

SPECIAL TOWN BOARD MEETING  
DECEMBER 14, 2004

- Res. #1134 Accepts Resignation of Lieutenant (Patrick R. Mulcahy)
- Res. #1135 Approves Stipulation of Settlement
- Res. #1136 Appoints Architectural Firm (Gary Jacquemin AIA)
- Res. #1137 Authorizes Town Clerk to Post and Publish Notice for Public Hearing Regarding a Local Law to Amend Chapter f13 (Conservation Advisory Council) of the Riverhead Town Code
- Res. #1138 Approves Request for Leave of Absence (Joseph Slavonik)
- Res. #1139 Releases Irrevocable Letters of Credit MIVILA of New York, Inc.
- Res. #1140 Adopts a Local Law Repealing Certain Sections of Chapter 108 Entitled, "Zoning" of the Riverhead Town Code (Business B, Business C, Business D, Business G, Defense Institutional)
- Res. #1141 Authorizes Town Clerk to Publish and Post Public Notice to Consider Supplemental Generic Environmental Impact Statement (Transfer of Development Rights)
- Res. #1142 '04 Corwin Benjamin Carriage House Project Budget Adjustment
- Res. #1143 Authorizes Town Clerk to Publish and Post Public Notice to Consider a Local Law to Amend Chapter 108 Entitled, "Zoning" of the Riverhead Town Code (Transfer of Development Rights)
- Res. #1144 Determines Environmental Significance and Grants Approval of the Comprehensive Development Plan for Former Calverton naval Weapons Industrial Reserve Plant (Calverton Camelot; M-GBC, LLC)

# Adopted

## TOWN OF RIVERHEAD

Resolution #1134

### ACCEPTS RESIGNATION OF LIEUTENANT

COUNCILWOMAN BLASS offered the following resolution, which was  
seconded by COUNCILMAN BARTUNEK.

WHEREAS, Chief of Police David J. Hegermiller has received a letter of resignation submitted by Lieutenant Patrick R. Mulcahy, effective December 10, 2004.

NOW, THEREFORE, BE IT RESOLVED that the letter of resignation submitted by Patrick R. Mulcahy is accepted.

BE IT FURTHER RESOLVED, that the Town Clerk be and is hereby authorized to forward a certified copy of this resolution to Patrick R. Mulcahy, the Chief of Police and the Office of Accounting.

THE VOTE

Bartunek  yes \_\_\_ no Sanders  *absent* \_\_\_ no

Blass  yes \_\_\_ no Densieski  yes \_\_\_ no

Cardinale  yes \_\_\_ no

THE RESOLUTION  WAS \_\_\_ WAS NOT  
THEREFORE DULY ADOPTED

**Adopted**

**TOWN OF RIVERHEAD**

**APPROVES STIPULATION OF SETTLEMENT**

**RESOLUTION # 1135**

**COUNCILWOMAN BLASS**

\_\_\_\_\_ offered the following resolution ,  
which was seconded by **COUNCILMAN DENSIESKI** \_\_\_\_\_.

**WHEREAS**, a stipulation of settlement dated December 14, 2004, has been conditionally agreed to by an employee, the CSEA and the Town.

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board hereby ratifies this stipulation of settlement and reinstates employee to the payroll upon successful completion of all conditions as specified.

**BE IT FURTHER RESOLVED**, that the Town Clerk be, and is hereby, directed to forward a Certified Copy of this Resolution to the Office of Accounting.

