "From what I just heard, okay, if they were going to build a hotel, they would have a requirement for "X" number

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of parking spaces to support that hotel and by adding the four parcels to the parking district, okay, says that we're opening up the rest of the parking district to satisfy their parking requirements because they're going to build a hotel where they have the two spaces where they would have put a parking lot. Is that true?"

Supervisor Cardinale: "That's all true. And what they're saying is that these parcels should have been in the parking district in the first place, that the agreement in 2000 contemplated the kind of cooperation they're asking for, that they're going to provide parking for 80 of them.

That they're not taking any tax abatements and that there are other economic development benefits, jobs and increased taxes, sales and otherwise, make it a good deal for both the district and the town."

Sal Mastropolo: "But the bottom line is we're satisfying their parking requirements-- "

Supervisor Cardinale: "That's correct."

Sal Mastropolo: "-- for their expansion with the rest of our lots."

Supervisor Cardinale: "That's correct. You've got it right."

Sal Mastropolo: "Thank you."

Councilman Dunleavy: "But, Sal, they are going to bring in \$30,000 a year in parking district taxes additional."

Sal Mastropolo: "I understand that, John, and I understand the increase in jobs and the increase in tax base. I just couldn't figure out what they were getting out of this but now I know.

Instead of them having to provide all of the spaces for the hotel and their expansion, by adding the four pieces to the district, they're going to satisfy their parking requirements with all the rest of the spaces we have in the parking district. So they're going to be competing with all the rest of the stores for those spaces."

Councilman Dunleavy: "Yes."

Supervisor Cardinale: "That's correct. Okay. Any other questions, comments? Yes, please come forth. Angie."

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Angie Reese: "Hi, I'm Angie Reese. I'm the president of the Riverhead Chamber of Commerce, 542 East Main Street.

And I'd just like to put into the record a letter of support for Atlantis.

For almost 50 years, the Riverhead Chamber of Commerce has served as the voice of the business people in our town. The Riverhead Chamber of Commerce, with a membership of approximately 350 from all facets of the community including retailers, manufacturers, service organizations and professionals not only serves as an information resource to businesses, residents and tourists, but also endeavors to advance the commercial, industrial and civic interests of the area.

Atlantis Marine World with approximately 400,000 visitors a year has a proven track record of advancing the economic growth of the town of Riverhead and Atlantis Marine World no doubt will continue to be an anchor attraction under the town of Riverhead's plan to revitalize the downtown sector.

The Riverhead Chamber of Commerce advocates positive and progressive growth for the overall improvement of those living within the township of Riverhead.

As a result, the Riverhead Chamber of Commerce supports Atlantis Marine World and its principals, James Bissett and Joseph Petrocelli in their efforts to be included in the parking district for 437, 467, 415 and 506 East Main Street in Riverhead, New York and respectfully requests that you look favorably upon this application to the public parking district.

The Riverhead Chamber of Commerce understands and appreciates how vital this proposal is to the growth of the downtown area.

And I want to thank you for your courtesy and consideration."

Supervisor Cardinale: "Thank you.

Succinctly put what you were saying, Sal, they are looking for the opportunity to be taxed. They want to be taxed which they will be in the parking district so they can get the parking benefit.

Anybody else have a comment? Sandy, Sandra?"

Sandra Mott: "Hi. Sandra Mott, Riverhead. I just have a few comments and concerns.

Have any options to parking elsewhere been considered? For example, the parking over at the county center or the parking at

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Tanger which probably will be more available since when they open their new one on Deer Park, there probably will be a lot more spaces up there.

And, or the parking at the Vintage garage when and if it's built. Or perhaps even using the opposite side of the river for parking and educational center- the Southampton side, and use like a little ferry service across the way.

I ask these questions because we need less traffic not more downtown. Foot traffic is one thing; vehicular traffic is quite a different thing. All I know is more parking spaces that are put in, the less trees are in existence, the less bushes, the less quiet, the less cleanliness of the air.

And at \$3.98 a gallon, which is what we just saw in Southold just coming back before we came here, you may not have the need for as many cars as you think.

