

Minutes of a Community Development Meeting held by the Town Board of the Town of Riverhead at Town Hall, 200 Howell Avenue, Riverhead, New York, on Tuesday, August 17, 2004, at 2:00 p.m.

**Present:**

Philip Cardinale,	Chairman
Edward Densieski,	Member
Barbara Blass,	Member
Rose Sanders,	Member
George Bartunek,	Member

**Also Present:**

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

Chairman Cardinale called the meeting to order at 2:55 p.m.

Chairman Cardinale: "And open the meeting of the Community Development Agency. Andrea Lohneiss who is here and who is also in charge of getting those parks, at least two of them open. Would you call the #11 CDA resolution?"

Resolution #11

Andrea Lohneiss: "This resolution is the same as Resolution #10 which had been withdrawn that's-- that explains the new number. It was withdrawn a few meetings ago."

Chairman Cardinale: "Right."

Andrea Lohneiss: "This resolution does designate NF Management, Inc. as a qualified sponsor for the redevelopment of a parcel of land on Peconic Avenue for retail use."

Chairman Cardinale: "Great. Can we have a vote on that, please, Barbara, or Andrea, I guess, you are running this meeting in theory."

Andrea Lohneiss: "I think Member Sanders is offering the resolution."

Chairman Cardinale: "Oh, yes, could you move it?"

Member Sanders: "So moved."

Chairman Cardinale: "Who seconded it?"

Member Bartunek: "And seconded."

Chairman Cardinale: "Okay. We've got an offering and a second. Let's go."

Andrea Lohneiss: "Okay."

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

Member Densieski: "I'd just like to make a quick comment. The Supervisor alluded to all the improvements downtown. This is going to be really the first person to take advantage of turning their business completely around and having the front face the river. It's going to be quite an improvement for downtown. And I'm wholeheartedly going to support it. I vote yes."

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

Chairman Cardinale: "Yeah. Like Ed, I am excited about this project and we expect to sign contracts quickly. They're all prepared. Are they signed yet incidentally? We're about to sign them after this is passed and Mister- NF Management is going to get moving and I'm excited about that prospect, too. So I vote yes."

Andrea Lohneiss: "That's right. Mr. Dickoff is principal of NF Management, has purchased a piece of property adjacent to a town piece- "

Chairman Cardinale: "Right."

Andrea Lohneiss: "This was a subject of a hearing quite a few months ago to sell him 10- a 10 foot piece of the town's property which was in the name of the CDA to augment his project."

Chairman Cardinale: "Right. It's simply a 10 foot which we're going to retain an easement over for a sidewalk portion of it as I recall and, therefore, it's a small piece in his grand plan."

Andr ea Lohneiss: "That's the subject of the contract."

Chairman Cardinale: "Right. Thank you. Okay. I'm going to end- or close the CDA meeting at 2:59."

Meeting closed: 2:59 p.m.

*Barbara Hutton*  
*Town Clerk*

8/17/04

**Adopted**

Town of Riverhead

Community Development Agency

Resolution # 11

A Resolution Designating NF Management, Inc. as a Qualified and Eligible Sponsor for the Redevelopment of 1,800 Square Feet of Vacant Land Fronting on Peconic Avenue in Downtown Riverhead and Authorizing the Sale by the Agency of Said Land to NF Management, Inc. for Redevelopment Consistent with the Goals and Objectives of the Urban Renewal Plan

Member Sanders offered the following resolution,

which was seconded by Member Bartunek:

**WHEREAS**, the Town of Riverhead Community Development Agency (the "Agency") is the owner of a parcel of vacant land located on the east side of Peconic Avenue, Riverhead, New York said property being more particularly bounded and described on "Schedule A" annexed hereto and made a part hereof, (the "Premises"); and

**WHEREAS**, there has been submitted to the Agency a proposal for, and the Agency is considering, (i) designating NF Management, Inc. the "qualified and eligible sponsor" (the "Sponsor"), pursuant to Section 507(2)(c) and (d) of the General Municipal Law and in accordance with the established rules and procedures provided by the Agency, for the redevelopment of the Premises consistent with the purposes of the Urban Renewal Plan adopted by the governing board of the Agency on October 19, 1993; and (ii) selling the Premises, pursuant to Sections 507(2)(d), 556(2) and 968(b) of the General Municipal Law, to NF Management, Inc. pursuant to a certain Agreement of Sale by and between the Agency and NF Management, Inc., a draft of which Agreement of Sale is on file in the Office of the Town Clerk of the Town of Riverhead and is available for public inspection during regular business hours (the "Agreement of Sale"), for \$10,000 for redevelopment by NF Management, Inc. consistent with the goals and objectives of the 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; and