**THE VOTE**

Bartunek <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Blass <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sanders <sup>absent</sup> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Densieski <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Cardinale <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

DECEMBER 14, 2004

# Adopted

TOWN OF RIVERHEAD

APPOINTS ARCHITECTUAL FIRM

RESOLUTION # 1136

COUNCILMAN BARTUNEK

offered the following resolution,

which was seconded by

COUNCILWOMAN BLASS

**WHEREAS**, the Town of Riverhead presently retains various professional consultants, appraisers and legal representation; and

**WHEREAS**, the Town Engineering Department has requested that Gary Jacquemin AIA be placed on the approved list of professional consultants; and

**NOW, THEREFORE, BE IT RESOLVED**, that Gary Jacquemin AIA be added to the approved list of professional consultants and the following billable rates are hereby approved:

Principal	\$150/hr
Senior Associate	95/hr
Assistant	45/hr

**BE IT FURTHER, RESOLVED**, that the Town Clerk be, and is hereby, directed to forward a Certified Copy of this Resolution to Gary Jacquemin, AIA, 115 Griffing Avenue, Riverhead, NY 11901, the Engineering Department and the Office of Accounting.

**THE VOTE**

Bartunek  Yes  No

Blass  Yes  No

*absent*  
Sanders  Yes  No

Densieski  Yes  No

Cardinale  Yes  No

12/14/04

# Adopted

TOWN OF RIVERHEAD

Resolution # 1137

**AUTHORIZES TOWN CLERK TO POST AND PUBLISH PUBLIC NOTICE FOR PUBLIC HEARING REGARDING A LOCAL LAW TO AMEND CHAPTER 13 (CONSERVATION ADVISORY COUNCIL) OF THE RIVERHEAD TOWN CODE**

COUNCILMAN DENSIECKI offered the following resolution,

**COUNCILMAN BARTUNEK**  
which was seconded by \_\_\_\_\_:

**RESOLVED**, that the Town Clerk be and is hereby authorized to post and publish the attached public notice to consider a local law to amend Chapter 13 entitled, "Conservation Advisory Council" of the Riverhead Town Code once in the December 16th, 2004 issue of News Review, the newspaper hereby designated as the official newspaper for this purpose, and to post same on the signboard in Town Hall; and be it further

**RESOLVED**, that the Town Clerk shall provide a certified copy of this resolution to the Building Department; the Planning Board; the Planning Department and the Office of Accounting.

THE VOTE *absent*

Bartunek  yes \_\_\_ no Sanders  yes \_\_\_ no

Blass  yes \_\_\_ no Densieski  yes \_\_\_ no

Cardinale  yes \_\_\_ no

THE RESOLUTION ~~WAS~~ WAS NOT  
THEREFORE DULY ADOPTED

**TOWN OF RIVERHEAD  
NOTICE OF PUBLIC HEARING**

**PLEASE TAKE NOTICE** that a public hearing will be held on the 29<sup>th</sup> day of December 2004 at 2:20 pm, at Riverhead Town Hall, 200 Howell Avenue, Riverhead, New York to hear all interested persons to consider a local law to amend replace Chapter 13 entitled "Conservation Advisory Council " of the Riverhead Town Code as follows:

§ 13-2. Membership.

Such Council shall consist of seven (7) ~~nine (9)~~ members to be appointed by the Town Board of the Town of Riverhead.

Dated: Riverhead, New York  
December 14, 2004

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF RIVERHEAD**

**BARBARA GRATTAN**, Town Clerk

DECEMBER 14, 2004

# Adopted

## TOWN OF RIVERHEAD

### APPROVES REQUEST FOR LEAVE OF ABSENCE

RESOLUTION # 1138

COUNCILWOMAN BLASS

offered the following resolution,

which was seconded by ~~COUNCILMAN DENESKI~~

**WHEREAS**, Joseph Slavonik, Automotive Equipment Operator, has requested a 6-month, non-paid leave of absence from the Town Board; and

**WHEREAS**, after careful consideration, the Town Board has granted a 3-month leave of absence.

**NOW, THEREFORE, BE IT RESOLVED**, that Joseph Slavonik's request for a non-paid leave of absence from December 13, 2004 through March 13, 2005 is hereby approved subject to the following condition(s):

(1) To facilitate the proper functioning of the Town offices, the employee shall submit written notice to the Town Supervisor of his intent to return to work, resign, retire or other relief at least thirty (30) days prior to the expiration of the leave of absence, and

**BE IT FURTHER, RESOLVED**, that the Town Clerk be, and is hereby, authorized to forward a Certified Copy of this Resolution to Joseph Slavonik, the Highway Department, and the Office of Accounting.

