

REUSE & REVITALIZATION PLAN ENTERPRISE PARK AT CALVERTON (EPCAL) SUFFOLK COUNTY, NEW YORK

(The Reuse & Revitalization Plan is a an updated and amended urban renewal plan for the redevelopment of a portion of property identified and designated as an urban renewal area under the original urban renewal plan “Calverton Enterprise Park Urban Renewal Plan” adopted in 1998)



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**ENTERPRISE PARK AT CALVERTON (EPCAL)
SUFFOLK COUNTY, NEW YORK
REUSE & REVITALIZATION PLAN**

(The EPCAL Reuse & Revitalization Plan, prepared pursuant to Articles 15 and 15-a of the General Municipal Law, is a an updated and amended urban renewal plan for the redevelopment of a portion of property identified and designated as an urban renewal area under the original urban renewal plan "Calverton Enterprise Park Urban Renewal Plan" adopted in 1998)

I. Introduction

This urban renewal plan titled "EPCAL Reuse & Revitalization Plan" and/or "Reuse & Revitalization Plan"¹ seeks to amend, modify and update the urban renewal plan for a portion of the EPCAL property designated as an urban renewal area in the Calverton Enterprise Park Urban Renewal Plan. The title "EPCAL Reuse & Revitalization Plan" is consistent with state legislation signed into law on October 23, 2013 and is intended to differentiate between the Town and Community Development Agency's initial plan for reuse and development of the EPCAL urban renewal area under the Calverton Enterprise Park Urban Renewal Plan (also hereinafter described and referred to as the "original urban renewal plan") or "Phase I" and the Town and Community Development Agency's renewed and rededicated efforts to adopt a second plan or "Phase II" for that portion of EPCAL that was not sold, reused and/or redeveloped under the original urban renewal plan. As more fully described below, the EPCAL Reuse & Revitalization Plan or Phase II shall only apply to 2,323.9+/- acres of the 2,913+/- acres described under the Phase I original urban renewal plan such that the provisions of the Calverton Enterprise Park Urban Renewal Plan shall continue to serve as the reuse and development plan for the 600+/- acres described as "out parcels" in the provisions below. *A copy of the Calverton Enterprise Park Urban Renewal Plan or Phase I is annexed hereto as Exhibit "A" (The plan for reuse and redevelopment outlined in Phase I shall continue to govern development of 600+/- acres of the 2,913+/- acres comprising EPCAL and designated an urban renewal area).*Note, the Comprehensive Development Plan and *Supplemental Generic Environmental Impact Statement "SGEIS" (*all reference to SGEIS is intended to reference draft SGEIS pending public hearing, adoption of findings statement and final SGEIS) which embodies and includes the Reuse & Revitalization Plan for the 2,323.9+/- acres, includes study of alternatives, potential beneficial and adverse environmental impacts, strategy and standards and goals for redevelopment, consistent with Town's comprehensive plan and creation and implementation of zoning.

II. Purpose and Intent

¹ On October 23, 2013, Governor Cuomo signed into law "An Act in relation to a plan for the development of the Enterprise Park at Calverton". The act defines the "EPCAL Reuse & Revitalization Plan" as the urban renewal plan prepared for the redevelopment area (2323.9+-ac) located within EPCAL pursuant to Article 15 of the General Municipal Law.

The Town of Riverhead Community Development Agency was created pursuant to Title 116 of the General Municipal Law Section 680-c and established for the accomplishment of any or all of the purposes specified in Articles 15 and 15A of the General Municipal Law for the benefit of the Town of Riverhead and the inhabitants thereof. The General Municipal Law Articles 15 and 15-A known as the "Urban Renewal Law" was enacted to protect and promote sound growth and development within municipalities, such as the Town of Riverhead, from such conditions, factors and characteristics related to or arising from vacant, slum or blighted areas due to deterioration and/or to correct such substandard deteriorated or deteriorating conditions by the clearance, re-planning, redevelopment, restoration or conservation of such areas. The General Municipal Law Articles 15 and 15-A provide for the designation of sites or areas as appropriate for urban renewal and provides for the adoption of urban renewal plans for such designated sites or areas.

A. Factors, Conditions, Characteristics of Deterioration and Blight to Support Designation of EPCAL as Urban Renewal Area

The property formerly known as Naval Weapons Industrial Reserve Plant ("NWIRP") and now commonly known and referred to as Enterprise Park at Calverton "EPCAL" is located within the hamlet of Calverton, Town of Riverhead, NY. The United States Navy acquired the 10,000 acre site in 1952. The United States Navy utilized the property for airfield runway construction and associated facilities (4,400+/- acres) with the balance of the acreage designated as aviation buffer zones. The United States Navy leased approximately 2,913 acres to the Grumman Corporation for airfield operations (final assembly and testing). After the initial acquisition, the Navy acquired additional parcels to secure buffers and halt development from encroaching upon the use of the site.

As stated above, the Grumman Corporation used the property for the assembly and testing of the F-14 Tomcat and E-2C Hawkeye aircraft and, at its peak, Grumman was producing more than 100 aircraft per year at the Calverton facility and was the largest employer in the Town of Riverhead.

In 1996, after more than 40 years of operation at the Calverton site and due to the decline in defense spending, the Grumman Corporation (later known as Northrop Grumman Corporation and hereinafter referred to as Northrop Grumman) closed nearly all facilities located on Long Island and chose not to renew its lease for the Calverton site. The termination of operations at Calverton resulted in the loss of approximately 4,000 jobs and \$1.1 million in tax revenues to the Town of Riverhead, Suffolk County and the Riverhead Central School District. Of the \$1.1 million loss in property tax revenues from the Northrop Grumman Corporation, the Riverhead Central School District portion of \$652,736 represents more than 2% of its tax levy. The Town of Riverhead portion of \$305,883 represented more than 4% of its tax levy.

It is beyond cavil, that the loss in jobs and tax revenues to the Town of Riverhead due to the closure and abandonment of the EPCAL site by Northrop Grumman Corporation had

a negative impact upon and increased the financial burden on the residents of the Town of Riverhead. As will be more fully described in the provisions below, despite the designation of EPCAL as an urban renewal area and the adoption and implementation of a urban renewal plan by the Community Development Agency and the Town, due to changes in the economy, market, site conditions and overly burdensome procedural prerequisites required to develop the property within the designated urban renewal area, the Community Development Agency and Town did not achieve the desired and necessary economic development to reduce the tax burden and restore jobs to the community envisioned in the original urban renewal plan. The continued designation of EPCAL as an urban renewal area with 600+/- acres reused and developed consistent with the Phase I Calverton Enterprise Park Urban Renewal Plan and the adoption of an amended redevelopment plan for the remaining 2,323.9+/- acres, to be known as EPCAL Reuse & Revitalization Plan or Phase II EPCAL Reuse & Revitalization Plan² is intended to address, remedy and bring to fruition economic development for the Town of Riverhead, County of Suffolk and State of New York.

B. Urban Renewal Plan

As stated above, the property, Calverton Naval Weapons Industrial Reserve Plant (“NWRIP”) (originally consisting of 10,000 acres) now known and referred to as Enterprise Park at Calverton (“EPCAL”) located in Calverton, Town of Riverhead, NY, was formerly owned by the United States Navy and leased by the Northrop Grumman Corporation. The Northrop Grumman Corporation used the property for the assembly and testing of the F-14 Tomcat and E-2C Hawkeye aircraft.

Due to the decline in defense spending, in 1996, Northrop Grumman announced its intention to close nearly all its facilities located on Long Island and chose not to renew its lease for the EPCAL site causing economic dislocation and unemployment for residents of the Town of Riverhead.

Of the 10,000 acres, the Navy donated more than 1000 acres of the 10,000 site for use as a national cemetery known as the Calverton National Cemetery, the largest national cemetery in the United states; approximately 2935 acres were donated to the New York Department of Environmental Conservation for wildlife management; and, 2,913 acres (now and hereinafter referred to as “EPCAL”) were conveyed to the Town of Riverhead Community Development Agency for no consideration contingent upon the reuse of the property for economic development.

² As stated in the Introduction, the Town and Community Development Agency's initial plan for reuse and development of the EPCAL (2913 +/- acres) is set forth in the Calverton Enterprise Park Urban Renewal Plan. The Reuse & Revitalization is a plan for reuse and development for a portion of the EPCAL property that was not sold, reused or developed under the Calverton Enterprise Park Urban Renewal Plan. The reference to the Calverton Enterprise Park as “Phase I” and reference to Reuse & Revitalization Plan as “Phase II” is intended to clarify the urban renewal goals for EPCAL, to wit: Calverton Enterprise Park Urban Renewal Plan shall continue to govern development of 600+/- acres and the EPCAL Reuse & Revitalization Plan shall govern 2,323.9+/- acres of the 2,913+/- acres that were not sold, reused or developed under the Calverton Enterprise Park Urban Renewal Plan and differentiate between the original and updated urban renewal plan for the entire urban renewal area commonly known and referred to as EPCAL.

In 1996, the Community Development Agency and Town of Riverhead commissioned Hamilton, Rabinowitz & Alschuler (H, R & A) to undertake a comprehensive reuse planning study of the site with the goal to create and encourage development to attract private investment; increase the tax base; maximize job creation; and enhance the regional quality of life. After completion of the planning study and extensive environmental review (Generic Environmental Impact Statement "GEIS"), the Community Development Agency and Town of Riverhead designed the site as an urban renewal area and adopted, inter alia, Phase I Calverton Enterprise Park Urban Renewal Plan for the reuse and redevelopment of the property known as EPCAL. While the Town adopted Phase I for the reuse and development of the property identified in the comprehensive reuse study, to wit: hybrid of industrial and regional recreational uses, and amended the Comprehensive Master Plan of the Town of Riverhead to include new zoning use districts to effectuate the redevelopment, there has been limited development at EPCAL. The Community Development Agency sold a large tract of land, nearly 500+/- acres, which included nearly all of the buildings abandoned by Northrop Grumman and slated for reuse and rehabilitation, for industrial use and another 42+/- acres for recreational use all consistent with the Phase I urban renewal plan and the zoning adopted by the Town to implement said urban renewal plan.