Have you considered using the Long Island Railroad as a resource center and then shoveling them over? You had those little shuttle buses that came in with Tanger and basically went back and forth 10 times and got stored on somebody's farm which was all the rage.

My point is there has got to be options to putting parking lots and it's valet parking, all the more reason they can go park the cars elsewhere rather than directly across for the people who can afford valet parking.

I personally think as I said there needs to be less not more parking downtown. You have options such as one I suggested and I'm sure there are probably many more.

And I've always wondered recently why North Fork Environmental Council and the other environmental groups haven't been here literally in the past few years for these major issues occurring along which I believe it's still the Wild and Scenic River, the Peconic.

In addition to that, no one ever discusses the flooding issue which is a chronic issue down there. Nobody ever discusses, except for me, the fact that when it does flood, it's flooding waters full of (inaudible) plutonium from the Brookhaven National Lab via the Peconic. Now that's not a secret, that's a well known situation and if these people are going to invest that kind of money in that kind of a facility, they need to be able to let their patrons know you may be trodding through radioactive waters as are your children.

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I'd really like to know how they're getting flood insurance since they're dropping people left and right around Long Island. How do these major commercial sites get this insurance? Is it nationally supported, are we supporting it?

And these additional exhibits that the hotel is going to have, that would be lovely except for the fact I remember specifically Splish Splash asked for additional parking and we were supposed to have year round restaurants that you could access. We were supposed to have a skating rink that you could access. The only thing we got was additional asphalted land.

Now this parking is a requirement, of course, if you're driving cars. But if you try using options of which there are many then you need to consider that. You've cut down enough trees in this community. You've done enough destruction along Route 58 (inaudible), Main Street just asphalt the rest of it is basically what the objective appears to me.

And your additional people coming down, you don't have any knowledge that that's a fact. It's a projection based on previous economics of which we are not in now.

And my only other statement which I always thought was a concern, was a view of the river. This is how many— four, I heard from the back it's a four story building. You're blocking the view of the river precisely the reason you're planning to knock down and seize the buildings at the other end of the Peconic so that Grangebil Park will have more of an open view.

Now you are blocking it at one end and you're opening it at the other end. It just doesn't balance as far as I'm concerned. The citizens of Riverhead don't even access for a reduced rate to this facility. There's a dollar coupon in the various, you know, brochures that advertise it.

I know for a fact other communities that have major promotional amusement centers such as this offer at least one day for the citizens of the town to get in at a reduced rate if not for free after proving that they— with identification of course— as to the fact that they are citizens of the town of Riverhead.

I know that they have done multiple programs for Kent Animal Shelter and all the other groups that are trying to raise monies for various things. I'm not saying that they haven't done that. For the generic basic citizen who can't even afford to go to those fund raising things at 25, 50, \$150 a whack for a ticket. They can't even afford the entry to— what is the current entry to Atlantis these days? Eighteen? I can't afford \$18. There's a lot of senior

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citizens who can't afford \$18. A dollar off your coupon isn't going to cut it.

I know what you've done and I've seen here— it's only been here 15 years, it seems like 150,000, I'll be honest with you. And five years, the man is saying, oh, we've been waiting five years. That's nothing compared to what some of us have been waiting for various issues.

And I know what you've done and I know your reputation because I've heard it from more than one person who has lived here. That's not my question. My question is the destruction of the view, the destruction of what little habitat we have for a bird or a mouse for that matter downtown, is continuing."

(Inaudible comment)

Sandra Mott: "I know you have that lovely one now. That's the only thing I could afford to do. I could walk outside your facility."

(Inaudible comment)

Sandra Mott: "Yes, well, but you know what? It's sort of like what we had to do during the air show. When Kirschenbaum ran your air show at Calverton. And it was an outrageously high amount. You know where the veterans were? Outside the fence. It's not any different. I agree that will be lovely and beautiful. But it is not any different.

This is not as rich— in many instances we have rich community people, you have seniors, you have people on fixed incomes, you have people who cannot afford this. Now maybe the staff, maybe the people you work with will not tell you that. I will tell you that we can't afford to go to your facility. As beautiful as I see it over and over and over— well, that's the only way I know what you have there.

