

05.07.13  
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ADOPTED

**TOWN OF RIVERHEAD  
Community Development Agency**

**Resolution # 5**

**AUTHORIZES THE TOWN BOARD, ON BEHALF OF THE TOWN OF RIVERHEAD AND COMMUNITY DEVELOPMENT AGENCY, TO ADOPT A DEVELOPMENT PLAN FOR EPCAL INCLUDING PROPOSED SUBDIVISION MAP, FULL ENVIRONMENTAL ASSESSMENT FORM, DRAFT SCOPE OF ISSUES FOR THE ANTICIPATED SUPPLEMENTAL GENERIC ENVIRONMENTAL IMPACT STATEMENT AND AUTHORIZES THE SUPERVISOR TO EXECUTE ALL SUCH DOCUMENTS REQUIRED TO EFFECTUATE THE COMMENCEMENT AND PREPARATION OF SUPPLEMENTAL GENERIC IMPACT FOR PURPOSES OF STUDY OF POTENTIAL ENVIRONMENTAL IMPACTS**

Councilman Wooten offered the following resolution,

which was seconded by Councilman Gabrielsen

**WHEREAS**, as described more fully below, the Town of Riverhead, a municipal corporation with offices at 200 Howell Avenue, Riverhead, New York duly organized and existing pursuant to the laws of the State of New York, and the Town of Riverhead Community Development Agency, a New York Public Benefit Corporation dedicated to promoting, sponsoring and overseeing economic development within the Town, have spent considerable time and effort to develop a revised land use plan, associated zoning, updated market assessment, and subdivision plan for the former Calverton Naval Weapons Industrial Reserve Plant (hereinafter "EPCAL"); and

**WHEREAS**, the EPCAL property consisting of approximately 2900 acres was once part of the former Calverton Naval Weapons Industrial Reserve Plant was formerly owned by the Navy and leased by the Grumman Corporation; and

**WHEREAS**, in 1998, after Grumman chose not to renew its lease for the site, the Navy, pursuant to Public Law 103-c337, conveyed the entire twenty-nine hundred (2,900) acre site to the Town of Riverhead Community Development Agency (CDA) for no consideration, conditioned upon the Town's reuse of the property for economic development; and

**WHEREAS**, in anticipation of the transfer of the ownership of the land from the Navy to the Town of Riverhead conditioned upon the economic redevelopment of the property, the Town of Riverhead and Community Development Agency, commissioned the firm of Hamilton, Rabinowitz&Alschuler to complete a comprehensive reuse planning study of the site (The "H, R & A Study"); and

**WHEREAS**, the alternative land use scenarios analyzed included three redevelopment plans which were intended to promote the economic development of the site, namely; 1) industrial development of the entire site, 2) age restricted (senior) development, and 3) a hybrid of industrial land use and regional recreational development; and

**WHEREAS**, the H, R & A Study recommendations were a “significant departure” from those outlined in the Town’s 1973 Comprehensive Master Plan, pursuant to Town Law 272-a, consequently the Town was required to amend its Master Plan; and

**WHEREAS**, as a result of the need to amend the Master Plan, the Town determined that the amendment to the Comprehensive Master Plan was a Type I action pursuant to NYCRR 617.4 and it was determined that a Generic Environmental Impact Statement assessing the environmental impacts to the natural and social environments by the proposed development as outlined in the H, R & A Study would be required; and

**WHEREAS**, the United States Navy completed this study prior to conveyance to the Community Development Agency; and

**WHEREAS**, the Town, pursuant to the requirements of Town Law 265, referred the proposed amendment to the Town’s Comprehensive Master Plan to the Suffolk County Planning Commission as required by General Municipal Law §239-m and the Suffolk County Planning Commission issued a determination recommending approval of the amendment; and