**WHEREAS**, Sections 556(2), 507(2)(c) and (d) and 968(b) 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 NF Management, Inc. the Sponsor for the redevelopment of the Premises and selling said Premises to NF Management, Inc.; and

**WHEREAS**, the Agency, pursuant to Article 8 of the Environmental Conservation Law and the regulations promulgated thereunder by the State Department of Environmental Conservation ("SEQRA"), declared itself "lead agency," by Resolution #473 dated June 1, 2004 for the sale of the Premises to NF Management, Inc., determined such sale of the Premises to be an Unlisted Action pursuant to SEQRA, caused to be prepared therefore an Environmental Assessment Form pursuant to SEQRA and determined that such sale of the Premises is without significant adverse impacts to either the natural or social environment and that an Environmental Impact Statement need not be prepared pursuant to SEQRA; and

**WHEREAS**, on June 15, 2004, the Agency duly held said public hearing on the designation of NF Management, Inc. as Sponsor for the redevelopment of the Premises and the sale of the Premises by the Agency to NF Management, Inc., as Sponsor, after the requisite public notice; and

**WHEREAS**, a majority of the Town Board of the Town of Riverhead, acting as Members of the Agency, attended such public hearing;

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

Section 1. Based upon the public hearing held at Riverhead Town Hall, 200 Howell Avenue, Riverhead, New York in said Town on June 15, 2004 at 2:10 P.M., Prevailing Time, and upon all supplemental documentation and information received by the Agency on the question of designating NF Management, Inc. the Sponsor for the redevelopment of the Premises and the sale of the Premises by the Agency to NF Management, Inc., it is hereby determined to designate NF Management, Inc. the Sponsor pursuant to Section 507(2)(d) of the General Municipal Law for the redevelopment of the Premises.

Section 2. The form and substance of the Agreement of Sale (in substantially the form presented at this meeting) are hereby approved.

Section 3. Based upon the public hearing held at Riverhead Town Hall, 200 Howell Avenue, Riverhead, New York in said Town on June 15, 2004 at 2:10 P.M., Prevailing Time, and upon all supplemental documentation and information received by the Agency on the question of designating NF Management, Inc. the Sponsor for the redevelopment of the Premises and the sale of the Premises by the Agency to NF Management, Inc., the sale of the Premises by the Agency to NF Management, Inc. is hereby authorized in accordance with Section 507(2)(d), 556(2) and 968(b) of the General Municipal Law and in accordance with the terms of the Agreement of Sale.

Section 4. The Chairman of the Agency is hereby authorized, on behalf of the Agency, to execute and deliver the Agreement of Sale and to execute and deliver such other documents and certificates, including a deed to the Premises, as may be necessary or convenient to properly effectuate the sale of the Premises by the Agency to NF Management, Inc. in accordance with this Resolution and the Agreement of Sale and the Secretary of the Agency is hereby authorized to affix the seal of the Agency thereto and to attest the same, where necessary.

Section 5. The Chairman of the Agency is hereby authorized and directed to distribute copies of this Resolution to NF Management, Inc. and to do such further things and perform such acts as may be necessary or convenient to implement the provisions of this Resolution and the Agreement of Sale.

Section 6. This Resolution shall take effect immediately.

**The Vote:**

Member Bartunek  
Member Sanders  
Member Blass  
Member Densieski  
Chairman Cardinale

Yes  
Yes  
Yes  
Yes  
Yes

## SCHEDULE A

ALL that certain plot, piece or parcel of land, with buildings and improvements thereon erected, situate, lying and being in the hamlet of Riverhead, Town of Riverhead, County of Suffolk and State of New York, known and more particularly bound and described as follows:

BEGINNING at a point at the southeast corner of the intersection of the southerly side of East Main Street (NYS Route 25) and the easterly side of Peconic Avenue and proceeding in a southerly direction along the easterly side of a concrete sidewalk that runs along the easterly side of Peconic Avenue South 15 Degrees 27 Minutes 30 Seconds West for a distance of 195.92 feet to the true point or place of BEGINNING.

RUNNING THENCE South 73 Degrees 51 Minutes 00 Seconds East 172.23 feet;

RUNNING THENCE South 08 Degrees 07 Minutes 00 Seconds East 12.68 feet;

RUNNING THENCE North 73 Degrees 02 Minutes 40 Seconds West along the southerly side of a concrete sidewalk 177.34 feet to the easterly side of a concrete sidewalk that runs along the easterly side of Peconic Avenue;

RUNNING THENCE along the easterly side of said concrete sidewalk that runs along the easterly side of Peconic Avenue North 15 Degrees 27 Minutes 30 Seconds East 9.08 feet to the point or place of BEGINNING.