Unfortunately, the Town and Community Development Agency were unable to successfully redevelop the remaining 2,323.9+/- acres within the timeframe identified in the Phase I original urban renewal plan. In 2011, the Town and Community Development Agency, re-dedicated its efforts and invested significant funds to update, develop and implement Phase II for the reuse and development of approximately 2,323.9+/- acres of the original 2,913+/- acres designated an urban renewal area to meet the current economic, market and site conditions. The Town and Community Development Agency, with the assistance of VHB Engineering, Surveying and Landscape Architecture. PC a firm with expertise in planning and environmental analysis for large scale revitalization and development projects, and RKG, a firm with expertise in market study and analysis: updated the real estate market study; retained experts in the field of engineering, survey and topographical analysis; retained experts in the fields of sewer and water; and met with state, regional and local departments, agencies and special interest groups to identify, address, remedy or mitigate all concerns and potential adverse impacts related to the Town and Community Development Agency's goal of economic development for the 2,323.9+/- acres located at the EPCAL site.

As more fully set forth in the SGEIS, the comprehensive and extensive analysis of economic, market, environmental, traffic, sewer, water, and myriad of other factors, together with participation of state, regional, local departments, agencies, and special interest groups, including but not limited to New York State Department of Transportation, New York State Department of Environmental Conservation, Suffolk County Planning and Public Works Departments, Town of Riverhead Planning, Engineering, Water and Sewer

Departments resulted in this Phase II Reuse & Revitalization Plan, an amendment to original urban renewal plan, that meets the economic and urban renewal goals of the original conveyance and the comprehensive plan for the development of the Town as a whole, as well as regional planning and economic development goals.

C. Urban Renewal Area

Boundary Description

EPCAL is located in the hamlet of Calverton, Town of Riverhead, Suffolk County and is bounded on the north by New York State Route 25 (also known as Middle Country Road), industrial, agricultural and undeveloped/wooded parcels to the east, Grumman Boulevard to the south and Wading River Manor Road and residential and undeveloped/wooded properties to the west.

As stated above, the United States Navy conveyed 2,913 acres known as EPCAL to the Town of Riverhead Community Development Agency and, in turn, the Community Development Agency designated all of the 2,913 acres as an urban renewal area slated for reuse and redevelopment consistent with the 1998 Calverton Enterprise Park Urban Renewal Plan herein referred to as Phase I.

The boundary of the area designated for urban renewal under Phase II, EPCAL Reuse & Revitalization Plan, differs from the boundary description in Phase I, Calverton Enterprise Park Urban Renewal Plan, in that there are several parcels deemed “out-parcels” and consequently not included in the boundary description of the EPCAL Reuse & Revitalization Plan. The “out-parcels”, totaling approximately 600+/- acres, have been sold, developed or reused consistent with Phase I Calverton Enterprise Park Urban Renewal Plan (including planning and zoning adopted to implement the uses identified in Phase I) such that it is appropriate that the use and development of these “out-parcels” continue to be governed by the original urban renewal plan/Phase I Calverton Enterprise Park Urban Renewal Plan.

A general description of the location and use of each “out parcel” is described as follows:

- Calverton Camelot Industrial Subdivision is situated between the two runways and north of McKay Lake and includes buildings formerly part of the United States Navy/Northrop Grumman operations. This land is approximately 500 acres in size and is primarily developed as an industrial park. The exceptions are the Skydive Long Island facility, South Bay Sports Complex properties and the vacant undeveloped land within this subdivision.
- Island Water Park is situated within the northwestern portion of the subject property and can be accessed from Route 25 (Middle Country Road). This property is approximately 42 acres and is intended to be utilized as a recreational facility.

- Town of Riverhead Water District has infrastructure located along Route 25 (Middle Country Road).
- Stony Brook University Business Incubator at Calverton has a 50 acre parcel located to the north and east of the eastern runway. This facility provides start-up businesses with the support, resources and services to grown and be financially freestanding businesses.
- Wells Family Cemetery located to the west of the southern tip of the eastern runway is a small private cemetery.

The EPCAL Reuse & Revitalization Plan, described and referred to as Phase II of the urban renewal plan for EPCAL, contains a comprehensive plan for the redevelopment of a total of 2,323.9+/- acres. The subject property is designated on the Suffolk County Tax Map as: District 600-Section 135-Block 1 – Lots 7.1, 7.2, 7.33 and 7.4. The majority of the subject property includes the two runways and associated taxiways, the Town of Riverhead Henry Pfeiffer Community Center property, McKay Lake, Grumman Memorial Park, Town of Riverhead Calverton Athletic Fields, a sewage treatment plant and a portion of the rail spur. Wooded and grassland areas containing wetlands are also found in this area. The only buildings that are currently operating at the site are the Henry Pfeiffer Community Center and Town of Riverhead Sewer District Sewage Treatment Plant.

A copy of the Phase I Calverton Enterprise Park Urban Renewal Plan original map depicting the boundary (which has been amended by this Phase II EPCAL Reuse & Revitalization Plan such that 2,323.9+/- of the 2,913+/- acres designated as an urban renewal area shall be governed by Phase II) is annexed as Exhibit "B". (*Note, the map of the urban renewal area for Phase I Calverton Enterprise Park Urban Renewal Plan is also annexed as "Appendix A" to Calverton Enterprise Park Urban Renewal Plan*). The map depicting the boundary area for Phase II EPCAL Reuse & Revitalization Plan is annexed hereto as Exhibit "C". (*See also maps, description and photographs in SGEIS under heading "Land Use and Zoning"*). A copy of color coded aerial map depicting the "out-parcels" is annexed as Exhibit "D".

D. Land Uses Adjacent and Proximate to EPCAL

The land uses located in the immediate vicinity of the subject property are as follows:

North: Middle Country Road is directly north of the subject site. Land uses to the north of the subject property and north of Middle Country Road include cemetery, residential, commercial and agricultural uses, with areas of undeveloped woodlands scattered throughout. More specifically, the residential development consists of one-family residences. The commercial development includes scattered uses such as J&R Steakhouse, a gift shop, the Wading River Motel and a gas station. Calverton Commons, a small shopping center, exists north of the subject property on the north side of Middle Country Road and contains a restaurant, day spa, Jiu Jitsu academy, pet grooming facility and others. Calverton

National Cemetery is located to the north of the EPCAL Property, north of Middle Country Road. Industrial facilities exist northeast of the subject property along the south side of Middle Country Road. Views along the north side of Middle Country Road north of the subject property include wooded and undeveloped land.

West: Traveling north from Swan Pond Road along Wading River-Manorville Road, wooded portions of the subject property are visible to the east. To the west, areas are primarily wooded, with single-family residences located throughout. While the western subject property boundary primarily adjoins Wading River-Manor Road, a few out-parcels, which are developed with single-family residences, are located on the east side of Wading River Manor Road.

South: Areas south of the subject property and south of Swan Pond Road are largely wooded and undeveloped. As mentioned above, a few residences are located along Swan Pond Road, southeast of the subject property. Continuing west, areas south of Swan Pond Road remain wooded with some unpaved trails and water bodies present throughout. South of the subject property lies Swan Lake Golf Club, Swan Pond and other recreational uses. West of this golf course, abandoned Northrop Grumman Corporation (hereinafter "Grumman") Building Numbers 08 and 78 exist. Continuing west along Swan Pond Road, undeveloped wooded areas are prevalent. There are houses located intermittently along Swan Pond Road around Connecticut Avenue. Additionally, within one-quarter mile south of the southeastern portion of the subject site is the town line between the Town of Riverhead and the Town of Brookhaven. The land uses within include undeveloped and forested land.

East: Areas east of the subject property, include agricultural uses, transportation uses including (Hampton Jitney Bus Terminal and pre-existing terminal), Federal Express, and the Calverton Links Golf Course. With the exception of a few residences along Middle Country Road and Swan Pond Road, the remaining properties east of the subject property are wooded and undeveloped and/or in agricultural production.

A map showing the site location of the EPCAL site is annexed hereto as Exhibit "E". A more detailed discussion of the existing land uses within one-quarter mile of the site is included in Section 3.1.1 of the SGEIS. (*See also maps and photographs in Section 3.1 of DSGEIS*)

III. Urban Renewal Goals & Objectives

As set forth in the provisions below and expounded upon in the Comprehensive Development Plan set forth in the SGEIS, the primary goals and objectives for the reuse of 2323.9+/- acres located within EPCAL identified in the original Phase I urban renewal plan continue and are adopted for purposes of the Phase II Reuse & Revitalization Plan. The general goals and objectives and/or method of implementation listed in the original Phase I urban renewal plan have been modified and amended to reflect current economic, market, site conditions, and comments/concerns of involved and interested

agencies, public comment; and local and state strategic economic reform, including state legislation for development within a portion of the EPCAL property.

As more fully set forth in the Calverton Enterprise Park Urban Renewal Plan, GEIS and the SGEIS, in 1998, ownership of the former NWIRP property was conveyed from the U.S. Navy to the Town of Riverhead Community Development Agency (with the exception of acreage that had not yet been remediated of contamination found on the property). As part of the federal legislation transferring the property to the Community Development Agency, the United States Navy required that the Community Development Agency formulate an economic development-based reuse strategy for the subject property. *A copy of the federal legislation is annexed to the Calverton Enterprise Park Urban Renewal Plan (Phase I) as Exhibit "A".* The Town of Riverhead formed the "Calverton Air Facility Joint Planning and Redevelopment Commission" (hereinafter the "Reuse Commission"), composed of various officials from the Town of Riverhead, surrounding towns, Suffolk County, New York State, the Federal government, and civic organizations, to articulate a vision for the future reuse of the property. The Reuse Commission identified four primary goals and general goals for reuse of the EPCAL. The primary goals were identified as follows:

- *The attraction of private investment in the site; and*
- *The maximization of the real property tax ratable base; and*
- *The maximization of skilled, high paying employment opportunities; and*
- *The protection of the natural environment and the sustaining of the regional quality of life.*

The general goals were identified as:

- *To provide for industrial land use in conformance with the Town of Riverhead Master Plan and its amendments; and*
- *To create a regulatory environment that will encourage the highest and best adaptive reuse of the property with the greatest potential for economic development while respecting existing natural features and the local ecology; and*
- *To encourage appropriate industrial and commercial development to accommodate regional growth influences; and*
- *To encourage the development of those industrial, commercial and recreational land uses that integrate with the overall land use policy of the Riverhead Town Board; and*
- *To attract industrial development to an area that is economically and environmentally feasible for development due to existing infrastructure and other improvements; and*
- *Extension and improvement of infrastructure within the Calverton Enterprise Park to support the reuse of existing buildings and new developments and to mitigate the degradation of the Peconic Estuary and the Central Suffolk Pine Barrens ecosystem; and*
- *Designation of up to 1,280 acres as an EDZ [economic development zone] pursuant to New York State Law to encourage development of the*