**WHEREAS**, after completion of the Environmental Impact Statement and the Suffolk County Planning Commission approval, by Resolution 849 of 1998, the Town of Riverhead adopted land use alternative three (the hybrid of industrial and regional recreational uses) as contained in the H, R & A Study as an amendment to the Comprehensive Master Plan of the Town of Riverhead; and

**WHEREAS**, in order to implement the recommendations of the H, R & A Study, the Town of Riverhead proposed the adoption of two new zoning use districts for the EPCAL site, to wit: Planned Industrial Park (PIP) Zoning Use District (encompassing the bulk of the former Grumman facilities sometimes referred to as the “Industrial Core”) and the balance of the property was rezoned to Planned Recreational Park (PRP) Zoning Use District; and

**WHEREAS**, the Town held the requisite public hearings on the inclusion of the PIP and PRP Zoning Use Districts in the Riverhead Town Code on December 15, 1998 and June 15, 1999, respectively and thereafter, both the PIP and PRP Zoning Use Districts were referred to the Riverhead Planning Board for its report and recommendations; and

**WHEREAS**, the Planning Board recommended approval of the proposed zoning use districts and map amendments and pursuant to General Municipal Law §239-m, the

proposed zoning districts and zoning map amendments were forwarded to the Suffolk County Planning Commission for its report and recommendation as required by General Municipal Law §239-m; and

**WHEREAS**, on September 1, 1999, the Suffolk County Planning Commission also recommended approval of the amendments; and

**WHEREAS**, following receipt of the Planning Commission's recommendation, pursuant to Resolution #830 of 1999, the Town Board, reciting in its resolution; the SEQRA record, the comments made at the numerous public hearings, the report of the Town Planning Department, the SEQRA findings statement attending the Comprehensive Master Plan amendment, the report of the Town Planning Board, the report of the Suffolk County Planning Commission, the prevalent Pine Barrens overlay district, together with any other pertinent planning, zoning or environmental information available, adopted the proposed zoning code and zoning use district map amendments; and

**WHEREAS**, since the transfer of title to the Town of Riverhead Community Development Agency in 1998, the Calverton site "EPCAL" has seen limited redevelopment, to wit: the Town sold the site's existing industrial buildings, which contain approximately one million square feet, on 490 acres of land in the PIP zoning district, to a private developer in 2001 and two additional parcels were also sold, one for the development of a water park and the other to Stony Brook University for use of the site as an incubator, with no other sales in the past decade or more; and

**WHEREAS**, due to the evolution of market, economic, and site conditions since the adoption and implementation of the original comprehensive reuse plan, the Town and CDA, embarked on a plan to update, develop and implement a reuse plan to bring to fruition economic development to the Town of Riverhead; and

**WHEREAS**, the CDA, by Resolution #4 adopted on February 1, 2011, acting with and for benefit of the Town, retained the services of VHB Engineering, Surveying and Landscape Architecture, P.C. (VHB) to assist the Town and CDA and provide services related to an updated Comprehensive Reuse Plan, including but not limited to, development of a revised land use plan, associated zoning, updated market assessment, preparation of subdivision plan, and assistance in the administration of the SEQRA process; and

**WHEREAS**, related to and made part of the services provided by VHB, VHB prepared the requests for proposals related to the update of the 1996 Reuse Plan (also described as market study); and

**WHEREAS**, the Town Board of the Town of Riverhead authorized the issuance of a Request for Proposals for an Updated Market Study for Reuse and Revitalization of the Former Naval Weapons Industrial Reserve Plant ("NWIRP/EPCAL") by Resolution #246 adopted on April 5, 2011; and

**WHEREAS**, Town Board awarded RKG Associates, Inc. the contract to prepare, complete and present an updated comprehensive market study for reuse of the former Naval Weapons Industrial Reserve Plant (“NWIRP/EPCAL”); and

**WHEREAS**, on December 8, 2011, RKG presented, during an open and public session of the Town Board, an updated market study which identified the economic and real estate conditions influencing development on the subject site and recommended uses most compatible and viable with site conditions and market demand; uses with potential growth and sustainability; and uses that could compete within the regional market; and

