

Minutes of a Community Development Agency Meeting held by the Town Board of the Town of Riverhead at the Wading River Congregational Church, North Wading River Road, Wading River, New York on Tuesday, September 19, 2006 at 7:00 p.m.

Present:

Philip Cardinale,	Chairman
Edward Densieski,	Member
George Bartunek,	Member
Barbara Blass,	Member
John Dunleavy,	Member

Also Present:

Andrea Lohneiss,	Director
Barbara Grattan,	Town Clerk
Dawn Thomas, Esq.,	Town Attorney

CDA meeting opened: 9:08 p.m.

Chairman Cardinale: "And convene the meeting of the Community Development Agency to consider 9 and 10. Fire away, Andrea."

Resolution #9

Andrea Lohneiss: "CDA resolution 9 authorizes the agency to undertake and update the 1993 East Main Street Urban Renewal Plan and to prepare a generic environmental impact statement in conjunction with that comprehensive planning process."

Chairman Cardinale: "Can someone move that? George?"

Member Bartunek: "Yes. So moved."

Chairman Cardinale: "And Barbara-- "

Member Dunleavy: "And I second it."

Chairman Cardinale: "Oh, John is seconding-- I wanted to make two minor corrections. If you look at the second from the last Whereas on the second page where it says for the downtown, it should read downtown (inaudible), that is the East Main Street urban renewal

area.

And if you look at the first Resolve on that same page, the second line, should read the proposed amendment. With those two changes, I would- "

Member Densieski: "(inaudible) I just saw it today, so- "

Chairman Cardinale: "Right. Go ahead."

Member Densieski: "Quick question. All the costs for the urban renewal plan, the DEIS, consultants and special counsel, are they all (inaudible)?"

Chairman Cardinale: "Yeah. All costs for the urban renewal and the SEQRA are being charged to them. That's one of the reasons we signed the master developer."

Member Bartunek: "Okay. And the other question--"

Chairman Cardinale: "Yes? Okay, if you would hold just a second. Thank you."

Andrea Lohneiss: (Inaudible)

Chairman Cardinale: "We want to hold-- "

Member Bartunek: "Andrea, this is an assessment of all the commercial development (inaudible)."

Chairman Cardinale: "Yes. This urban renewal update is for the entire urban renewal district but they are footing the bill on this as part of the master developer district- master development- master developer designation agreement.

What we should- we should wait- he's working on it. I can see."

Member Blass: (Inaudible)

Andrea Lohneiss: "We will have a scoping hearing. It is anticipated that it will be September 25th (inaudible)."

Chairman Cardinale: "Okay, I can see that this little tape is going in now which is a really good sign. Okay. Ed, you were asking a question."

Member Densieski: "I had a couple quick questions, Phil, thank you. (Inaudible)."

Andrea Lohneiss: "Yes, the urban renewal update plan will be the identical district that exists today and it is not specific to the (inaudible). The generic environmental impact statement (inaudible)."

Member Densieski: "And is that going to be a bidding process or who's going to (inaudible)."

Andrea Lohneiss: (Inaudible)

Member Densieski: "Which resolution had consultants picked out? I'm sorry."

Andrea Lohneiss: (Inaudible)

Chairman Cardinale: "I think Ed's question is— just to reconfirm— we— the board chose the consultants but they pay for them. Right."

Member Densieski: "Yeah, I just didn't remember. I remember--"

Andrea Lohneiss: (Inaudible)

Member Densieski: "Okay."

Member Blass: (Inaudible)

Chairman Cardinale: "Okay, with those (inaudible), can we call a vote, please?"

The Vote: "Dunleavy, yes; Bartunek, yes; Blass, yes; Densieski, yes; Cardinale, yes."

Andrea Lohneiss: "Resolution 9 is adopted."

Resolution #10

Andrea Lohneiss: "A resolution calling for public hearing on the agency's designation of Riverhead Renaissance LLC as a qualified and eligible sponsor for downtown redevelopment project. (Inaudible)"

Member Dunleavy: "I move— "

Member Densieski: "I'll second it."

