

Minutes of a Community Development Agency Town Board Meeting held by the Town Board of the Town of Riverhead at Town Hall, 200 Howell Avenue, Riverhead, New York, on Tuesday, November 18, 2003, at 7:00 p.m.

**Present:**

Robert Kozakiewicz,	Chairman
Edward Densieski,	Member
James Lull,	Member
Barbara Blass,	Member
Rose Sanders,	Member

**Also Present:**

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

Supervisor Kozakiewicz: "I see Andrea is here. Time being 8:03 p.m. and call the order the CDA portion of the Town Board meeting. Thank you, Andrea."

Resolution #23

Andrea Lohneiss: "Resolution 23 calls a public hearing regarding a 15 year extension of non-exclusive runway use agreement with Sky Dive Long Island also known as Altitude Express."

Chairman Kozakiewicz: "Is there a motion?"

Member Lull: "So moved."

Chairman Kozakiewicz: "Is there a second?"

Member Densieski: "Second."

Chairman Kozakiewicz: "Moved and seconded."

Andrea Lohneiss: "Who was that? Councilman Densieski?"

Chairman Kozakiewicz: "Lull and Densieski on the second."

The Vote: "Sanders, yes; Blass, yes; Densieski, yes; Lull, yes; Kozakiewicz."

Chairman Kozakiewicz: "Yes, to calling a public hearing."

Andrea Lohneiss: "Okay, the resolution is adopted. The hearing is scheduled for December 16<sup>th</sup>."

Chairman Kozakiewicz: "That's correct."

Andrea Lohneiss: "At 2:10."

Chairman Kozakiewicz: "Yeah, we have an afternoon meeting, the second meeting in December. Any other questions?"

Andrea Lohneiss: "That concludes the business of the CDA."

Chairman Kozakiewicz: "Thank you so much. The time being 8:04 we adjourn the CDA."

Meeting adjourned: 8:04 p.m.

*Barbara Stanton*  
Town Clerk

## COMMUNITY DEVELOPMENT AGENCY RESOLUTION # 23

At a regular meeting of the Members of the Town of Riverhead Community Development Agency, Town of Riverhead, Suffolk County, New York, held at the Town of Riverhead Town Hall, 200 Howell Avenue, Riverhead, New York, in said Town, on November 18, 2003 at 7:00p.m.

The meeting was called to order by Supervisor Kozakiewicz and upon roll being called, the following were

PRESENT: Supervisor Robert Kozakiewicz  
Councilwoman Rose Sanders  
Councilwoman Barbara Blass  
Councilman Edward Densieski  
Councilman James Lull

ALSO PRESENT: Town Clerk, Barbara Grattan  
Town Attorney, Dawn Thomas

ABSENT:

The following resolution was offered by member COUNCILMAN LULL, who moved its adoption, seconded by Member COUNCILMAN DENSIESKI to-wit;

COMMUNITY DEVELOPMENT AGENCY RESOLUTION #

RESOLUTION DATED NOVEMBER 18, 2003.

A RESOLUTION CALLING A PUBLIC HEARING ON THE AGENCY'S DESIGNATION OF ALTITUDE EXPRESS, D/B/A SKYDIVE LONG ISLAND, INC., AS A QUALIFIED AND ELIGIBLE SPONSOR FOR THE NON-EXCLUSIVE LEASING OF THE SO-CALLED EASTERN RUNWAY AND THE AIRCRAFT TIE DOWN AREA ADJACENT THERETO AT THE FORMER NAVAL WEAPONS INDUSTRIAL RESERVE PLANT, CALVERTON AND FOR THE NON-EXCLUSIVE LEASING BY THE AGENCY OF SUCH PROPERTY TO SKYDIVE LONG ISLAND, INC., FOR USE BY SKYDIVING SERVICES TO THE PUBLIC

WHEREAS, the Town of Riverhead Community Development Agency (the "Agency") is the owner of an approximately 2,450 acre parcel of land, together with the buildings, runways and aircraft tie down areas located thereon, in Riverhead, which land is known as the former Naval Weapons Industrial Reserve Plant, Calverton (the "Calverton Site") a portion of which Calverton Site is located within an Empire zone duly designated as such pursuant to the New York State Economic Development Zones Act, being Article 18-B of the General Municipal Law; and

WHEREAS, there has been submitted to the Agency a proposal for, and the Agency is considering, (i) designating Altitude Express, d/b/a Skydive Long Island, Inc. ("Skydive Long Island") 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 non-exclusive leasing of the so-called eastern runway and the aircraft tie down area adjacent thereto of the Calverton Site, (the "Property"), and (ii) leasing the Property, on a non-exclusive basis, pursuant to Sections 507(2)(d), 556(2) and 968(b) of the General Municipal Law, to Skydive Long Island for a period of approximately fifteen years for an initial monthly rental of \$2,000

per month for use by Skydive Long Island in providing skydiving services to the public;  
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 days public notice, be held by the Agency on the question of designating Skydive Long Island the sponsor for such leasing of the property and the leasing of the Property by the Agency to Skydive Long Island; and