**WHEREAS**, on December 8, 2011, VHB presented, during an open and public session of the Town Board, a plan for development and an alternate plan for development (hereinafter referred to as development plan “B”) incorporating the recommendations and findings of the market study prepared by RKG and the Town Board, by Resolution #937 of 12/20/11, accepted and adopted the findings and recommendations for EPCAL redevelopment prepared by RKG Associates (RKG) and also having authorized VHB Engineering, Surveying and Landscaping Architecture, P.C. (VHB) to proceed towards the requisite State Environmental Quality Review (SEQR) of their alternative plans for development; and

**WHEREAS**, since December of 2011 to the present, the Town, CDA, and VHB have met with numerous regional, state, and local agencies and interest groups regarding the proposed development plan and, as a result of and in an effort to address all comments and concerns, the Town, with the assistance of VHB, has redesigned and reconfigured the plan for development as reflected in Alternative Subdivision Sketch C annexed hereto and made a part hereof; and

**WHEREAS**, the VHB has prepared and recommends that, Town Board, acting as governing body of the Town of Riverhead Community Development Agency, accept for SEQR purposes the Full Environmental Assessment Form (EAF) Part I, the Alternative Subdivision Sketch C for Enterprise Park at Calverton dated April 26, 2013 and the draft scope of issues necessary for the anticipated Supplemental Generic Environmental Impact Statement (SGEIS); amendment of existing zoning including Light Industrial, Planned Recreational Park, Calverton Office, and performance criteria in all such districts; amendment to the comprehensive master plan for that portion of land within EPCAL owned by the CDA; and

**NOW THEREFORE BE IT RESOLVED**, that the Town Board, acting as governing body of the Town of Riverhead Community Development Agency, hereby accepts for SEQR purposes the Full Environmental Assessment Form (EAF) Part I; the Alternative Subdivision Sketch C for Enterprise Park at Calverton dated April 26, 2013; and draft scope of issues for the anticipated Supplemental Generic Environmental Impact Statement (SGEIS) prepared by VHB and the documents recited above shall be circulated among involved and interested agencies for coordinated review of the comprehensive plan for subdivision, rezoning, amendment to master plan and

development of the Town of Riverhead Community Development Agency land at EPCAL; and be it further

**RESOLVED**, that the Supervisor is authorized to execute all correspondence, documents, forms with involved or interested agencies and/or file with the Town Clerk all such documents required to effectuate the commencement and preparation of supplemental generic impact for purposes of study of potential environmental impacts, including but not limited to and to the extent required, application for subdivision approval and letters for coordinated review; and be it further

**RESOLVED**, that the Town Clerk is hereby directed to forward a certified copy of this resolution to RKG Associates, Inc. 634 Central Avenue, Dover, NY 03820 and VHB Engineering, Surveying and Landscaping Architecture, P.C., 2150 Joshua’s Path, Suite 300, Hauppauge, NY 11788 and a copy to Christine Kempner, CDA Director, Rick Hanley, Planning Director, Jefferson Murphree, Building and Planning Administrator and Anne Marie Prudenti, Deputy Town Attorney, and be it further

**RESOLVED**, that all Town Hall Departments may review and obtain a copy of this resolution from electronic storage and if needed, a certified copy of same may be obtained from the Town Clerk’s office.