#### THE VOTE

Bartunek  Yes  No

Sanders <sup>absent</sup>  Yes  No

Blass  Yes  No

Densieski  Yes  No

Cardinale  Yes  No

# Adopted

## TOWN OF RIVERHEAD

Resolution # 1139

### RELEASES IRREVOCABLE LETTERS OF CREDIT MIVILA OF NEW YORK, INC.

COUNCILMAN DENSIESKI offered the following resolution, was seconded by

COUNCILMAN BARTUNEK :

**WHEREAS**, Mivila of New York, Inc. has posted JP Morgan Chase Bank Stand By Irrevocable Letter of Credit #T-249287 the amount of \$250,000.00 representing security for the repayment of a promissory note of equal amount made payable to the Town of Riverhead which promissory note obligated Mivila of New York, Inc. to repay a loan made to it from the Town of Riverhead for the construction of a railroad spur at EPCAL; and

**WHEREAS**, on December 2, 2004, the Town Board determined not to go forward with the railroad spur project and no longer requires the aforementioned security and promissory note, and

**WHEREAS**, the principal of Mivila of New York, Inc. has requested that the Town release it from its obligations under the promissory note and that the Town of Riverhead release the standby letter of credit it provided as security therefor.

**NOW THEREFORE BE IT RESOLVED**, that the Town Board of the Town of Riverhead hereby approves the release of JP Morgan Chase Bank Stand By Irrevocable Letter of Credit #T-249287 the amount of \$250,000.00; and be it further

**RESOLVED**, that the Town further releases Ted Laoudis and/or Mivila of New York from its obligations under the aforementioned promissory note dated June 2004, and be it further

**RESOLVED**, that the Town Clerk be and is hereby authorized to forward a copy of this resolution to Mivila of New York, Inc., 4062-601 Grumman Blvd., Calverton, NY 11933, JP Morgan Chase Bank, attn. Joseph Borello, 10420 Highland Manor Drive, 4<sup>th</sup> Floor, Tampa, FL, 33610, CDA and the Office of Accounting.

**THE VOTE**

Bartunek	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	Sanders	<input 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		<input type="checkbox"/> yes	<input type="checkbox"/> no

*absent*  
*absent*

THE RESOLUTION  WAS  WAS NOT  
THEREFORE DULY ADOPTED



Adopted

Special Board Meeting  
12/14/04

TOWN OF RIVERHEAD

Resolution # 1140

**ADOPTS A LOCAL LAW REPEALING CERTAIN SECTIONS OF CHAPTER 108  
ENTITLED, "ZONING" OF THE RIVERHEAD TOWN CODE  
(Business B, Business C, Business D, Business G, Defense Institutional)**

Councilwoman Blass offered the following resolution, was seconded by

Councilman Bartunek :

**WHEREAS**, the Town Clerk was authorized to publish and post a public notice to hear all interested persons to consider a local law to repeal certain sections of the Chapter 108 entitled, "Zoning" of the Riverhead Town Code specifically, Business B, Business C, Business D, Business G, Defense Institutional; and

**WHEREAS**, a public hearing was held on the 19<sup>th</sup> day of October, 2004 at 7:00 o'clock p.m. at the Riverhead Town Hall, 200 Howell Avenue, Riverhead, New York, the date, time and place specified in said public notice, and all persons wishing to be heard were heard, and

**WHEREAS**, the proposed local law was referred to the Suffolk County Planning Commission in accordance with General Municipal Law §239-m,