- Calverton Enterprise Park; and*
- *Encouragement of development and rehabilitation of structures within the Calverton Enterprise Park to enhance the reuse and physical appearance of the facility; and*
- *Improvement and development of public facilities supporting new land uses consisted with the adopted Plan; and.*
- *Promotion of recreational and tourist related development by improvements to transportation facilities on and off site; and*
- *Recognition of existing cultural and historic resources; and*
- *Upgrading of marginal buildings and facilities; and*
- *To examine the potential for continued aviation use of the site in support of commercial and industrial use; and*
- *Encouragement of private financing, New York State and federal funding, periodic subsidies and capital grants to achieve desired urban renewal goals.*

The goals and objectives recited above served as the foundation for the 1996 Comprehensive Reuse Strategy for the NWIRP at Calverton (hereinafter the “1996 Reuse Strategy”) and Phase I of the urban renewal plan for EPCAL known as Calverton Enterprise Park Urban Renewal Plan formally adopted by the Town of Riverhead in 1998. In addition, the goals and objectives served as the basis for an amendment of the Comprehensive Master Plan and amendments to the Town’s zoning code. The United States Navy prepared an EIS pursuant to NEPA in order to assess the potential environmental impacts associated with the transfer and reuse of EPCAL after the aforementioned conveyance and prepared as a Generic EIS under SEQRA since the Town of Riverhead intended to use it to implement zoning for the EPCAL property. As stated above, the original Phase I Calverton Enterprise Park Urban Renewal Plan, together with the goals and objectives listed in the Phase I urban renewal plan shall continue to serve as the guide and planning tool for the 600+/- acres located within EPCAL.

Since the adoption of the original urban renewal plan (Calverton Enterprise Park Urban Renewal Plan) for EPCAL, the original primary goals and objectives continue to serve as the foundation for both Phase I and Phase II urban renewal plans for EPCAL (Calverton Enterprise Park Urban Renewal Plan being and referred to as Phase I and the Reuse & Revitalization Plan being and referred to as Phase II), to wit:

- *The attraction of private investment in the site; and*
- *The maximization of the real property tax ratable base; and*
- *The maximization of skilled, high paying employment opportunities; and*
- *The protection of the natural environment and the sustaining of the regional quality of life.*

Similarly, Phase II Reuse & Revitalization Plan incorporates many of the general goals of the original Phase I urban renewal plan, however, some of the goals and objectives have been amended or modified to reflect the evolution of the market and

recommendations set forth in the market study, economy and local and regional economic strategies and reform, site conditions, and comments of interested and involved agencies, as well as the public comments. The general goals and objectives are as follows:

- *To coordinate efforts with local and regional departments/agencies to identify and mitigate development issues and/or constraints to improve the Town's ability to market the site and compete with other sites in the region; and*
- *To establish procedures, policies and standards to promote the orderly development and redevelopment of the site; and*
- *To advocate for state legislation to support revitalization efforts and streamline the development process; and*
- *To amend the Calverton Urban Renewal Plan, Comprehensive Master Plan and existing Zoning in a manner that provides for the flexibility to support a variety of uses identified in the market studies, including industrial, commercial, and recreational and provide for preservation of natural undisturbed lands; and*
- *To create and adopt a Planned Development (PD) Zoning District(s) to provide for a mix and/or multi use development; and*
- *To amend the zoning map of the Town of Riverhead to rezone the subject property to the PD Zoning District; and*
- *To Subdivide the EPCAL Property into 50 lots, of which 42 lots would be for ultimate redevelopment with a mix of uses (e.g., business [commercial and retail], industrial, government, energy park, recreation, utilities, residential); and*
- *To encourage use of the rail spur to support investment and development at site and reduce and/or mitigate traffic; and*
- *To strengthen relations and coordinate with Stony Brook University (SBU) and the Brookhaven National Laboratory for creation of and promotion of the site for uses such as high-tech business/research park; and*
- *To encourage uses that promote environmental quality and reduce reliance on imported fuels, i.e. solar; and*
- *To encourage high-tech energy and/or green technology businesses to the site; and*
- *To encourage uses that compliment and support the local agricultural economy, to wit; food processing; food distribution; and*
- *To encourage appropriate industrial and commercial development to accommodate regional growth influences; and*
- *To encourage the development of those industrial, commercial and recreational land uses that integrate with the overall land use policy of the Riverhead Town Board; and*
- *To attract industrial development to an area that is economically and environmentally feasible for development due to existing infrastructure and other improvements; and*
- *To Encourage development and rehabilitation of structures or improvements within EPCAL to enhance the reuse and/or physical*

- appearance of the facility; and*
- *Improvement and development of public facilities supporting new land uses consisted with the adopted Reuse & Revitalization Plan; and*
- *Extension and upgrade of existing infrastructure to support existing and new development*
- *Extension and improvement of sewer infrastructure to support the reuse of existing buildings and new developments in a manner that is consistent with goals and recommendations of federal, state and local conservation plans;*
- *Extension of the Riverhead Water District into presently developed areas of the site to support existing and new development at the site; and*
- *To improve existing roadways and intersections in the vicinity of the EPCAL property; and*
- *To encourage private financing, New York State and federal funding, periodic subsidies and capital grants to achieve desired urban renewal goals.*

As discussed in greater detail in the section titled “Planning Process & Public Participation”, during the planning and environmental review process, the Community Development Agency and Town diligently strived to adhere to and implemented some of the goals listed above. The Community Development Agency and Town’s perseverance resulted in successful implementation of some of the goals, including, *coordination of efforts with local and regional departments/agencies local and regional departments/agencies to identify and mitigate development issues and/or constraints to improve the Town’s ability to market the site and compete with other sites in the region* (the development of a Reuse & Revitalization Plan which provides for a Planned Development Zoning District incorporating a mixed use, (e.g., business [commercial and retail], industrial, government, energy park, recreation, utilities, residential) and designation of several hundred acres for preservation of open space, together with a subdivision map locating 50 lots for redevelopment and designated lands for open space preservation). In addition, and after staunch advocacy, the Community Development Agency and Town’s desire to obtain *state legislation to support revitalization efforts and streamline the development process* was realized in October of 2013 by the signing into law “*An Act in relation to a plan for the development of the Enterprise Park at Calverton*”. It must also be noted that the goal “*To encourage ... New York State and federal funding...capital grants to achieve desired urban renewal goals*” was achieved in part, as the Regional Economic Development Council awarded the Town a \$1.34 million grant toward upgrades, which includes but is not limited to tertiary treatment for the Sewage Treatment Plant and the State of New York designated \$5 million state funding for current flow upgrade at the Sewage Treatment Plant.

There are necessary prerequisites to achieve some of the goals listed above, including, creation and adoption of Phase II Reuse & Revitalization Plan (as stated above the Comprehensive Development Plan serves as the Reuse & Revitalization Plan or Phase II for redevelopment of a portion of EPCAL and amends Phase I Calverton Enterprise Park Urban Renewal Plan); amendment to the Town of Riverhead Comprehensive Master Plan; creation and adoption of a Planned Development (PD)

Zoning District; amendment to the zoning map of the Town of Riverhead to rezone the subject property to the PD Zoning District; subdivision of the EPCAL Property into 50 lots, of which 42 lots would be for ultimate redevelopment with a mix of uses (e.g., business [commercial and retail], industrial, government, energy park, recreation, utilities, residential); adoption of the PDD zoning districts to permit a multi-use development; extension of the Riverhead Water District into developed and undeveloped areas of the site to support existing and new development at EPCAL; upgrades to the existing on-site sewage treatment plant and establishment of a municipal sewer district; and improvements to existing roadways and intersections in the vicinity of the EPCAL property.

IV. Planning Process

A. Public Participation & Comment

As stated above, in 2011, the Town and Community Development Agency, with the assistance of VHB, a firm with expertise in planning and environmental analysis for large scale revitalization and development projects, embarked on a plan to update the original plan for reuse and redevelopment for EPCAL. From the beginning, the Community Development Agency and Town of Riverhead, through work sessions and town board meetings, open to the public and televised, broadcast its intention to adopt a Phase II Reuse & Revitalization Plan to meet the changes and evolution of market, economy and site conditions. The Town and Community Development Agency, with the assistance of VHB, initiated and hosted numerous meetings with involved and interested agencies and departments and special interest groups, including but not limited to, Empire State Development Corporation/Long Island Regional Economic Development Council; New York State Department of Environmental Conservation; New York State Department of Transportation; Central Pine Barrens Joint Planning and Policy Commission; Suffolk County Planning Commission, Suffolk County Department of Health; Suffolk County Water Authority; Long Island Pine Barrens Society; Group for the East End; and Nature Conservancy. In addition to the above, the Town and Community Development Agency met with key members of the New York State Senate and Assembly, including but not limited to, Senator LaValle, Assemblyman Thiele, former Assemblyman LoSquadro, Assemblyman Palumbo, together with Chairman of the Local Government Committee, Assemblyman Magnarelli, Economic Development, Job Creation, Commerce and Industry Committee, Assemblyman Robin Schimminger; and Chairman of the Environmental Conservation Committee, Robert Sweeney. In addition to the above, the Town and Community Development Agency met with representatives from the Governor's office seeking support for the goals and objectives of the Phase II Reuse & Revitalization Plan, including proposed plan for reuse and development, zoning and subdivision, and assistance with strategy for economic development at EPCAL

As a result of years of public participation and comment and through the medium of work sessions and Town Board meetings, the Town and Community Development Agency presented, discussed and adopted market study, preferred and alternate plans

for reuse; and proposed map for subdivision that identified, addressed and mitigated the issues/concerns identified by all state and local government officials and representatives, involved and interested agencies, and residents of the Town of Riverhead.

B. Draft Scope & Scoping Hearing

The Town and Community Development Agency, in an effort to make certain that the Phase II Reuse & Revitalization Plan, which includes amendment to Comprehensive Master Plan, Subdivision and Adoption of Zoning to implement the Phase II Reuse & Revitalization Plan, and DSGEIS necessary to support such actions, addressed all significant issues, the Town, as lead agency, issued a Positive Declaration and Draft Scope on June 18, 2013. Thereafter, pursuant to 6 NYCRR §617.8, the Town conducted formal scoping hearing on July 16, 2013. As part of the coordination effort with New York State Department of Environmental Conservation referenced above, the New York State Department of Environmental Conservation provided input into the project Scope. The impact issues are outlined in the Final Scope dated October 1, 2013 (*see Appendix "A" of the DSGEIS for all SEQRA documentation*).