WHEREAS, the Town of Riverhead (the "Town"), pursuant to Article 8 of the Environmental Conservation Law and the regulations promulgated thereunder by the State Department of Environmental Conservation ("SEQRA") has by Resolution Number 614 of 1998 accepted a final generic Environmental Impact Statement upon the redevelopment of the Calverton Site and has further adopted a Findings Statement contemplating the use of the Property for such aircraft use; and

WHEREAS, the Agency, pursuant to SEQRA, has declared itself "lead agency" for such leasing the Property to and such proposed use of the property by Skydive Long Island, has determined that such leasing of the property and such proposed use is in conformance with such Findings Statement resulting from such Generic Environmental Impact Statement, and that such leasing of the Property and such proposed use is an "Unlisted Action" under SEQRA without a significant impact upon either the natural or social environment; and

WHEREAS, the Agency now desires to call a public hearing on the designation of Skydive Long Island as the sponsor for such leasing of the Property and for such leasing of the Property by the Agency to Skydive Long Island; and

WHEREAS, a majority of the Town Board of the Town, 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 the Town Hall, 200 Howell Avenue, Riverhead, New York, in said Town on December 16, 2003 at 2:10p.m., on the question of designating Skydive Long Island the sponsor for the non-exclusive leasing of the Property and for the non-exclusive leasing of the Property by the Agency to Skydive Long Island for use by Skydive Long Island in providing skydiving services to the public, 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 *Traveler Watchman*, 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 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 days before the date designated for the hearing.

Section 3. The notice of public hearing shall be in substantially the form attached:

Section 4. This resolution shall take effect immediately.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call which resulted as follows:

\_\_\_\_\_ VOTING \_\_\_\_\_  
\_\_\_\_\_ VOTING \_\_\_\_\_  
\_\_\_\_\_ VOTING \_\_\_\_\_  
\_\_\_\_\_ VOTING \_\_\_\_\_  
\_\_\_\_\_ VOTING \_\_\_\_\_

The resolution was thereupon declared duly adopted.

**THE VOTE**

**Sanders**  Yes  No

**Blass**  Yes  No

**Densieski**  Yes  No

**Lull**  Yes  No

**Kozakiewicz**  Yes  No

**The Resolution Was**  **Was Not**   
**Thereupon Duly Declared Adopted**



STATE OF NEW YORK    )  
                                  ) ss:  
COUNTY OF SUFFOLK    )

I, the undersigned Secretary of the Town of Riverhead Community Development Agency, Town of Riverhead, Suffolk County, New York. DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the members of said Agency, including the resolution contained therein, held on \_\_\_\_\_, with the original thereof on file in my office, and that the same is a true and correct transcript therefrom and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all members of said Agency had due notice of said meeting.

I FURTHER CERTIFY that, pursuant to Section 103 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public.

I FURTHER CERTIFY that, PRIOR to the time of said meeting, I duly caused a public notice of the time and place of said meeting to be given to the following newspapers and/or other news media as follows:

Newspaper and/or other news media

Date given

Traveler Watchman

November 18, 2003

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, Riverhead, New York, in said town, on December 16, 2003 at 2:10p.m., for the purpose of conducting a public hearing on whether Altitude Express, d/b/a Skydive Long Island ("Skydive Long Island"), should be designated the "qualified and eligible sponsor" for the non-exclusive leasing of the so-called eastern runway and the aircraft tie down area adjacent thereto at the Agency-owned Calverton Site, being the former Naval Weapons Industrial Reserve Plant, Calverton (the "Calverton Site"), (the "Property"), and whether the property should be leased, on a non-exclusive basis, to Skydive Long Island for a period of approximately fifteen years for an initial monthly rental of \$2,000 per month for use by the Skydive Long Island in providing skydiving services to the public.

The Town of Riverhead (the "Town"), pursuant to Article 8 of the Environmental Conservation Law and the regulations promulgated thereunder by the State Department of Environmental Conservation ("SEQRA") has by Resolution Number 614 of 1998 accepted a final generic Environmental Impact Statement upon the redevelopment of the Calverton Site and has further adopted a Findings Statement contemplating the use of the Property for such aircraft use.

The Agency, pursuant to SEQRA, has declared itself "lead agency" for such leasing of the Property to and proposed use of the Property by Skydive Long Island,

determined that such leasing of the Property and such proposed use is in conformance with such Findings Statement resulting from such Generic Environmental Impact Statement, and that such leasing of the Property and such proposed use is an "Unlisted Action" under SEQRA without a significant impact upon either the natural or social environment.

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

Dated: Riverhead, New York  
November 18, 2003

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