**NOW THEREFORE BE IT RESOLVED**, that the proposed Local Law is a Type I action pursuant to 6 NYCRR §617.4(b)(2) but that no further State Environmental Quality Review compliance is required because the adoption of the subject Local Law is being carried out in conformance with the conditions and thresholds established for such action in the Generic Environmental Impact Statement prepared and accepted for the Town of Riverhead Comprehensive Plan and its Findings Statement on November 3, 2003, and be it further

**RESOLVED**, that a local law to amend Chapter 108 entitled, "Zoning" of the Riverhead Town Code is hereby adopted as specified in the attached notice of adoption; and be it further

**RESOLVED**, that the Town Clerk be and is hereby authorized to publish

the attached notice of adoption once in the News Review newspaper and to post same on the signboard at Town Hall; and be it further

**RESOLVED**, that the Town Clerk be and is hereby authorized to forward a certified copy of this resolution to the Riverhead Planning Board; the Riverhead Planning Department; the Riverhead Building Department and the Office of the Town Attorney.

*absent*

**THE VOTE**

Bartunek  yes \_\_\_ no Sanders \_\_\_ yes \_\_\_ no  
Blass  yes \_\_\_ no Densieski  yes \_\_\_ no  
Cardinale  yes \_\_\_ no

THE RESOLUTION  WAS \_\_\_ WAS NOT  
THEREFORE DULY ADOPTED

**TOWN OF RIVERHEAD  
NOTICE OF ADOPTION**

**PLEASE TAKE NOTICE**, that the Town Board of the Town of Riverhead adopted a local law repealing, in their entirety, the following sections of the Riverhead Town Code: Business B, (108-34) Business C (108-39), Business D (108-42), Business G (108-134), Defense Institutional (108-47) at a special meeting held on December 14, 2004.

Dated: Riverhead, New York  
December 14, 2004

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF RIVERHEAD**

**BARBARA GRATTAN**, Town Clerk

12/14/04

# Adopted

## TOWN OF RIVERHEAD

Resolution # 1141

### AUTHORIZES TOWN CLERK TO PUBLISH AND POST PUBLIC NOTICE TO CONSIDER SUPPLEMENTAL GENERIC ENVIRONMENTAL IMPACT STATEMENT (Transfer of Development Rights)

COUNCILMAN BARTUNEK

offered the following resolution, was seconded by

COUNCILWOMAN BLASS :

**RESOLVED**, the Town Clerk is hereby authorized to publish and post the attached public notice to consider the merits of the Supplemental Generic Environmental Impact Statement supporting the Town of Riverhead Transfer of Development Rights Local Law once in the December 16, 2004 issue of the News Review, the newspaper hereby designated as the official newspaper for this purpose, and also to cause a copy of the proposed local law to be posted on the sign board of the Town; and be it further

**RESOLVED**, that the Town Clerk be and is hereby directed to forward a copy of this resolution to the Riverhead Planning Department; the Riverhead Planning Board; the Riverhead Building Department and the Office of the Town Attorney.

	THE VOTE			
Bartunek	✓ yes	no	San	yes no
Blass	✓ yes	no	Densieski	yes no
Cardinale	✓ yes	no		

absent

THE RESOLUTION ~~WAS~~ WAS NOT THEREFORE DULY ADOPTED

**TOWN OF RIVERHEAD  
PUBLIC NOTICE**

**PLEASE TAKE NOTICE** that a public hearing will be held before the Town Board of the Town of Riverhead at 200 Howell Avenue, Riverhead, New York on the 29th day of December, 2004 at 2:15 o'clock p.m. to consider the merits of the Supplemental Generic Environmental Impact Statement supporting the Town of Riverhead Transfer of Development Rights Local Law pursuant to 6 NYCRR Parts 617.9 (a)(4)(i) and 617.10 (d)(4).

