

TOWN OF RIVERHEAD

TB Resolution

**RESOLUTION AUTHORIZING THE TOWN OF RIVERHEAD TO PURCHASE
PROPERTY LOCATED AT 4-6 WEST SECOND STREET, RIVERHEAD, NY (SCTM#
0600- 128-5.00-09.1) AND 214 GRIFFING AVENUE RIVERHEAD, NY (SCTM #0600-
128-5-5) FOR PURPOSE AND USE AS TOWN HALL SUBJECT TO PERMISSIVE
REFERENDUM**

offered the following resolution,
which was seconded by

WHEREAS, the Town of Riverhead and its government has steadily expanded over the past decade and as a result the space currently being utilized by the Town limits the Town's ability to centralize its offices and expand departments, personnel and services; and

WHEREAS, over the past decade, the Town has explored a host of options to address the above, including, relocating of town offices at 200 Howell Avenue; relocating Police Department; relocating Justice Court; relocating to a space to accommodate offices at 200 Howell Avenue, Planning and Building Departments, Accounting Department, Senior Center etc. and researched properties to accommodate the different plans, including expansion of footprint at 200 Howell Avenue, new construction adjacent to 210 Howell Avenue, improved real property located on West Main Street, renovation and lease/sale of the former K-mart site located on Route 58, and the improved real property at 4 West Second Street, Riverhead, New York; and

WHEREAS, after careful consideration to costs related to all of the above, the Town Board has determined that the real property and the improvements with over 36,000 square feet of office space requiring limited albeit some improvement/renovation i.e. information technology improvements, modification of existing office space to serve as town meeting space, shall allow for expansion of town offices existing at 200 Howell Avenue plus ability to centralize and relocate the Planning and Building Departments presently located at 201 Howell Avenue, Accounting Department presently located at 1295 Pulaski Street, and other town offices and departments, allow the Justice Court to relocate to 200 Howell Avenue and provide expansion space needed within 210 Howell Avenue for the Police Department; expand municipal parking proximate to Downtown, serve to aid and add to the revitalization efforts of Downtown and the TOD (both designated urban renewal areas); and enhance services to the entire community; and

WHEREAS, Town Law § 220(2) authorizes the Town to purchase a town hall for town purposes; and

WHEREAS, Town Law § 220(2) requires the Town's acquisition of land for use as a town hall be subject to permissive referendum under Town Law §90 and 91; and

WHEREAS, the proposed action, the purchase of real property located at 4-6 West Second Street and 214 Griffing Avenue, Riverhead, NY for use as a Town Hall, is

considered an Unlisted Action pursuant to 6NYCRR Part 617 (SEQRA) and Chapter 225 of the Riverhead Town Code, with coordinated review being optional and not recommended; and

WHEREAS, The Town of Riverhead Planning Department has prepared Part 1, Part 2 and Part 3 of a Full Environmental Assessment Form (FEAF) dated July 15, 2022; and

WHEREAS, the Riverhead Town Board has considered the Full Environmental Assessment Form, the SEQRA record to date, the requirements of the Town Code, as well as other relevant planning, zoning and environmental factors and makes the following findings pursuant to SEQRA:

1. The action is for the purchase and improvement/renovation of real property located at 4-6 West Second Street and 214 Griffing Avenue, Riverhead, NY for use as a Town Hall; and
2. The completion of Full Environmental Assessment Form (FEAF) is optional for an Unlisted Action, but has provided the Town Board with a sufficient information on which to base its determination of significance; and
3. The property is presently improved with three buildings, parking, lighting, drainage and other related sight improvements; and
4. Governmental offices or other public are and expressly permitted use pursuant to Section 301-149 A (7) within in the Downtown Center 3: Office (DC-3); and
5. The parking on site is adequate for the needs of Town Hall as the existing Town Hall Facilities provide 67 parking spaces, while 4-6 West Second street provides 186 parking stalls on site, with 39 additional parking spaces provided in the adjacent Town Owned parking lot located at 406-414 Roanoke Avenue; and
6. The property is located within the Riverhead Historic District, however no exterior façade changes are planned at this time, therefore no significant negative environmental impacts are expected to identified Historic Resources in the vicinity; and
7. The adaptive reuse of the existing facilities and improvements on site will result in no significant adverse environmental impacts and will provide the residents of the Town of Riverhead with a centrally located modern and functional Town Hall Facility; and