Chairman Cardinale: "Moved and seconded. May we have a vote please."

The Vote: "Dunleavy, yes; Bartunek."

Member Bartunek: "Yes. The only question that I have is (Inaudible)."

Chairman Cardinale: "Yes. Yeah. That's the notice- and the reason she has it is because it was sent over to the (inaudible). The hearing will be on October 3rd."

The Vote (Cont'd): "Blass, yes; Densieski, yes; Cardinale, yes. The resolution is adotped."

Chairman Cardinale: "Okay. Thank you very much. We're going to adjourn the meeting of the CDA."

Meeting adjourned: 9:15 p.m.

*Barbara Grattan
Town Clerk*

09/19/06

TOWN OF RIVERHEAD

Community Development Agency

Resolution # 9

AUTHORIZES THE AGENCY TO UNDERTAKE AND
UPDATE THE 1993 EAST MAIN STREET URBAN RENEWAL PLAN
AND TO PREPARE A GENERIC ENVIRONMENTAL IMPACT STATEMENT
IN CONJUNCTION WITH THAT COMPREHENSIVE PLANNING PROCESS

Councilman Bartunek offered the following resolution, which was seconded by Councilwoman Blass.

WHEREAS, in October 1993, pursuant to the General Municipal Law of the State of New York, the Town of Riverhead Community Development Agency adopted an Urban Renewal Plan for East Main Street and through which the Community Development Agency created the Town of Riverhead East Main Street Urban Renewal Area; and

WHEREAS, in November of 2003, the Town Board of the Town of Riverhead adopted a Comprehensive Master Plan pursuant to section 272 of the Town Law of the State of New York; and

WHEREAS, In November 2003, in compliance with rules and regulations promulgated by the Department of Environmental Conservation and set forth in 6 NYCRR Part 617 (State Environmental Quality Act), the Town Board of the Town of Riverhead completed a Generic Environmental Impact Statement in connection with the adoption of the Comprehensive Master Plan and adopted a Findings Statement supporting the conclusions and determinations set forth in the Comprehensive Master Plan; and

WHEREAS, in accordance with the recommendations set forth in the Comprehensive Master Plan, the Town Board adopted new zoning use districts which includes the area encompassed by the East Main Street Urban Renewal Plan; and

WHEREAS, Riverhead Renaissance, LLC, has proposed to redevelop certain property within the East Main Street Urban Renewal Area provided it is determined to be a Qualified and Eligible Sponsor by the Community Development Agency; and

WHEREAS, the adoption of the Comprehensive Master Plan, together with the amendments to the Town's zoning ordinance which includes the East Main Street Urban Renewal Area, warrant a review of the East Main Street Urban

Renewal Plan to ensure its consistency with the Comprehensive Master Plan and the recent amendments to the Town's zoning ordinance; and

WHEREAS, it is anticipated that this review will result in the need for modifications and amendments to the Town of Riverhead's East Main Street Urban Renewal Plan, and

WHEREAS, the potential redevelopment of the East Main Street Urban Renewal Area by Riverhead Renaissance, LLC and others may generate environmental and/or socio-economic impacts which should be the subject of further environmental review; and

WHEREAS, the Community Development Agency believes that the most appropriate means of evaluating these potential impacts is by undertaking a Generic Environmental Impact Statement in conjunction with the update of the Urban Renewal Plan for the East Main Street Urban Renewal Area; and

WHEREAS, in August of 2006, Riverhead Renaissance, LLC was designated to be the Master Developer for the Town's East Main Street Urban Renewal Area; and

WHEREAS, as the Town's designated Master Developer, Riverhead Renaissance, LLC, has agreed to fund the cost of updating the East Main Street Urban Renewal Plan as well as the cost of preparing the aforementioned GEIS, according to terms and conditions of the Master Developer Designation Agreement ("MDDA") between Riverhead Renaissance, the CDA and other Town Agencies dated August 10, 2006,

NOW, THEREFORE, BE IT

RESOLVED, that for all of the foregoing reasons, the Agency hereby agrees to authorize the review and, if appropriate, proposed amendment of the Riverhead East Main Street Urban Renewal Plan by consultants and special counsel selected in accordance with the MDDA; and be it further