But that doesn't do me any good and it doesn't do a lot of other people. And you have to understand and I'm not saying you haven't. But in a nutshell, you have to recognize that you are still taking away from what environment we have down there and all I can say is there has to be options.

You've got that little trolley thing. You have a possible ferry across the river. Shuttle people in. Point in fact is there must be options and in this day and age we have to stop with the parking and we have to stop with the cars.

I thank you."

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Supervisor Cardinale: "Thank you."

Councilman Dunleavy: "Thank you."

Supervisor Cardinale: "Any other comment, please come up, and just follow each other in your comments. Yes, sir."

Garrett Moore: "Garrett Moore, representing my small business rentals in Jamesport and apartments in Riverhead, the abutting owner at 533 of the Aquarium and its property.

Just let me read this in the newspaper for a second.

Atlantis demolished the two buildings and has been using the empty lot for aquarium parking in recent years. The company later purchased the lot across the street for parking.

I own vacant land in Jamesport. I had to apply to the zoning board for permission to park some of my tenants' boats on trailers during the off season and my request was denied by the zoning board.

Herb Obser just recently had to apply for use of vacant land and he was granted.

Now as an abutting owner, I never— for this vacant land, this vacant parking, was there any town permit issued for parking on this vacant land when it was taken over? Does anybody know?"

Supervisor Cardinale: "Are you talking about the parking to the east where the two buildings were?"

Garrett Moore: "I'm talking about the parking of the two houses and Kentucky Fried Chicken when it was purchased. Any use permit? Was there a use permit?"

Supervisor Cardinale: "Yes."

Garrett Moore: "I was never notified of any zoning board on it."

Supervisor Cardinale: "Yeah, I believe that that was addressed that issue. Correct me if I'm wrong, Dawn. But that was an accessory— adjacent parking is an accessory use that is permitted. Correct?"

Dawn Thomas: (Inaudible)

Supervisor Cardinale: "Right. So that the east was fine because it was adjacent and the Kentucky Fried Chicken was also

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adjacent but across the street and I think the interpretation was that it was permissible to have parking and it continues to be there.

I think the more pertinent point is— may I ask Eric a question? Eric, you are going to displace that parking obviously to build your hotel and to do, you know, on the east side, you're going to displace it.

Did you calculate that in your figures of your need? That's factored in?"

Eric Russo: "That's factored in. In the report that we gave you, we indicated that we needed a total of 326 parking spaces and we computed in the cover done by (inaudible) a listing of all of the hotels, room parking required as well as the different facility uses. So it came to 326 and it's listed there as included in the district by these four pieces we'll accommodate— "

Supervisor Cardinale: "I understand. I'm sorry to interrupt you, Garrett, go ahead."

Garrett Moore: "That's okay. So if this was an accessory use, then I can possibly get with the town attorney and use my own vacant land for an accessory use?"

Supervisor Cardinale: "Are you in a residential district? There may be different rules is what I believe, is the answer. But, yes, you should sit with her and— "

Garrett Moore: "I mean we didn't have to be notified on this so that was basically liberal parking when they purchased the land and demolished. Without any use— "

Supervisor Cardinale: "Eric, you want to address that? You probably had a deal with it."

Eric Russo: "Refer to Section 108-60 of the off street parking under A & H, those were the sections we discussed with the building department and town attorney's office and we applied for a building permit for the parking across the street and we obtained it. So it was those sections there. Perhaps if he reviews those with the law department, maybe they could— "

Supervisor Cardinale: "One sixty did you say?"

Eric Russo: "It was 108-60."

Supervisor Cardinale: "108-60 is the section. It's on line. Take a look at it. That's what they justified their use on and they convinced the legal department. 108-60."

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Garrett Moore: "So if I researched this, I could possibly have the same usage then?"

Supervisor Cardinale: "If you're in the same- if it applies, yes. If it's the same situation, you'll be treated the same way."

Garrett Moore: "Thank you."

Supervisor Cardinale: "Thank you. Yes, come up, please, and make a comment."