Dated: Riverhead, New York  
December 14, 2004

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF RIVERHEAD**

**BARBARA GRATTAN, Town Clerk**

DECEMBER 14, 2004

Adopted

TOWN OF RIVERHEAD

'04 CORWIN BENJAMIN CARRIAGE HOUSE PROJECT

BUDGET ADJUSTMENT

RESOLUTION # 1142

COUNCILMAN DENSIECKI

offered the following resolution,

which was seconded by

COUNCILWOMAN BLASS

**BE IT RESOLVED**, that the Supervisor be, and is hereby, authorized to establish the following budget adjustment:

	<u>FROM</u>	<u>TO</u>
406.075200.481000.40118 TRANSFER FROM GENERAL FUND	\$16,000	
406.075200.543505.40118 ARCHITECTUAL SERVICES		\$16,000

THE VOTE

Bartunek  Yes  No

Sanders  Yes  No *absent*

Blass  Yes  No

Densieski  Yes  No

Cardinale  Yes  No

# Adopted

## TOWN OF RIVERHEAD

Resolution # 1143

**AUTHORIZES TOWN CLERK TO PUBLISH AND POST PUBLIC NOTICE TO CONSIDER A LOCAL LAW TO AMEND CHAPTER 108 ENTITLED, "ZONING" OF THE RIVERHEAD TOWN CODE (Transfer of Development Rights)**

Councilwoman Blass offered the following resolution, was seconded by

Councilman Densieski :

**RESOLVED**, the Town Clerk be and is hereby authorized to publish and post the attached public notice to consider a local law to amend Chapter 108 entitled, "Zoning" of the Riverhead Town Code (Transfer of Development Rights) once in the December 16, 2004 issue of the News Review, the newspaper hereby designated as the official newspaper for this purpose, and also to cause a copy of the proposed local law to be posted on the sign board of the Town; and be it further

**RESOLVED**, that the Town Clerk be and is hereby directed to forward a copy of this resolution to the Riverhead Planning Department; the Riverhead Planning Board; the Riverhead Building Department and the Office of the Town Attorney.

THE VOTE

Bartunek <input checked="" type="checkbox"/> yes <input type="checkbox"/> no	Sanders <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

**TOWN OF RIVERHEAD  
PUBLIC NOTICE**

**PLEASE TAKE NOTICE**, that a public hearing will be held on the 29th day of December, 2004 at 2:10 p.m. at Riverhead Town Hall, 200 Howell Avenue, Riverhead, New York, to consider a local law to amend Chapter 108 of the Riverhead Town Code entitled, "Zoning" to provide for the Transfer of Development Rights Local Law pursuant to Section 261-a of the Town Law.

The text and map of the proposed Transfer of Development Rights Local Law will be available for public inspection at the Office of the Town Clerk, 200 Howell Avenue, Riverhead, New York, on the 17<sup>th</sup> day of December, 2004, between the hours of 8:30 a.m. and 4:30 p.m.

Dated: Riverhead, New York  
December 14, 2004

**BY ORDER OF THE BOARD  
OF THE TOWN OF RIVERHEAD**

**BARBARA GRATTAN**, Town Clerk



Adopted

Special Board Meeting

December 14, 2004

TOWN OF RIVERHEAD

Resolution # 1144

**DETERMINES ENVIRONMENTAL SIGNIFICANCE AND GRANTS APPROVAL OF THE COMPREHENSIVE DEVELOPMENT PLAN FOR FORMER CALVERTON NAVAL WEAPONS INDUSTRIAL RESERVE PLANT (CALVERTON CAMELOT; M-GBC, LLC)**

COUNCILMAN BARTUNEK

\_\_\_\_\_ offered the following resolution which

was seconded by \_\_\_\_\_

COUNCILWOMAN BLASS

**WHEREAS**, the Riverhead Town Board is in receipt of an amended special permit from Calverton-Camelot (M-GBC, LLC) for approval of a Comprehensive Development Plan (the "CDP") as prepared by Cameron Engineering and Associates, LLP, dated October, 2004 pursuant to Article XXXXIII, Planned Industrial Park District, Chapter 108, Section 108-228 respecting the former Calverton Naval Weapons Industrial Reserve Plant, Calverton, New York, and