RESOLVED, that the amendment of the Town of Riverhead East Main Street Urban Renewal Plan constitutes a Type I action pursuant to 6 NYCRR Part 617.4(b)(1); and be it further

RESOLVED, that since there are a number of redevelopment projects proposed for the East Main Street Urban Renewal Area, a Generic Environmental Impact Statement ("GEIS") should be prepared in connection with the review and amendment of the Riverhead East Main Street Urban Renewal Plan ("URP"); and be it further

RESOLVED, that the following are potentially involved agencies: the Town Board of the Town of Riverhead, and the Town Planning Board; and be it further

RESOLVED, that the Community Development Agency wishes to assume Lead Agency status in connection with the SEQRA review of the project, and be it further

RESOVLED, that the Community Development Agency directs that a Lead Agency coordination letter be circulated among the involved agencies together with a distribution package of a location map, and such other information as has been prepared to date regarding such review and amendment of the URP, and be it further

RESOLVED, that the Town Clerk is hereby directed to forward a copy of this resolution to Philip J. Cardinale, Chairman, Town of Riverhead Community Development Agency; Town of Riverhead Community Development Department, Andrea Lohneiss, Director; Town Attorney; Twomey, Latham, Shea, Kelley, Dubin, Reale and Quartararo, LLP; Riverhead Renaissance, LLC; Richard Hanley, Planning Director; and The Weber Law Group.

THE VOTE
Dunleavy yes ___ no ___ Bartunek yes ___ no ___
Blass yes ___ no ___ Densieski yes ___ no ___
Cardinale yes ___ no ___
THE RESOLUTION WAS ___ WAS NOT
THEREFORE DULY ADOPTED

09/19/06

Adopted

Town of Riverhead

Community Development Agency

Resolution # 10

A Resolution Calling a Public Hearing on the Agency's Designation of Riverhead Renaissance LLC as a Qualified and Eligible Sponsor for a Downtown Redevelopment Project

Member **COUNCILMAN DUNLEAVY** offered the following resolution,

which was seconded by Member **COUNCILMAN DENSIESKI** :

WHEREAS, the Town of Riverhead (the "Town") and the Town of Riverhead Parking District No. 1 (the "Parking District"), (collectively known as the "Municipal Entities") are the owners of land currently designated as parking facilities along the Peconic Riverfront south of Main Street and the Parking District is the owner of land on north side of Main Street currently designated as parking facilities (the two parcels of land collectively referred to as the "Project Parcels"); and

WHEREAS, Riverhead Renaissance LLC has submitted to the Town of Riverhead Community Development Agency (the "Agency") a proposal for the redevelopment of the Project Parcels, and the Agency is considering designating Riverhead Renaissance LLC the "qualified and eligible sponsor" (the "Sponsor") for said redevelopment, pursuant to the established rules and procedures provided by the Agency and in accordance with the requirements of General Municipal Law Sections 507(2)(d), which redevelopment is as depicted in the Downtown Riverfront Redevelopment Project Phase I Status Update on file in the Riverhead Town Clerk's Office; and

WHEREAS, the Agency believes the redevelopment is consistent with the purposes and objectives of the East Main Street Urban Renewal Plan for the East Main Street Improvement Area adopted by the governing board of the Agency on October 19, 1993 in that it will encourage the development and rehabilitation of buildings and structures that will enhance the physical appearance of the Town, stimulate economic development and promote tourist related activities within the East Main Street Improvement Area; and

WHEREAS, Sections 556(2) and 507(2)(d) of the General Municipal Law require that a public hearing, following at least ten (10) days public notice, be held by the Agency on the question of designating Riverhead Renaissance LLC the Sponsor for the redevelopment of the Project Parcels; and

WHEREAS, the Agency now desires to call a public hearing on the designation of Riverhead Renaissance LLC as a Sponsor for the redevelopment of the Project Parcels as depicted; and

WHEREAS, a majority of the Town Board of the Town of Riverhead, acting as Members of the Agency, will attend such public hearing, **NOW**