Ava Roberts: "Hello. My name is Ava Roberts and I just- I'm a resident of Riverhead. And I just had some things I wanted to mention."

The speaker, I think her name was Sandra, she brought up some points which were the same as the ones I jotted down. With gasoline about \$4.00 a gallon and trying to reduce the dependency on gasoline, I was thinking can we get- I know there's been talk over the years, not just specific I should say Atlantis Marine World is wonderful. I know they do a lot of work- community work and I know one of my favorite places, East End Coffee House, you have maintained an aquarium that everyone can afford to enjoy.

But I just think generally for the whole redevelopment of downtown, we do need to look at shuttles, car pools, bicycle racks, alternative transportation to cut back on this. You know, some towns, we get it all built up and there's other towns who are now trying to go back the other way.

So now before we build it up, let's look now at, you know, making these types of alternative, you know, access which is not just specific to your project but all of downtown.

I know there is other businesses downtown which I'd like to also find a way for them to stay with all this other development. As the rental prices go up, the East End Coffee House is going to be forced out.

I know it's good that you're going to bring more people. Maybe we can get them walking down the street to the other businesses. So that was another concern. How about the businesses that have been there, been around, how can we keep some of those local business people downtown or bring back Sage."

Supervisor Cardinale: "Ava, I want to remind you and also, although after this is finished, this hearing, we are going to take general comment. But this hearing- and that would be appropriate for general comment, about how we should best develop the town."

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However, what this hearing is about is whether it is in the interests of both the applicant and the parking district to allow these four pieces to become part of the parking district. They'll pay a tax but they'll also have a right to receive parking from the district. That's all this hearing is about.

So if you could hold some of that for afterwards, I can get these people out of here."

Ava Roberts: "But I think it's important because this whole issue is about parking, you know, and what you're doing is you're putting the town- the business and I apologize, this is my first time coming, I'm glad I made it to one of the town meetings, so I'm a little bit of a novice in this area. I just had the time, I didn't know you were coming. That's not why I'm here.

But I really think you need to look now if- is it the Business Improvement District or the town is making the commitment to provide this parking, the design you're talking about, the system that you're talking about, it needs to be looked at here.

And I realize you've been working on this for years and here I'm bringing this up now but I really think you need to say, well, can we do it differently?"

Supervisor Cardinale: "Bill, could I see you for a second?"

Okay, thank you Ava, appreciate your comments and I think they're thought provoking.

Yes, come up, please, Marty."

Martin Sendlewski: "Good afternoon, Martin Sendlewski. A number of years ago I was on the Riverhead Parking Committee, I actually was a Chair, I actually worked with Jim, I think he's still on the committee for the parking district.

I think as a parking district member and as a past Chair of that committee, I certainly would encourage you to move forward with getting Jim's project into the parking district. I think it's beneficial to the parking district, it's beneficial to downtown, it's beneficial to Riverhead.

That isn't without a little bit of caution though. One of the things that concerns me and I don't even know if the applicants are even aware of some of the other concerns that are happening with the parking district. I know Jim from being on the committee. And that is that there are other strains that are starting to show themselves on the parking district.

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Now I would hate to see any of these other strains in any way affect their application because I hope their application is expedited.

One of my concerns is that I was in and out of the work session last week. I didn't really catch all of it but I did talk to a few people who are here and I understand that the town is putting together a plan to assign parking spaces within the parking district to the courts, stickered parking that on a certain time, those will be exclusive to the courts.

Now that puts a strain on the other end of the parking district and to parking owners, you know, parking district owners within the parking district. The Culinary Arts which is open is terrific, there's a lot of foot traffic downtown, that's terrific. I know they had to make some adjustments to go to limited time parking so that students weren't parking there full time.

And at a Rotary meeting about a month ago, Culinary Arts came in and they said they're looking to expand their program and get additional classes there. So now you're going to have commuter students coming into the parking district also.

I hope that this happens, really, I hope you expedite it and make it happen. But I hope when it does happen that it just doesn't result in everybody saying, well, gee this is great, look at what we did without looking at what else you have to do.