C. Final Scope and Draft SGEIS

Based upon the 1997 *EIS* and the Final Scope, the following issues were examined: land use and zoning; socioeconomics community facilities and services transportation air quality noise infrastructure cultural resources geology, soils and topography water quality and hydrology terrestrial and aquatic environment petroleum and hazardous materials visual resources.

The DSGEIS is divided into twelve sections, the first of which is the Executive Summary. Section 2.0, provides a discussion of existing site and surrounding area conditions, and provides a description of the components of the proposed action including: an explanation of the proposed zoning district and the conceptual plan for the subject property, a brief history of the site, the project's purpose, needs and benefits, proposed construction, and the required permits and approvals. Section 3.0 provides a discussion of the environmental setting for the project, by topic. Existing conditions are then superimposed with post-development conditions. Potential beneficial and adverse environmental impacts are presented, and there is a corresponding impact analysis section for each of the existing conditions sections. Proposed mitigation measures that reduce or eliminate those impacts that were identified in the analyses are presented at the end of each topic discussion. Section 4.0 presents the cumulative impacts, examining the impacts of other planned developments in the area relative to the proposed action. Section 5.0 enumerates those short-term and long-term impacts described within Section 3.0 that cannot be mitigated. Section 6.0 discusses the conditions and criteria under which future actions associated with the development of the subject property will be approved. Alternatives and their impacts are discussed in Section 7.0. It should be noted that among the alternatives is the "no action" alternative that is required to be discussed pursuant to the State Environmental Quality Review Act (SEQRA) and its implementing regulations at 6 NYCRR Part 617. Section 8.0 presents a brief discussion of natural resources consumed as a result of project implementation, and Section 9.0 includes an

analysis of potential growth-inducing aspects of the proposed action. Section 10.0 presents a discussion of the energy sources to be used and proposed conservation measures, and references are presented in Section 11.0. Finally, a List of Appendixes, Figures and Tables.

V. Land Use

A. Land Use Plan

As the subject property is anticipated to be redeveloped over a multi-decade horizon, it is not possible to determine the precise uses or the precise square footage of each use that may be redeveloped and in what specific locations. The Reuse & Revitalization Plan sets forth various development areas, *as depicted in Exhibit "F"* and listed below:

- **Limited Development:** This area is shown as limited business park. It is located along Route 25.
- **Mixed Use - Business/Light Industrial/Distribution:** The larger of these two areas is located along Route 25 and the smaller area is located south the open space parcel located in the eastern portion of the site.
- **Light Industrial:** This area is shown as light industrial/distribution and energy park. It is located in the south-central portion of the site along Grumman Boulevard
- **Mixed Use - Business Park/Recreation/Sports:** This area has access from Middle Country Road, but the majority of the land is located southwest of the Limited Development area.

Note, as described more fully under the heading Planned Development (PD) Zoning District, the Town shall adopt PD Zoning District for all of the development areas depicted on the map. Consequently, the uses identified in the mapped areas are identified as preferred uses but in no way are intended to restrict, limit or prohibit uses from one described area i.e. Mixed Use Business/Light Industrial to another described area, i.e. Light Industrial. As stated throughout this Phase II Reuse & Revitalization Plan, the Community Development Agency and Town seek to implement a reuse and redevelopment plan that provides for the flexibility to support a variety of uses including industrial, commercial, recreational, and residential and achieve a balance of business and industrial uses with a residential component such that the ultimate goal of economic development is realized at EPCAL.

The Phase II Reuse & Revitalization Plan serves as the comprehensive development plan for 2,323.9+/- acres located within EPCAL (also referred to as "subject property") and provides the basis for the subdivision plan. The natural areas and recreational areas would be maintained and created on the subject property on the eastern, western, and southern areas of the subject property, buffering the potential development with the uses to the east, west, and south. This would include a bicycle and/or walking trail that would traverse the perimeter of the EPCAL and connect to other

recreational uses in the surrounding area, as well as open spaces throughout the EPCAL Property. The open space to be retained includes existing woodland (787.3+/- acres); existing grassland (458.1+/- acres); creation of grassland (138.3+/- acres); other meadow/brush land (104.2 acres); Wetlands (16.4+/- acres); and McKay Lake (9.3+/- acres).

As the 2,323.9+/- acres located within EPCAL includes regulated wetlands, land within the Wild and Scenic Recreational Rivers System Act "WSRRS" for the Peconic River, and habitat for endangered species, the subdivision provides for maintenance of buffers of a minimum of 1,000 feet around designated wetlands (to accommodate tiger salamander habitat), and also provides for approximately 596.4 acres of maintained grassland (458.1 acres of existing grassland, and 138.3 acres of grassland to be created) as habitat for the short-eared owl, northern harrier and upland sandpiper.

In addition, as stated above, a continuous bicycle/walking trail is proposed to be maintained around the perimeter of the site to consist of portions of existing paved and unpaved trails. These trails will be supplemented, as necessary, and maintained by individual lot owners as part of the site plan approval process. Development lots containing the trail will be subject to restrictive covenants requiring construction and/or maintenance of the trail.

Although there is the potential for some residential in the PD District and within the theoretical mixed-use development program, the potential locations for such residential units have not been determined and will be determined in a way to create a balanced mixed use development of the property.

Finally, the subdivision provides a 50-foot-wide vegetated buffer along Route 25 and a 200-foot-wide buffer along Grumman Boulevard to visually screen the property from the roadways, to accommodate potential future roadway expansions, as well as to accommodate portions of the continuous bicycle/walking trail around the property.

B. Consistency with Area Land Use Patterns

As stated above, the study area contained in the SGEIS contains a well-established mix of uses, residential, commercial, institutional, recreational, and cemetery uses dominating. The development of the subject property with industrial, R&D, energy, flex space, office, and supportive retail and residential uses would introduce a new land use to the EPCAL Property, especially since the subject site is currently vacant. Although the land use pattern would change the new industrial, R&D, medical office, and office uses would be compatible with some of the R&D and industrial uses that occur east of the subject property (including the Stony Brook University Incubator). The potential for an energy park in the area along Grumman Boulevard would complement other light industrial uses. The open spaces to be preserved on the subject property would enhance other open space and recreational uses that surround and are adjacent to EPCAL (including Swan Pond, Water Island Park, Inc., Swan Lake Golf Club, Grumman Memorial Park, Calverton National Cemetery, the various other park and open spaces in the area,

and the various wooded and agricultural areas). These on-site open space and recreation uses, again, would also buffer the developed portions of the subject property from the uses to the east, west, and south.

Finally, the Town coordinated with New York State Department of Environmental Conservation for over a year to establish the most appropriate framework for redevelopment of the 2323+/- acres located within EPCAL. A key component of this coordination are the open spaces on the subject property, which would address all of the various environmental concerns raised by New York State Department of Environmental Conservation and other interested parties.

As stated above, the subdivision provides for maintenance of buffers of a minimum of 1,000 feet around designated wetlands (to accommodate tiger salamander habitat), and also provides for approximately 596.4 acres of maintained grassland (458.1 acres of existing grassland, and 138.3 acres of grassland to be created) as habitat for the short-eared owl, northern harrier and upland sandpiper. In addition, the subdivision provides a minimum preservation of 59 percent of natural area, including wetlands and water bodies. An additional six percent of the EPCAL property is proposed to comprise newly-created grassland, as indicated above. In addition and as discussed in more detail in Section 4.13.2 of the DSGEIS, the subdivision provides buffers along Route 25 and Grumman Boulevard to visually screen future development from these roadways, to accommodate potential roadway expansions, as well as to accommodate portions of the continuous walkway/bicycle trail around the property. The supportive retail and residential uses would be compatible with the small-scale retail that exists and the existing, mostly single-family residential uses within the surrounding area.

Therefore, it is not anticipated that the proposed development of the subject property, overall, would have a significant adverse impact on adjacent and area land uses. Rather, it would alter the land use pattern of the area to achieve the economic development goals of the Phase I urban renewal plan and Phase II Reuse & Revitalization Plan, and the primary goals established and adopted at the time EPCAL was transferred from the federal government to the Town of Riverhead and would introduce compatible uses to the existing adjacent properties.

Note that the proposed action's impact on area character is evaluated in Section 3. of the DSGEIS.

C. Planned Development Zoning District

A new Planned Development (PD) zoning district has been proposed that will guide development within the subject property. *A copy of the proposed PD District is annexed as Exhibit "G" and also included in Appendix "F" of the DSGEIS, and a complete summary is included in Section 2 and 3 of the DSGEIS.* The PD District has been designed as a hybrid form-based zoning code, which will allow the Town flexibility over the multi-decade redevelopment horizon. The PD District establishes objectives, policies, and standards to promote orderly development and redevelopment within the PD District area for purposes

of recapturing potential investment, growth, and employment opportunities for the region through a wide variety of uses, including industrial, institutional, manufacturing, commercial, and energy. The overall intent of the PD District is to promote the expeditious and orderly conversion and redevelopment of EPCAL by allowing for flexibility in providing a mix of uses in order to prevent further blight, economic dislocation, and additional unemployment, and to aid in strengthening the New York State economy, the regional economy, and the economy of the Town of Riverhead. The PD District, upon adoption by the Town Board, would be applied to the individual tax parcels located within the subject property. These parcels include Suffolk County Tax Map Nos.: District 600-Section 135-Block 1 – Lots 7.1, 7.2, 7.33 and 7.4.

D. Standards and Controls Related to Land Use/Redevelopment

The Phase II development of the 2,323.9+/- acres located within EPCAL would be governed by various documents, including the amended Town of Riverhead Comprehensive Master Plan, the Town of Riverhead Zoning Code and this Phase II Reuse & Revitalization Plan (updated Calverton Enterprise Park Urban Renewal Plan), as well as the Subdivision Plan. This Phase II Reuse & Revitalization Plan and the Subdivision Plan, together specify, among other things, representative types and general locations of land uses in the proposed PD District, and the general scale, and intensity of development within the PD District. The PD District includes bulk requirements and design considerations.

Note, as stated above, the original Phase I urban renewal plan, Calverton Enterprise Park Urban Renewal Plan, will continue to govern the development of the 600+/- acres described as “out-parcels” in the boundary description of this Phase II Reuse & Revitalization Plan and consequently the PD District shall only apply to the 2,323.9+/- acres and the original zoning adopted to implement the Phase I Calverton Enterprise Park Urban Renewal Plan will apply to the “out-parcels”.