THEREFORE, BE IT RESOLVED, by the Members of the Agency, as follows:

Section 1. A public hearing will be held at Riverhead Town Hall, 200 Howell Avenue, in Riverhead, New York in said Town on October 3, 2006 at 7:35 P.M., Prevailing Time, on the question of designating Riverhead Renaissance LLC the Sponsor for the redevelopment of the Project Parcels as depicted in the Downtown Riverfront Redevelopment Project Phase I Status Update on file in the Riverhead Town Clerk's Office and consistent with the goals and objectives of the East Main Street Urban Renewal Plan for the East Main Street Improvement Area by encouraging the development and rehabilitation of buildings and structures that will enhance the physical appearance of the Town, stimulate economic development and promote tourist related activities within the East Main Street Improvement Area and to hear all persons interested in the subject thereof, concerning the same, and to take such action thereon as is required or authorized by law.

Section 2. The Secretary of the Agency is hereby authorized and directed to cause a copy of the Notice of Public Hearing hereinafter provided to be published once in the News-Review, the newspaper hereby designated as the official newspaper for this purpose and one having general circulation in, and available to residents of, the Town, such publication to be made not less than ten (10) days before the date designated for the hearing. The Secretary is hereby further authorized and directed to cause a copy of such Notice of Public Hearing to be posted in such places as she deems appropriate under the circumstances, such posting to be done not less than ten (10) days before the date designated for the hearing.

Section 3. The Notice of Public Hearing shall be in substantially the form attached:

THE VOTE

Dunleavy	<input checked="" type="checkbox"/>	yes	<input type="checkbox"/>	no	Bartunek	<input checked="" type="checkbox"/>	yes	<input type="checkbox"/>	no
Blass	<input checked="" type="checkbox"/>	yes	<input type="checkbox"/>	no	Densieski	<input checked="" type="checkbox"/>	yes	<input type="checkbox"/>	no
Cardinale	<input checked="" type="checkbox"/>	yes	<input type="checkbox"/>	no					

**THE RESOLUTION WAS WAS NOT
THEREFORE DULY ADOPTED**

NOTICE OF PUBLIC HEARING

TOWN OF RIVERHEAD COMMUNITY DEVELOPMENT AGENCY

TOWN OF RIVERHEAD, SUFFOLK COUNTY, NEW YORK

NOTICE IS HEREBY GIVEN that the Members of the Town of Riverhead Community Development Agency, Town of Riverhead, Suffolk County, New York (the "Agency"), will meet at the Town of Riverhead Town Hall, 200 Howell Avenue, in Riverhead, New York, in said Town, on October 3, 2006 at 7:35 P.M., Prevailing Time, for the purpose of conducting a public hearing on whether Riverhead Renaissance, LLC should be designated the "qualified and eligible sponsor" for the redevelopment of two parcels of land and the improvements located thereon on the north side of East Main Street, Riverhead, New York and along the Peconic Riverfront, both parcels currently being utilized as parking facilities as depicted in the Downtown Riverfront Redevelopment Project Phase I Status Update on file in the Riverhead Town Clerk's Office and consistent with the goals and objectives of the East Main Street Urban Renewal Plan for the East Main Street Improvement Area by encouraging the development and rehabilitation of a structure that will enhance the physical appearance of the Town, stimulate economic development and promote tourist related activities within the East Main Street Improvement Area.

At said public hearing the Members of the Agency will hear all persons interested in the subject matter thereof.

Dated: Riverhead, New York
September 21, 2006

BY ORDER OF THE MEMBERS OF THE TOWN OF RIVERHEAD
COMMUNITY DEVELOPMENT AGENCY, TOWN OF RIVERHEAD
SUFFOLK COUNTY, NEW YORK

By _____
Andrea H. Lohneiss
Secretary

Section 4. This resolution shall take effect immediately.

THEREFORE, BE IT FURTHER RESOLVED, that the Town Clerk shall provide a certified copy of this resolution to Community Development Director Andrea Lohneiss.

The Vote:

Member Bartunek
Member Blass
Chairman Cardinale

Member Dunleavy
Member Densieski