On a motion by Councilman Wooten, seconded by Councilman Gabrielsen, CDA resolution #5 was **TAKEN OFF THE FLOOR**

**THE VOTE:**

YES – 5 Giglio, Gabrielsen, Wooten, Dunleavy, Walter

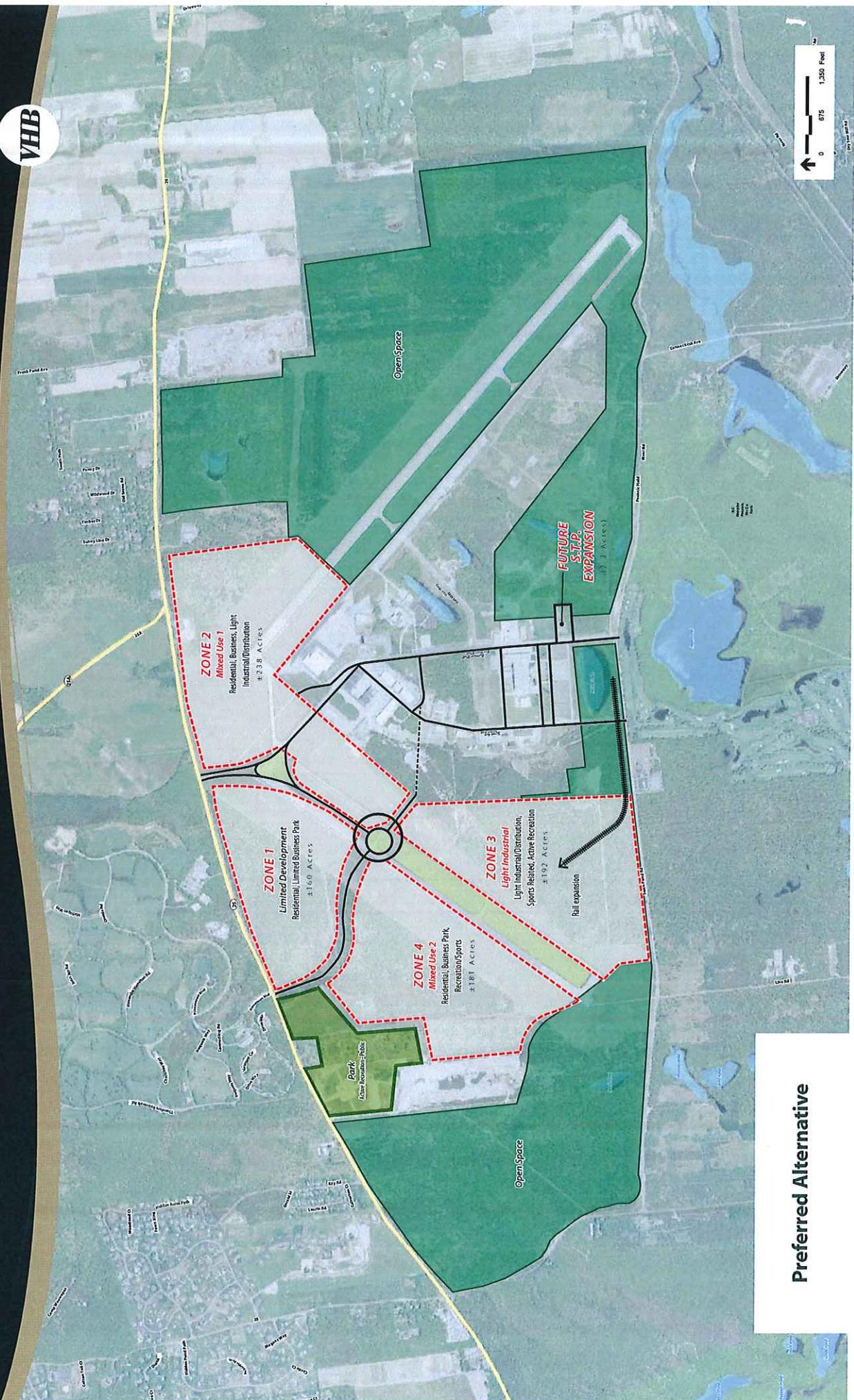
NO – 0

Immediately followed by the motion to **ADOPT**

**THE VOTE**

Giglio Yes No      Gabrielsen Yes No  
Wooten Yes No      Dunleavy Yes No  
Walter Yes No

The Resolution Was  Thereupon Duly Declared Adopted



Preferred Alternative