One of the unique elements of this Phase II plan for reuse and development and the standards and controls related to development of the 2,323.9+/- acres located within EPCAL is state legislation supporting reuse and development for this portion of property located within EPCAL. In anticipation of ultimate approvals for development of the EPCAL property (2323.9+/- acres), on October 23, 2013, Governor Cuomo signed a new law that was passed by both the New York State Senate and Assembly, entitled “An Act in relation to a plan for the development of the Enterprise Park at Calverton”. The legislation provides that after the adoption of the Reuse & Revitalization Plan and such other licenses and/or permits by state agencies and after opportunity for comment from involved agencies regarding consistency with the Reuse & Revitalization Plan, the Town Board shall be vested with authority to determine whether the proposed development within EPCAL complies with the Reuse & Revitalization Plan and with the bulk requirements design considerations, and other requirements defined in the PD District. See *SGEIS Table of Required Approvals for list of all permits/licenses and identification of departments/agencies*. Note the legislation states that if the project is not consistent with

the Reuse & Revitalization Plan (i.e., eligible for expedited review), the project may continue through the regular review and permitting process.

VI. Development Strategy & Study of Development Strategy

In order to ensure a comprehensive evaluation of the entire action (including the impacts of redevelopment in accordance with the proposed subdivision) in accordance with the SEQRA and its implementing regulations at 6 NYCRR Part 617, a Subdivision Plan and Theoretical Mixed-Use Development Program have been prepared. As stated above, the Subdivision Plan and Theoretical Mixed-Use Development Program are based upon over a year of coordination with New York State Department of Environmental Conservation, New York State Department of Transportation, Central Pine Barrens Joint Planning Commission, Suffolk County Planning Commission, Suffolk County Health Department and a host of other involved and/or interested agencies, together with state and local government officials and representatives to ensure that development would occur in a manner that is respectful of the environment to the extent practicable, while still allowing for significant economic development.

A. Proposed Subdivision

The subdivision map contains a total of 50 lots. The proposed development would occur on Lots 1 through 42, which comprise a total of 654.3+/- acres, including roadways (34.5 acres) and drainage reserve areas (51.3+/- acres). The other eight lots are comprised of the following: Lot 43 - STP Recharge Parcel (23.2+/- acres); Lot 44 (Open Space 880.4+/- acres); Lot 45 STP Expansion Area (2.9+/- acres); Lot 46 Town of Riverhead Parcel (40.2+/- acres); Lot 47 Open Space (265.9+/- acres); Lot 48 Open Space (356.0+/- acres); Lot 49 Veterans Memorial Park (96.7+/- acres); and Lot 50 Community Center known as Henry Pfeiffer Community Center (4.0+/- acres). See *DSGEIS* for more complete description.

A *Real Estate Market Assessment Calverton Enterprise Park (EPCAL) Riverhead, New York* (hereinafter "*Market Assessment*") was prepared by RKG Associates, Inc. (RKG) in association with Jeffrey Donohoe Associates LLC, dated December 8, 2011 (hereinafter the "*Market Study*"). According to this report, there are a variety of different uses that could be feasible over the multi-decade redevelopment horizon, including, but not necessarily limited to:

- Multi-Modal Freight Village
- Agri-Business/Food Processing
- High-Tech Business/Green Technology/Research Park
- Mixed Use Planned Development
- Specialty Uses.

For purposes of this analysis, a theoretical mixed-use development occurring over two time horizons is evaluated: 1) a near-term build-out in 2025; and 2) the full build-out in 2035.

B. Projected Development in 2025

The following interim mixed-use theoretical development program with a horizon year of 2025 is being analyzed in the DSGEIS. This development program is generally consistent with that included in RKG's *Absorption Analysis for NWIRP/EPCAL* (hereinafter "*Absorption Analysis*"), dated April 25, 2012, although it examines less residential development than considered in that study: 289,606 SF of industrial/research and development (R&D)/flex space; 1,330,305 SF of office/medical office/flex or institutional space; 358,785 SF of commercial/retail space; and 150 Residential Units (supportive of commercial/industrial development at the EPCAL Property).

C. Potential Maximum Development Full Build-Out

In order to ensure comprehensive environmental review in accordance with SEQRA and its implementing regulations at 6 NYCRR Part 617, a theoretical mixed-use, full build-out development program has been identified, which reflects the potential ultimate development of the subject property in accordance with the Reuse and Redevelopment Plan, the PD District and the Subdivision Plan. The Theoretical Mixed-Use Development Program would occur on Lots 1 through 42 and would consist of the following components: 6,886,836 SF of industrial/research and development (R&D)/flex space; 2,927,232 SF of office/flex and 740,520 SF of medical office space (3,667,752 SF total); 805,860 SF commercial/retail space and 300 Residential Units (supportive of commercial/industrial development at the EPCAL Property). This development program is evaluated in this DSGEIS to ensure that all potential significant adverse environmental impacts are analyzed in accordance with 6 NYCRR Part 617.

i. Traffic Consideration and Impacts

As fully outlined and addressed in the DSGEIS, the mix of uses set forth in the theoretical potential maximum build out would result in significant adverse traffic impacts that likely cannot be fully mitigated. It must be understood, however, that no one can predict, over a multi-year development period, what specific uses would be developed and at what levels. For example, if a significant portion of the site is developed for warehouse uses, minimal traffic would result. Moreover, if a significant area was used as a solar field, virtually no traffic would result from that area. Accordingly, the maximum development limit will be a function of the actual trip generation associated with the uses developed. See *Section 3.4.2 of the DSGEIS for full discussion regarding trip generation and mitigation.*

In order to ensure that the traffic generated by the permitted development can be adequately mitigated, as each use is approved, constructed and occupied, traffic counts must be taken at each access point to the site to document the total number of trips actually generated. The DSGIES includes a maximum trip level such that at said level no further development can be approved unless additional evaluation and mitigation (as

necessary based on the evaluation) is conducted. See Section 3.4.2 of the DSGEIS for full discussion regarding trip generation and mitigation.

ii. On-Site Utilities & Infrastructure

With respect to on-site utilities, the following are proposed: Electricity- PSEG Long Island. The electric distribution system would be expanded on the site to connect future development; Natural Gas- National Grid. The gas lines would be expanded to allow the connection of future develop. Water-Town of Riverhead Water District currently serves a portion of the site and will expand as deemed necessary to provide and meet the needs of development; Sewer-The Sewer District has onsite Sewage Treatment Plant and this facility will be expanded and upgraded to allow connection of the future development within the EPCAL subdivision. The outfall would be relocated to the northern portion of the property as part of the plan to expand the Calverton Sewer District. This relocation would take the outfall out of the Peconic Estuary, which would be a significant positive environmental benefit; finally, storm water: On-site storm water management system and intent is to create drainage reserve areas in topographically appropriate places throughout the subdivision for the purpose of providing storm drainage for the public road network. The roadway infrastructure will include a system of catch basins and piping designed to convey storm water runoff to the drainage reserve areas. *Note, a complete discussion of the proposed infrastructure is set forth in DSGEIS Section Four.*

VII. Project Schedule

A specific construction schedule cannot be determined at this time, as no specific tenants have been identified. However, as discussed above, for purposes of comprehensive environmental analysis, it is expected that approximately 1,978,696 square feet of non-residential (commercial/industrial) development as well as 150 residential units, supportive of such non-residential development would be constructed by 2025.

A. Demolition

Since there are no existing buildings within the 42 lots proposed for development, no building demolition is proposed. It is expected that there would be removal of some asphalt areas associated with existing paved areas (e.g., small portions of the runways) within the 42 development lots. In addition, some demolition is expected to occur in conjunction with relocations of utilities and the outfall pipe associated with the Sewer Treatment Plant. However, such demolition is expected to be minimal.

B. Housing/Relocation Plan

On July 18, 1989 the Town of Riverhead adopted a Relocation Plan in compliance with the federal Uniform Relocation Assistance and Real Property

Acquisition Policies Act of 1970, as amended. This act applies to all HUD-assisted programs. The Reuse & Revitalization Plan will not involve any relocation of residents or commercial/industrial tenants or owners as the property to be redeveloped is presently vacant.

VIII. Obligations of Sponsors

The Phase II EPCAL urban renewal area described more fully under the heading "Boundary Description", and any such property acquired by the Town and the Community Development Agency in furtherance of this Phase II Reuse & Revitalization Plan shall be disposed of subject to acquisition and disposition agreements between the Community Development Agency and the purchaser/redeveloper herein called sponsor as stipulated by Articles 15 and 15 A of the General Municipal Law, enabling legislation for Urban Renewal and Urban Renewal Agencies. The Community Development Agency and Town will solicit and evaluate redevelopment proposals in terms of use of property, experience of proposer with large scale real estate development, financial capability to affect proposed redevelopment, infrastructure improvements, time schedule for redevelopment, efficiency and effectiveness of proposal in meeting the goals and objectives of the Phase II Reuse & Revitalization Plan, and conformance of the proposed redevelopment with the guidelines and controls of the Urban Renewal Law and state legislation "An Act in relation to a plan for the development of the Enterprise Park at Calverton".

IX. Reuse and Revitalization Filing Requirements and Amendments

A. Pursuant to Section 574 of the Urban Renewal Law, the Town of Riverhead shall file with the Commissioner of Housing and Community Renewal of the State of New York the Phase II EPCAL Reuse & Revitalization Plan (amendment to the original urban renewal plan- Town of Riverhead Calverton Enterprise Park Urban Renewal Plan) and any subsequent amendments to the Phase II Reuse & Revitalization Plan. No changes are permitted in Urban Renewal Programs for projects that are assisted by State loans, periodic subsidies or capital grants without approval of the Commissioner of Housing and Community Renewal of the State of New York

B. Town Code amendments: Zoning changes will be adopted that are consistent with the Phase II Reuse & Revitalization Plan. Such zoning changes are accomplished by amendments to zoning ordinances or local laws. The amendments are presented to the Riverhead Town Board for consideration and referred to the Riverhead Planning Board for comment. Thereafter a notice of public hearing is published in the official newspaper and posted at the Town Clerk's office. At a public hearing comments are received and considered by the Town. The Riverhead Town Board may subsequently adopt code amendments. Note, the original Phase I urban renewal plan, Calverton Enterprise Park Urban Renewal Plan, and the original zoning adopted to implement the Calverton Enterprise Park Urban Renewal Plan will continue to govern the development of the 600+/- acres described as "out-parcels" in the boundary description for the Phase II Reuse & Revitalization Plan.