Because you're the commissioners of the parking district and in that role, you have to be pro-active and look at what you're doing with the parking overall downtown in the parking district. If there is a chance that spaces are going to be taken out of the parking— not taken out but assigned to the county courts prior to something else happening whether it be with Apollo which maybe some of that will play out tomorrow with their presentation or with the Vintage Group, that's down the road.

Right now have something that's real and concrete. We've got a parking district that exists and we've got current taxpayers that are there and current users. Yeah, there's a lot of parking available now but I think what do we have, 70% vacancy down there.

We would like to see a vibrant community where all the stores are full and when they all are full and the hotel built and all these other great things, we want to make sure that there is enough parking and we want to make sure that the town board as the parking commission is pro-active now working with the parking committee members and the parking district owners to make sure that long term you are putting in place in addition to doing this for the future of

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Riverhead, putting in place what you need for the future of the viability of the Riverhead parking district itself.

Thank you."

Supervisor Cardinale: "Thank you."

Councilwoman Blass: "Can I just make a comment?"

Supervisor Cardinale: "Yeah, please."

Councilwoman Blass: "Mr. Mazola, I don't have all the— the last document that you had submitted to me or to the board, but I did review something that I think— wherein you discussed the other major users of parking in the district and talked about the demand being a different time from the peak demands of the Aquarium and to the extent that Mr. Sendlewski raises these concerns. Some of that was addressed in your parking study. Am I correct?"

Tom Mazola: "Yes. Actually studies have shown that the peak demands for hotels is at night time in the evening and at night and the same thing with the— any of the banquet facilities that would be in there and that's the time that generally the retail demand is at its lowest point. So there's not an overlap there.

In answer to some of the issues that were brought up. For instance, in terms of the existing retail along Main Street. A facility like a hotel is going to draw people, it's going to help support those local businesses. Right now that's part of the problem. Basically they're supported from what I know, by people who work in the courts and people who come into the courts and all. And that's limited.

But by having something like this right on Main Street, between the hotel and the meeting rooms, there will be people coming in on a regular basis and they won't just stay in a hotel. They will be going up and down on Main Street to support that.

But in terms of the overlap of uses, typically the demand, the actual demand for the hotel is going to be in the range of maybe 70% during the daytime when a lot of the other uses, the retail and offices need it.

Another thing that I should point out, the Dunn study which I believe the board is going to received shortly, Mr. Corato basically came to the conclusion that with this project and with most of the other projects along Main Street, there's enough parking, existing parking, to accommodate those.

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It's the Apollo project with the theater that really kicks in the need for the structured parking that the Supervisor mentioned. And, you know, that may be several years off. This is relatively close.

But what I would recommend very strongly actually, I spent many years working for the town of Huntington and the town of Huntington has the opposite problem in the downtown area for several years. They don't have enough parking because it is a vibrant downtown area.

What the town should be doing is as projects are completed, having somebody monitor the parking when the hotel, if it's approved and when the hotel is complete, actually monitor what's going on as other projects along Main Street are approved. Continually monitor it and that will give you an idea ahead of time what you are going to be up against.

The additional tax revenues that will be generated for the parking district from this project and from other projects on Main Street will be, hopefully, enough to support the type of expanded parking.

But for the people who are saying we don't need more parking, that's the idea of bringing this into the parking district now is to build 180 or 325 spaces for a project now when you've literally got over four or 500 empty spaces on a daily basis would just not make any sense."

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

Eric Russo: "Mr. Supervisor, I also would like to point out in response to one of the comments there was discussion that, you know, we would be clearing more trees. The parcels that are in question, the gas station parcel, that would be taking down what we think in our opinion is an eyesore and enhancing the existing facility and eliminating something on Main Street that the planning department has acknowledged to us is an inappropriate use for its location at the present time and they were hoping that this proposal would come to the light of day, which it has done.

The other parcel which is the Kentucky Fried Chicken parcel, obviously there's not a tree on it nor are the other two parcels there. But one of the reasons that-- in response to the question, we are asking that these come into the district because we're going to construct the hotel on two of the parcels. One of the walls of the hotel will connect to the existing Aquarium facility.