**WHEREAS**, the Town Board has referred the matter to the Riverhead Planning Board for its report and recommendation, and

**WHEREAS**, the Riverhead Planning Board has a concurrent application for a major subdivision of the subject real property, and

**WHEREAS**, a public hearing was held on December 7, 2004 in order to hear the comments of interested parties upon the Comprehensive Development Plan, and

**WHEREAS**, by resolution dated December 2, 2004 the Town of Riverhead Planning Board did recommend Town Board approval of same as modified to include the following design parameters:

- i. That all roadways within the subject property shall have a minimum pavement width of 24 linear feet;
- ii. That all deteriorated concrete pavement must be reconstructed by partial or full depth repairs to the satisfaction of the consulting engineer to the Planning Board;
- iii. That all deteriorated asphalt pavement areas shall be repaired or reconstructed to the satisfaction of the consulting engineer to the Planning Board;
- iv. That concrete curbing and sidewalks will not be required except that curbed island areas are installed along Burman Boulevard and at intersections to delineate the traveled way, and that such curbed islands be made part of the contemplated subdivision preliminary plat;

- v. That an agreement between Calverton-Camelot and the Town of Riverhead be reached in order to allow the existing drainage network to function regardless of property ownership and that necessary drainage easements are secured;
- vi. That an agreement between Calverton-Camelot and the Town of Riverhead be reached to determine the future locations of public utility lines and easements;
- vii. That street lights and signage be provided at roadway intersections and cul-de-sacs to the satisfaction of the Town of Riverhead Planning Board;
- viii. That all roadways within the subdivision shall be offered for dedication to the Town of Riverhead subsequent to all improvements being made to the satisfaction of the Riverhead Planning Board and the Superintendent of Highways;
- ix. That the Town Board shall call such hearings as may be required for the extension of the Riverhead Water District and the Calverton Sewer District;
- x. All new utilities shall be underground and proper easements shown on the map for the distribution system. The highway design must incorporate provision for the undergrounding of these new utilities so they may serve each lot. No above ground utilities shall be permitted;
- xi. That the applicant provide a written comprehensive plan detailing the provision for internet access to the site which shall also be underground. This study has been requested from the applicant and to date not received;
- xii. That a landscape plan for the tract be provided with the contemplated subdivision application;
- xiii. That the lot lines depicted are for purposes of illustration and are not deemed approved by virtue of the application of this Comprehensive Development Plan;
- xiv. That all contemplated site plan applications shall be referred to the Town of Riverhead Architectural Review Board pursuant to Article XXVI of the Riverhead Zoning Ordinance;
- xv. That all contemplated site plan applications shall include as built surveys reflecting conformance with the lot development schedule made part of the Comprehensive Development Plan;
- xvi. That all proposed open space lots shall be considered for conveyance to either the NYSDEC, an appropriate environmental conservation entity or to the Town of Riverhead pursuant to Chapter 48 of the Town Code; and

**WHEREAS**, by resolution dated December 2, 2004 the Riverhead Planning Board did issue a report and recommendation upon the merits of the above referenced Comprehensive Development Plan, and

**WHEREAS**, the Town Board has carefully considered the merits of the special permit petition of Calverton Camelot; M-GBC, LLC.; the expanded environmental assessment form attending the petition, the report of the Planning Department, the report of the Planning Board, the graphic depiction of the CDP as prepared by Cameron Engineering, as well as all other pertinent planning, zoning and environmental information, and

**WHEREAS**, the Riverhead Town Board by resolution did accept a Final Generic Environmental Impact Statement respecting the subject premises and did issue a Findings Statement pursuant to 6NYCRR Part 617.11, now