X. Minor Changes/Reasonable Variations

The Community Development Agency and Town Board, acting as governing body of the Community Development Agency, shall have the ability to approve minor changes or reasonable variations (as determined by the Board) from the strict application with respect to the literal enforcement of physical standards and requirements for reasons of practical difficulty, unreasonableness beyond the intent or purpose of these restrictions of the Phase II Reuse & Revitalization Plan provisions, so long as such variations reasonably accommodate the intent and purpose of the Reuse & Revitalization Plan and the Urban Renewal Law. The Phase II Reuse & Revitalization Plan provisions may be altered by market conditions, redevelopment opportunities and/or the needs of the community affected by the Plan.

XI. Modifications to the Plan

This Phase II EPCAL Reuse & Revitalization Plan may be modified pursuant to requirements and procedures set forth in Urban Renewal Law governing such modifications.

REUSE & REVITALIZATION PLAN
ENTERPRISE PARK AT CALVERTON
(EPCAL)
SUFFOLK COUNTY, NEW YORK

EXHIBIT A

FILED IN THE OFFICE
OF THE TOWN CLERK

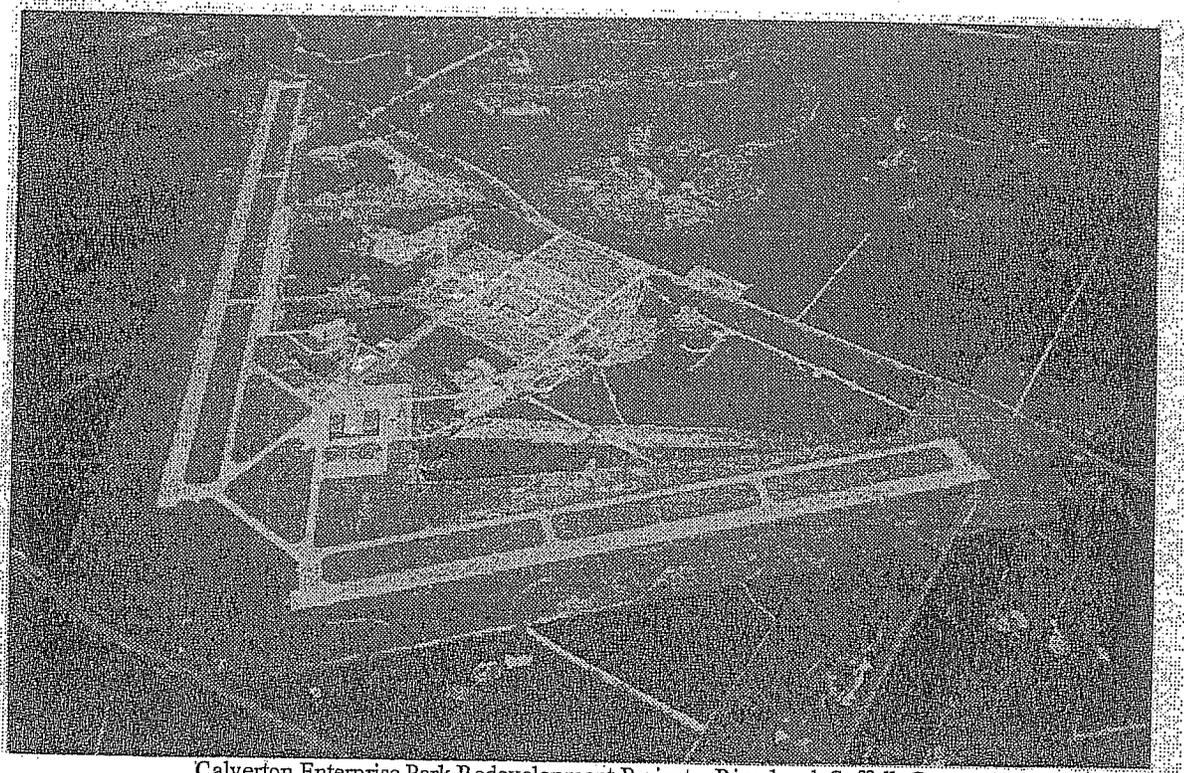
OCT 23 9 31 AM '98

BARBARA GRATTAN
TOWN CLERK

Town of Riverhead

Calverton Enterprise Park Urban Renewal Plan

as authorized under Articles 15 and 15A of the General Municipal Law



Calverton Enterprise Park Redevelopment Project—Riverhead, Suffolk County, New York

Town of Riverhead
Calverton Enterprise Park Urban Renewal Plan

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Attachments

Public Law 103-c337

Appendix A Boundary Map

Appendix B Comprehensive Reuse Plan Map

Appendix C Land Use Inventory Map

Appendix D Economic Development Zone (EDZ) map

Riverhead Town Board Resolution # 451 (Authorization for Preparation of Urban Renewal Plan)
5/19/98

Riverhead Town Board Resolution # 614 (Accepts Final Environmental Impact Statement (EIS)
Regarding Disposal and Reuse of NWIRP)
7/14/98

Riverhead Town Board Resolution # 615 (Designates Lead Agency for Actions of the Town
Board Pursuant to Article 15 and Article 18 B of General Municipal Law)
7/14/98

CDA Resolution #22 (Authorizes Referral of the Calverton Enterprise Park Urban Renewal Plan
to the Riverhead Planning Board)
8/4/98

Planning Board Resolution (Recommends Qualified Approval of the Urban Renewal Plan)
9/8/98

Riverhead Town Board Resolution #854
10/6/98

I. Introduction

A. Legislative Purpose

Urban Renewal is defined as a program established, conducted and planned by a municipality for the redevelopment of substandard and unsanitary areas of such municipalities and for recreational and other facilities incidental or appurtenant thereto pursuant to General Municipal Law and the Housing Act of 1949 and 1954. Mechanisms for implementation shall include renewal, redevelopment, conservation, restoration or improvement. The adoption of the Urban Renewal Law was intended to provide a vehicle for municipalities to address areas characterized by one or more of the following conditions:

- 1) deteriorated or deteriorating owing to obsolete and dilapidated buildings and structures;
- 2) defective construction;
- 3) outmoded design;
- 4) physical deterioration;
- 5) lack of proper sanitary facilities or adequate fire or safety protection;
- 6) excessive land coverage;
- 7) structural alterations or conversions to a mixture of residential and nonresidential uses;
- 8) insufficient light and ventilation;
- 9) excessive population density;
- 10) illegal uses and conversions;
- 11) inadequate maintenance
- 12) buildings abandoned or not utilized in whole or substantial part;
- 13) obsolete system of utilities;
- 14) hazardous or deteriorated industrial uses;
- 15) poorly or improperly designed street patterns and intersections;
- 16) inadequate access to areas;
- 17) traffic congestions hazardous to the public safety;
- 18) lack of suitable off street parking, inadequate loading and unloading facilities;
- 19) impractical street widths, sizes and shapes, blocks and lots of irregular form, shape or insufficient size, width or depth;
- 20) unsuitable topography, subsoil and other physical conditions all of which hamper or impede proper economic development of such areas and that impair or arrest the sound growth and development of the area, community or municipality.

Legislative findings further state that characteristics of areas that have been vacant or are deteriorating and require redevelopment often dictate that incentives be provided to encourage the investment of private resources in area redevelopment and reuse in order to restimulate the job creation and tax revenues derived from the renewal area.

Therefore, it has been found and declared by the New York State Legislature that it is necessary and proper for municipalities to develop programs for the proper planning, clearance, redevelopment, rehabilitation or conservation of such areas to eliminate slums and blight and to promote their community growth and development in a manner consistent with the furtherance of the public welfare. It has also been found that it is necessary to encourage and stimulate

private investment and the participation of owners and other responsible persons in sound and comprehensive programs of urban renewal for such areas.

Consequently, it has been determined to grant to municipalities of the State of New York the rights and powers provided by Articles 15 and 15A of General Municipal Law in order to eliminate slums and blight and to prevent the spread of slums and blight through the clearance, replanning, rehabilitation, restoration, renewal, conservation, reconstruction or redevelopment of such areas pursuant to the powers and rights thereby authorized. Implementation of the Urban Renewal Law and specific programs of urban renewal are for a purpose essential to and in furtherance of the public interest. The urban renewal process is designed to insure a close and working coordination between levels of government as well as effective participation of an informed public in the implementation of the Urban Renewal Plan. The Town of Riverhead created an urban renewal agency in 1982 pursuant to Urban Renewal Law. The Community Development Agency (CDA) has undertaken the development and adoption of the East Main Street Urban Renewal Plan and Area (1993) and the Railroad Street Urban Renewal Plan and Area (1997) to stimulate achievement of urban renewal objectives.

B. Appropriateness and Need

In September 1994, the United States Congress passed Public Law 103-c337 authorizing the Secretary of the Navy to convey title to 2,900 acres of property to the CDA for no consideration for the purpose of economic development following the closure of the facility by the U.S. Navy. A copy of Public Law 103-c337 is attached. The CDA is recognized as the Local Redevelopment Authority (LRA) for ownership and redevelopment of this parcel. The CDA is an urban renewal/economic development agency as provided under New York State General Municipal Law, Articles 15 and 15A, and as such has legal authority to correct substandard conditions and to eliminate or prevent the development and spread of deterioration and blight through the removal, reconstruction, rehabilitation, conservation or renewal of target areas, for residential, commercial, industrial, community or public and other uses.

The economic distress resulting from the departure of the Grumman Corporation has had far reaching effects in this region and the redevelopment of the Calverton Naval Weapons Industrial Reserve Plant (NWIRP) is seen as a regional remedy to the sudden and severe reduction in the defense industry on Long Island. The Calverton site provides a "turnkey" manufacturing and industrial facility currently operational with all necessary infrastructure in place. There are existing several hundred thousand square feet of buildings and the potential for additional development. The property is also improved with two runways of 7,000 and 10,000 feet, a major asset to corporate executives. In addition, the site is surrounded by a 3,000-acre buffer zone comprised of Pine Barrens forest, which must be preserved in perpetuity under federal and state laws.

In pursuing acquisition of this property from the U.S. Navy, the Riverhead Town Board, in its capacity as the CDA, has made a commitment to the stimulation of manufacturing, industrial and high technology uses as a centerpiece of its redevelopment in order to replace or surpass the number of jobs and the tax base that existed previously on the former defense site. Job creation, tax base revenues and quality of life protection are primary goals.