The other benefit besides coming in for that purpose is that it also assists with the zoning. We do not require and would not

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require any zoning variances. We're in compliance with the height restriction as this board has amended the code and we've designed the hotel to that height to be in conformity with your proposed zoning code that you've now adopted.

And it gives us the ability to build to the street which is what exists presently on Main Street. And if we're not in the district then we cannot do that and then we would have to have additional setbacks and look for extreme variances to allow the proposed development on those two parcels."

Supervisor Cardinale: "Thank you."

Eric Russo: "I have nothing further to offer unless any of you have a question for me. And I thank you again for your time."

Supervisor Cardinale: "Thank you. If there's no further comment, I'm going to close the hearing for verbal testimony and leave it open 'til I guess 'til next Friday-- is that good, Friday, for any written evidence or comment anybody would like to submit.

It is-- thank you for the presentation. I think some good points were made. I think the board as the parking district which is how we're sitting as we're hearing this, is as Marty suggested. We're going to have to-- not only the timing of providing parking but it's also the financing of that parking that we have to look carefully at.

We're looking at alternatives already of shared parking, remote parking, structured atrium parking. Vintage is looking at paid parking. Bike, bus access. You use a lot of bus access. Rail access. Bike access to keep the environmentalists happy.

So we're going to look at all that but the timing is really critical. But I'll tell you this. That it's a problem I look forward to having because at the moment, I've got an empty Main Street. So if I can get a problem that I don't have enough parking on it, that's a success.

Ideally we want to have both, the parking and a vibrant Main Street.

So I thank everybody for the presentation and I would like to end the hearing."

Public hearing closed  
Left open for written comment for  
10 days to May 16, 2008

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Supervisor Cardinale: "I'd also like to go home but I can't until I offer the opportunity for anybody here to make general comment on anything within our purview. Come on, please, Sid. Thank you."

Councilman Dunleavy: "Thank you."

Supervisor Cardinale: "Hey, Ray, when are we going to do your river front project? Good, I'm delighted. This will- come see us, we want to expedite that. First one facing the river. This is on Peconic Avenue with NF Management. Yes, Sid."

Sid Bail: "Sid Bail, President of the Wading River Civic. I'll make this brief. A couple of weeks ago I came to talk about some home break ins and the need for more police presence."

Supervisor Cardinale: "Yes."

Sid Bail: "Etc. On Sunday during our Duck Pond Day festivities, we got about 200 names on a I guess we could call it a petition so it is an ongoing concern and I'd just like to- "

Supervisor Cardinale: "I appreciate that. I hard about the petition. I've had- and please pass it to the Clerk so the Clerk can have it. And I have had discussions with the police chief and the town board about that. We'll be having some more to try to increase the presence. I think there will be an article also in the News Review, right, this week, Mike- next Thursday, a week from Thursday."

Sid Bail: "Thank you very much."

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

Rita Corwin: "Good afternoon, Rita Corwin, a Riverhead resident, also a business owner, a real estate broker, in the town of Riverhead.

And I strongly ask that you take this parking situation into consideration, the reason being Mr. Supervisor you said that time is critical and I am speaking on behalf of the business owners in the town of Riverhead.

Having spoken with many of them, I can say that there's at least three that are on the verge of closing up right now what we have left in Riverhead. And everybody has been waiting for Apollo to come through and certainly I know this project has been on hold for quite some time also but I just want to stress that what you said, that time is of the essence here, and as the gentleman who

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spoke before me said that as each project comes along, you know, we can work out this parking situation with each project.

So I hope this does go through for Jimmy Bissett and the Aquarium. The town certainly needs the life. I live right here on East Main Street and it's really said that after 5:00 the town is just- even during the day it's really pitiful that (inaudible). We have no people walking through town.

Okay, so thank you."

Supervisor Cardinale: "Thank you. Any other comment? If not, I invite you all back at 1:30 tomorrow afternoon for the work session and at 3:30 Apollo will be doing its presentation on the south side project and we'll also- "

(At this time, the CD ended)

Meeting adjourned: 4:00 p.m.