**THEREFORE, BE IT**

**RESOLVED**, that the Riverhead Town Board as lead agency, hereby determines the action to be a Type I action pursuant to 6NYCRR Part 617 and further determines the Comprehensive Development Plan, as modified by the applicant, and as reviewed pursuant to 6NYCRR Part 617.10 not to have significant adverse impacts upon either the natural or social environment and a Supplemental Environmental Impact Statement need not be prepared, and

**BE IT FURTHER**

**RESOLVED**, that the Planning Department publish and post those notices of non-significance as required by law, and

**BE IT FURTHER**

**RESOLVED**, that in the matter of the Comprehensive Development Plan of Calverton Camelot; M-GBC, LLC the Riverhead Town Board hereby makes the following findings or requires the following conditions:

- i. That the subject real property lies within the confines of the Planned Industrial Park Zoning Use District;
- ii. That any development or subdivision approval of lands within the Planned Industrial Park Zoning Use District requires the approval of a Comprehensive Development Plan (the "CDP") for all lands within the district regardless of ownership;
- iii. That the subject real property is further regulated by Article XXXV, Chapter 108, Section 108-179 (Pine Barrens Overlay District) of the Riverhead Zoning Ordinance and the New York State Wild, Scenic and Recreational Rivers Act (NYCRR Part 666);
- iv. That the subject real property is currently improved with a roadway network of approximately 15,600 linear feet of varying widths ranging from 24 feet to 75 feet with wearing surfaces of both concrete and asphalt without curbing;
- v. That sections of concrete road surfaces are characterized as damaged and deteriorating;
- vi. That the subject real property is improved with a stormwater drainage network for existing improved areas which will not be extended into lands to be developed;
- vii. That lands within the Planned Industrial Park Zoning Use District are improved by a 10,000 linear foot runway and taxiway owned by the Town of Riverhead and that contiguous lands are regulated with respect to distance of structures from taxiways;

- viii. That a map and plan for the routing of water and sewer lines has been prepared by H<sub>2</sub>M and a public hearing has been held with respect to water and sewer improvements;
- ix. That members of the Planning Board, the Planning Department staff, Consulting Engineer, and Counsel to this Board have dedicated considerable time in the review of the CDP and the development of those amendments necessary to improve the Plan;
- x. That all roadways within the subdivision shall be offered for dedication to the Town of Riverhead subsequent to all improvements being made to the satisfaction of the Riverhead Planning Board and the Superintendent of Highways;
- xi. That the Town Board shall call such hearings as may be required for the extension of the Riverhead Water District and the Calverton Sewer District;
- xii. That all contemplated site plan applications shall be referred to the Town of Riverhead Architectural Review Board pursuant to Article XXVI of the Riverhead Zoning Ordinance;
- xiii. That all contemplated site plan applications shall include as built surveys reflecting conformance with the lot development schedule made part of the Comprehensive Development Plan;
- xiv. That all proposed open space lots shall be considered for conveyance to either the NYSDEC, an appropriate environmental conservation entity or to the Town of Riverhead pursuant to Chapter 48 of the Town Code;

**BE IT FURTHER**

**RESOLVED**, that based upon its findings, the Riverhead Town Board hereby approves the Comprehensive Development Plan of Calverton Camelot; M-GBC, LLC consisting of an environmental assessment form and a narrative, a map last revised October, 2004 and as modified as aforementioned and which conditions are incorporated into the CDP by reference, and

**BE IT FURTHER**

**RESOLVED**, that copies of this resolution be forwarded to the Planning Board of the Town of Riverhead, Town Attorney, Planning Department, Riverhead Sewer District, Riverhead Water District, John Raynor and Associates, Community Development Agency and Calverton Camelot or their agent.

Rh/planning

**THE VOTE** *absent*

Bartunek  yes \_\_\_ no Sanders \_\_\_ yes \_\_\_ no

Blass  yes \_\_\_ no Densieski  yes \_\_\_ no

Cardinale  yes \_\_\_ no

THE RESOLUTION  WAS \_\_\_ WAS NOT  
HEREFORE DULY ADOPTED