C. Historical Perspective

In 1952, the Navy acquired 4,400 acres for airfield runway construction and associated facilities known as the Naval Weapons Industrial Reserve Plant (NWIRP). Approximately 2,913 acres were leased to the Grumman Corporation for airfield operations (final assembly and testing) in 1954, while the balance of the acreage was designated as aviation buffer zones. Additional parcels were acquired over the years from individual owners to halt encroaching development. In 1976, 902 acres of the northwest buffer zone were transferred to the Veterans Administration for construction of the Calverton National Cemetery. This reduced the Calverton Naval Weapons Industrial Reserve Plant facility to 5,900 acres, of which the runway buffer zone represents 2,986 acres.

The Grumman Corporation leased the former Naval Weapons Industrial Reserve Plant (NWIRP) property from the U.S. Navy for more than 40 years and its termination of operations at Calverton resulted in the loss of approximately 4,000 jobs and \$1.1 million in tax revenues to the Town of Riverhead, Suffolk County and the Riverhead Central School District.

During its long tenure, the Grumman Corporation was the largest employer in the Town of Riverhead, providing a strong job market for the region's multi-skilled workforce. At its peak the Calverton facility produced more than 100 aircraft annually. When defense downsizing resulted in the termination of operations at Calverton in early 1996, many former employees relocated or accepted lower-paying jobs well below their skill levels.

Of the \$1.1 million loss in property tax revenues from the Northrop Grumman Corporation, the Riverhead Central School District portion of \$652,736 represents more than 2% of its tax levy. The Town of Riverhead portion of \$305,883 represents more than 4% of its tax levy. Therefore, the loss in tax revenues to the Town of Riverhead has increased the financial burden on residents despite the Town's steady spending in recent years. The Town of Riverhead is the least wealthy town of the 10 towns in Suffolk County, Long Island. In addition, much of Riverhead's real property is subject to tax-exempt or reduced real estate tax status due to agricultural protection programs, federal ownership (Calverton National Cemetery) and nonprofit ownership (two large Boy Scout Camps).

Following the announcement in 1994 by the Grumman Corporation that the company intended to vacate the Calverton facility, the United States Congress passed Public Law 103-c337 authorizing the Secretary of the Navy to convey 2,900 acres "inside the fence" to the CDA for no consideration for the purpose of economic development. The Riverhead Town Board, acting as the CDA, recognized an opportunity to recreate jobs, increase local tax base and improve the quality of life for the community by taking the lead in planning for and managing the site's reuse.

In preparation for conveyance and operational readiness, the CDA has anticipated and is committed to taking title to this property to assure successful economic redevelopment. The CDA undertook a Comprehensive Reuse Plan between January 1995 and March 1996, incorporating extensive community involvement to provide a guide for the redevelopment of the

site. The Comprehensive Reuse Plan for the property provides for a mix of uses including industrial (i.e. manufacturing, aviation maintenance and film production), commercial/recreation, and theme attraction, hotel/conference center development. The Comprehensive Reuse Plan provides a framework for transformation of a now vacant industrial complex into a vibrant, mixed-use business park generating substantial jobs and tax revenue for the region. Shortly thereafter, the CDA developed a strategic marketing plan, and in January 1997 hired the national real estate firm of Grubb & Ellis as its marketing agent and real estate advisor. Certainly, aggressive site marketing and infrastructure development are key components to achieving redevelopment goals. New York State designation of the site as an Economic Development Zone (EDZ) provides additional marketing incentives such as wage and investment tax credits, sales tax credits and, most importantly, special zone electric rates representing a substantial reduction in rates from local utilities. In addition, EDZ status allows local governments and taxing jurisdictions to offer property tax relief to businesses that construct or improve real property in a zone, pursuant to 485-e of the Real Property Tax Law.

In May 1998, the CDA contracted with a property management firm, Grubb & Ellis Axiom Real Estate Management Services, to assume responsibility for operations and maintenance upon conveyance. The CDA Board authorized the creation of the Riverhead Development Corporation (RDC), a local development corporation, to market the site for redevelopment.

The creation of an Urban Renewal Area enables the Town of Riverhead CDA to continue its efforts to promote and generate economic growth and provides for appropriate use of real property within the Calverton Enterprise Park. The Urban Renewal Law provides the Town of Riverhead with the creative legal mechanism to accomplish many of the redevelopment, economic development and beautification goals of the community.

II. Goals and Objectives

It is the expressed intent of the Town of Riverhead to provide a regulatory protocol to encourage the reuse and development of the former CALVERTON NWIRP in order to facilitate achievement of the following:

- (i) the attraction of private investment in the site;
- (ii) the maximization of the real property tax ratable base;
- (iii) the maximization of skilled, high paying employment opportunities; and
- (iv) the protection of the natural environment and the sustaining of the regional quality of life.

These general goals were identified as a result of an extended public process that embraced a mission statement that follows:

- A. To provide for industrial land use in conformance with the Town of Riverhead Master Plan and its amendments;
- B. To create a regulatory environment that will encourage the highest and best adaptive reuse of the property with the greatest potential for economic development while respecting existing natural features and the local ecology;
- C. To encourage appropriate industrial and commercial development to accommodate regional growth influences;
- D. To encourage the development of those industrial, commercial and recreational land uses that integrate with the overall land use policy of the Riverhead Town Board;
- E. To attract industrial development to an area that is economically and environmentally feasible for development due to existing infrastructure and other improvements;
- F. Extension and improvement of infrastructure within the Calverton Enterprise Park to support the reuse of existing buildings and new developments and to mitigate the degradation of the Peconic Estuary and the Central Suffolk Pine Barrens ecosystem;
- G. Designation of up to 1,280 acres as an EDZ pursuant to New York State Law to encourage development of the Calverton Enterprise Park;
- H. Encouragement of development and rehabilitation of structures within the Calverton Enterprise Park to enhance the reuse and physical appearance of the facility;
- I. Improvement and development of public facilities supporting new land uses consistent with the adopted Plan;

- J. Promotion of recreational and tourist related development by improvements to transportation facilities on and off site;
- K. Recognition of existing cultural and historic resources;
- L. Upgrading of marginal buildings and facilities;
- M. To examine the potential for continued aviation use of the site in support of commercial and industrial land use; and
- N. Encouragement of private financing, New York State and federal funding, periodic subsidies and capital grants to achieve desired Urban Renewal goals.

III. Project Description

A. Boundary Description

The boundaries of the Calverton Enterprise Park Urban Renewal Area hereafter referred to as the "Calverton Enterprise Park" include that real property commonly known as lying "inside the fence" and more particularly depicted on the map described in Appendix A.

The Calverton Enterprise Park is located in Suffolk County, New York, at a site that is approximately ninety-seven miles east of midtown Manhattan and more than fifty miles west of Montauk Point. The site incorporates approximately 2,913 acres including two runways, supporting facilities and aircraft production and testing buildings.

The facility is located within an area of agricultural lands, rural residential, and commercial/industrial development. It is bordered on the south by Grumman Boulevard (River Road) and on the north by State Route 25. At the southern boundary of the Calverton Enterprise Park are the Swan Lake Golf Course, other Grumman-owned buildings, residential property, and the Pine Barrens Preserve. At the northern boundary, along State Route 25 are the Calverton National Cemetery, farms, and residential and commercial properties. The hamlet of Calverton, residential and commercial property borders on the east. Wading River Road marks the west boundary, surrounded by residential-use and the Pine Barrens Preserve. The Pine Barrens Preserve forms a 3,000-acre buffer zone around the site.

B. Existing Conditions and Trends

Introduction

The Calverton Naval Weapons Industrial Reserve Plant (NWIRP) was the first facility in the United States built primarily for the assembly and testing of fighter jet aircraft. The site is located in an area that is characterized as Suffolk County Pine Barrens to the west and south and agricultural land to the east and north. The Urban Renewal Area is comprised of 2,900 acres that includes an improved industrial core, as well as vacant areas that are both cleared meadow and forested areas. A number of New York State regulated freshwater wetlands exist within the Urban Renewal Area.

→ *change*

Currently the project site is vacant and unpopulated. Physical structures on the site include two aircraft runways and internal roadways. The site also contains one million square feet of building area, specifically several aircraft hangars and other industrial buildings, including an 80,000 square foot office building. Land is available for additional construction, as approximately two-thirds of the property is vacant land. The improvement area is connected to the Long Island Railroad by a currently unused rail spur. Future development on the site could lead to the reopening of this spur, providing convenient rail access for visitors and employees as well as materials. On-site infrastructure includes a private sewage treatment plant, water system and a heat producing steam plant. Existing infrastructure and the excellent condition of the buildings provides the opportunity to establish a "turn-key" industrial park on the site. It is

anticipated that the 10,000-foot runway will be utilized to support the industrial park and continuous maintenance will be necessary to assure safety of users.

Existing Physical Description

Most of the Calverton NWIRP site occupies a relatively flat, intermorainal area between the Harbor Hill end moraine to the north and Ronkonkoma terminal moraine to the south. The landscape surrounding the site is mostly farm fields, interspersed with large forested areas. The terrain is a relatively flat, broad, glacial outwash plain sloping to the south. The landscape surrounding the site is mostly broad farm fields, interspersed with large forested areas. The terrain is a relatively flat, broad, glacial outwash plain sloping to the south. The area to the west and south of the Calverton NWIRP site is dominated by the Peconic River, its tributary streams, and numerous associated ponds and wetlands. The land south of the Peconic River is a minor escarpment, with irregular hills and rough terrain; forested ridge lines dominate and provide a large area of natural habitat. The land of the Calverton NWIRP generally slopes from north to south, with the lowest area along the Peconic River. Elevations gradually fall from about 100 feet above mean sea level in the northeast buffer zone to a low of about 30 feet above mean sea level along the Peconic River. South of the Peconic River, the southeast buffer zone, elevations rise to more than 300 feet above mean sea level at peaks in the steep, morainic area south of the Long Island Expressway. The area of the actual Calverton NWIRP site is gently sloping. Elevations range from approximately 39 feet to 84 feet above mean sea level. Slopes are generally under 6% within the NWIRP, and the north and southwest buffer zones, except where dissected by drainage swales. Some slopes to the south of the Long Island Expressway, within the southeast buffer zone, approach 35%.

The site lies within two soil associations: the Haven-Riverhead association and the Plymouth-Carver association. Approximately three-quarters of the site, as well as the northern federally protected natural buffer zone, fall within the Haven-Riverhead association, containing soils that are typically deep, nearly level to gently sloping, and well-drained. Development as proposed in the alternatives is generally considered compatible with the soils association, because of its good drainage and the ease of excavation. In places where there may be a high water table or where soils are on steep slopes, construction procedures to reduce possible effects on groundwater and on the soils would need to be implemented. A soil erosion and sediment control plan would be prepared prior to construction to address these issues. (Source: U.S. Navy FEIS, 1997)

Infrastructure and Utilities

This facility is currently served by a 69KV electric distribution system. Adjacent to the property to the south is a 6", 60-lbs. gas main. Other key utilities include:

Water Wells are used as the primary source of potable, firematic and industrial water supply for the facility. There are three production supply wells, which yield approximately 1,000 gallons per minute, up to a million gallons per day. One well is closed while the other two wells maintain the supply.