NOWHEREFORE BE IT RESOLVED, the Town Board of the Town of Riverhead hereby classifies the purchase of real property and improvement/renovation located at 4-6 West Second Street and 214 Griffing Avenue, Riverhead, NY for use as a Town Hall, as an Unlisted Action pursuant to SEQRA, assumes Lead Agency, without Coordinated Review; and be it further

RESOLVED, the Town Board hereby issues a Negative Declaration pursuant to SEQRA, for the purchase and improvement/renovation of real property located at 4-6 West Second Street for use as a Town Hall, as the proposed action will not result in any significant adverse environmental impacts; and

RESOLVED, the Town Board authorizes the purchase of improved real property located at 4-6 West Second Street Riverhead, New York and 214 Griffing Avenue, Riverhead, NY for \$20,000,000.00 to serve as a new town hall subject to and conditioned upon the following terms and conditions all to be made part of formal contract of sale: appraisal and Town Board confirmation that the purchase price is satisfactory and in public interest to proceed with sale, approval of bond indebtedness for purchase, Phase I Environmental Inspection and Assessment and good and marketable title and authorizes additional bond indebtedness for improvements/renovations of said real property in the amount of \$1,500,000.00; and

RESOLVED, the Supervisor is authorized to enter into and execute contracts of sale and other contract and closing documents subject to the terms and conditions related to said purchases set forth above; and be it further

RESOLVED, that the Office of the Town Attorney is hereby authorized to order appraisals, Phase I Environmental Assessments/Inspections and Engineering Report and directs the Accounting Department to set up a budget; and be it further

RESOLVED, that the Town Clerk be and is hereby authorized to forward a copy of this resolution to Sean P. Leyden, Esq. sleyden@garfunkelwild.com and the Office of Town Attorney; and be it further

RESOLVED, that all Town Hall Departments may review and obtain a copy of this resolution from the electronic storage device and, if needed, a certified copy of same may be obtained from the Office of the Town Clerk; and be it further

RESOLVED, that this resolution is subject to Permissive Referendum as provided in Article 7 of the New York State Town Law and Municipal Home Rule Law and that the Town Clerk is directed to publish notice hereof.

RESOLVED that the Office of the Town Clerk for the Town of Riverhead shall publish and post a public notice, an abstract of which is as follows:

THE VOTE

FISCAL IMPACT STATEMENT OF PROPOSED RIVERHEAD TOWN BOARD LEGISLATION

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| A. Type of Legislation Resolution _____ Local Law | | |
| B. Title of Proposed Legislation: Resolution Authorizing the Town of Riverhead to Purchase Property Located at 4-6 West Second Street, Riverhead, NY (SCTM# 0600- 128-5.00-09.1) and 214 Griffing Avenue Riverhead, NY (SCTM #0600-128-5-5) for Purpose and Use as Town Hall Subject to Permissive Referendum | | |
| C. Purpose of Proposed Legislation: | | |
| D. Will the Proposed Legislation Have a Fiscal Impact? Yes _____ No | | |
| E. If the answer to section D is "yes", select (a) or (b) below and initial or detail as applicable: (a) The fiscal impact can be absorbed by Town/department existing resources set forth in approved Town Annual Budget (example:routine and budgeted procurement of goods/services)*if selecting E(a), please initial then skip items F,G and complete H,I and J; <div style="text-align: center;">or</div> (b) The description/explanation of fiscal impact is set forth as follows: | | |
| F. If the answer to E required description/explanation of fiscal impact (E(b)), please describe total Financial Cost of Funding over 5 Years | | |
| G. Proposed Source of Funding Appropriation Account to be Charged: Grant or other Revenue Source: Appropriation Transfer (list account(s) and amount): | | |
| H. Typed Name & Title of Preparer: Karen Occhiogrosso | I. Signature of Preparer Karen Occhiogrosso Karen Occhiogrosso _____ 8/2/2022 | J. Date 7/26/22 |
| K. Accounting Staff Name & Title | L. Signature of Accounting Staff | M. Date |