Steam Plant capacity is 125,000 lbs. The past use of the plant reflected an average winter use of 67 lbs., and 12 lbs. during the summer. The capacity of the three boilers installed in 1997 is over 152,200,000 BTUs. The boilers are presently oil fired, however are convertible to natural gas.

Sewage Treatment Plant capacity is 65,000 gallons per day. It is a "primary" sedimentation, and "secondary" activated-sludge process, with extended aeration. After secondary treatment, chlorinated plant effluent is discharged into the on-site recharge basin (McKay Lake). The collected sludge is transported to a local treatment plant for processing.

(Source: U.S. Navy, Northrop Grumman Corporation)

Buildings

There are several major and well-maintained plant complexes at the Calverton Enterprise Park that reflect the bulk of the manufacturing and production buildings for major aircraft assembly and rework. The buildings are located by number on the attached list of buildings and described as follows:

The Plant 06 Complex comprises more than 500,000 square feet, consisting primarily of a main assembly building, paint facilities, machine shop, aircraft shelters, fuel lab, engine run-up pads, and fuel calibration area.

Building 06-01 has over 300,000 square feet of floor space with 190,000 square feet of production space, and the balance of 110,000 square feet utilized for offices, support, and administrative purposes. One third of the total floor space is high bay area with five (5) 15-ton overhead cranes. The remaining area is low bay with seven (7) overhead cranes having capacities from 1 to 10 tons. Electrical and hydraulic power and aircraft cooling and shop air lines are installed under the assembly floor to enhance work efficiency and safety. It is a heated and air-conditioned masonry building with a wet sprinkler system. The building was used primarily for final assembly of aircraft. It also provided the Calverton facility with sufficient area for the teardown and remanufacture of aircraft.

Building 06-15 is a masonry constructed 16,825 square foot building utilizing a deluge fire protection system. The building was used for aircraft final paint finishing prior to Building 06-66 being constructed.

Building 06-49 is a 17,186 square foot building, including 575 square feet of office space, and 8,640 square feet of high bay space. This facility was used as a material distribution center and sub-assembly shop. It is insulated, heated, and protected with a deluge fire protection system.

Buildings 06-52, 53, 54 are of metal construction, insulated, heated, and protected with a deluge fire protection system. Each of the three aircraft shelters is 8,085, 7,696 and 7,696 square feet, respectively. This high-bay space was used for aircraft final assembly and testing.

Building 06-66 is a 38,526 square foot state-of-the-art paint facility that conforms to stringent federal, state, and local environmental regulations. It is steel constructed, fully insulated building protected by an aqueous foam fire protection system. The facility was used for final paint finishing and is large enough to house a completed aircraft.

Building 06-74 is a 28,244 square foot steel constructed building, including 4,790 square feet of low-bay space, and is fully heated and partially air conditioned. It was used as a machine/weld shop, hydraulic sub-assembly and a maintenance/repair shop.

The Plant 07 Complex offers more than 240,000 square feet. The complex consists of a main assembly building, including four (4) aircraft hangers, an aircraft development support building, Anechoic Chamber, Flight Emergency Center, Conformal Radar Range, Antenna Test Range, Airport Control Tower, two runways with associated flight lines and taxiways, and Compass Calibration Pads.

Building 07-01 is of masonry construction, fully heated and partially air-conditioned, and is approximately 191,384 square feet. It is composed of a main building, an automated telemetry system facility, four (4) hangers with four (4) overhead cranes (capacity of 5 tons each), and one crane with a capacity of 15 tons. The building was used for flight development and also houses the Airport Central Tower that controls the two adjacent runways, associated flight lines and taxiways. The building is protected by a deluge-type fire protection system.

Building 07-05 is a heated and air-conditioned building occupying 18,243 square feet, offering the largest Anechoic Chamber on the east coast of the U.S. It has a usable area of 165,000 cubic feet, and a working range of 0.1 to 10 Ghz. The chamber walls, ceiling and floor are lined with specially developed absorbent cones that prevent reflection of RF energy. Thus, electromagnetic compatibility tests can be conducted on a complete aircraft inside the chamber, free from the effects of the weather and outside interference, without disclosing the aircraft's radar signature. A complete aircraft, suspended within the chamber from a 30-ton traveling crane allows the aircraft's complete electronic flight environment to be accurately simulated while it is still on the ground. In addition, to the recording of test aircraft responses, the chamber is also used for testing radiation hazards, electronic warfare systems and high-power radio frequency emitters. A CO2/wet fire protection system is utilized.

Building 07-36 is a 23,557 square foot, high bay, fully insulated metal building with a dry sprinkler fire protection system. This facility was used for modifying, teardown and inspection of aircraft.

The Plant 80/81 Complex totals 264,000 square feet involving flight acceptance and development, with the key buildings shown below.

Building 80-01 is a 19,023 square foot Quonset type masonry building, with 13,870 square feet of high-bay space. The fully heated and partially air-conditioned building was used for aircraft flight testing acceptance and flight development. It is served by a deluge fire protection system.

Building 80-05, constructed in 1986, is a 73,374 square foot, 2-story, office building that provided the office and computer environments essential to the site's operation. It was constructed to provide project management capabilities such as communication links to the flight test areas, conference rooms, executive suites, secure areas and computer rooms. The fully air-conditioned building has the following features: commercial-grade power supply, dedicated transformer, emergency generator, passenger elevator, handicap accessible, a separate oil-fired hot-water heating system, full sprinkler fire protection system, fiberoptic communications, locker facilities, two executive suites and conference/computer rooms. A paved parking area supports this facility.

Building 81-01, 02, 03, 04 & 05 totaling 128,368 square feet is comprised of four (4) steel constructed, insulated hangers (each averaging 19,000 square feet), and one 50,960 square foot support/office building (01) used for flight acceptance and development. All hangers are heated and the support building is air-conditioned. The hangars are capable of sheltering the aircraft for the performance of any tests other than those requiring shielding and are in proximity to the runways and taxiways. Due to the explosion-proof construction, the hangars can be used for storage of fueled aircraft in the event of a severe storm. An aqueous sprinkler system provides the fire protection. Other features of this complex include: industrial-grade power supply, dedicated transformer, office/lab facilities (shielded lab on first floor with high-pressure air, 400-cycle power, 28-Vdc, alarms, halon fire suppression), passenger elevator, handicap accessible, heated by central steam plant, wet sprinkler fire protection system, fiberoptic communications, equipment and computer rooms, radio transmission tower on roof, electronically operated sliding doors in hangars, floor trenches to containment tank and energy efficient metal-halide lighting. Other buildings on the site comprise over 275,000 square feet of engineering, support and office space. A summary of the total facility by category of use follows:

<u>FUNCTION</u>	<u>AREA (s.f.)</u>
Support Shops	188,764
Warehouse & Storage	91,550
Service	196,125
Office Area	245,952
Fabrication Space	413,525
TOTAL	1,135,916

(Source: U.S. Navy, Northrop Grumman Corporation)

Streets, Traffic, Parking (Existing Site Access)

The urban renewal area is bordered on the north by New York State Route 25, on the west by Schultz Road/Wading River-Manorville Road and on the south by River Road (Grumman Boulevard). Primary access to the facility from the west would be from New York State Route 25; or from New York State Route 495 (Long Island Expressway) and then north to New York State Route 25 either along County Road 46, William Floyd Parkway (Long Island

Expressway Exit 68), or along Wading River Road (Long Island Expressway Exit 69). CR 46 and Wading River Road would similarly be used for eastbound traffic from New York State Route 27. Access from the east is along New York State Route 25 or along Wading River Road to New York State Route 25.

New York State Route 25 (Middle Country Road) is a two-lane, east-west road with 30 feet of pavement and six-foot shoulders from William Floyd Parkway to 2.5 miles east of Wading River Road and 24 feet of pavement and six-foot shoulders east to Edwards Avenue. There is a signalized intersection at Wading River Road and a left-turn lane onto Wading River Road in the westbound direction. The two-way annual average daily traffic (AADT) between Wading River Road and Edwards Avenue is approximately 10,500. The one-way capacity is about 1,230 vehicles/hour. The current one-way peak hour is about 630 vehicles, or about one-half of its capacity. Middle Country Road provides access to the site west of Route 25A. (Source: Long Island Regional Planning Board, 1993; U.S. Navy FEIS, 1997)

Schultz Road/Wading River-Manor Road is a two-lane, winding rural road with a variable pavement width of 24 to 36 feet. For nearly its entire length, it abuts environmentally sensitive land, including Suffolk County parkland and wetlands. Current volume is estimated to be less than 5,000 AADT. One-way capacity is estimated to be approximately 600 vehicles/hour. It is a primary north-south access road for vehicles, providing access to the Long Island Expressway, to the south gate of the project site located on River Road (Grumman Boulevard). (Source: Long Island Regional Planning Board, 1993; U.S. Navy FEIS, 1997)

CR 46, William Floyd Parkway, is a four-lane divided highway with 48-foot pavement width and 12-foot shoulders. It serves as a north-south collector for vehicles to access the Calverton site via Middle Country Road (New York State Route 25) from the Long Island Expressway (New York State Route 495) and Route 25A. North of the Long Island Expressway, it has a variable right of way of approximately 150 feet. The current traffic volume is approximately 24,000 AADT. The one-way capacity is 3,600 vehicles/hour. The current one-way peak hour volume is approximately 1,200 vehicles, or about one-third of its estimated capacity. (Source: Long Island Regional Planning Board, 1993; U.S. Navy FEIS, 1997)

Edwards Avenue also provides north-south access for vehicles coming from points east of the site. Edwards Avenue provides access from the Long Island Expressway (New York State Route 495) east and access to the Long Island Expressway west. Hourly one-way volume reaches 385 vehicles per hour and two-way daily volume is approximately 9,000 vehicles per hour. (Source: U.S. Navy FEIS, 1997)

Cultural and Archaeological Resource Consideration

The Navy performed an historic resources survey and Phase IA and IB archaeological survey in compliance with Sections 106 and 110 of the National Historic Preservation Act (NHPA) pursuant to the National Environmental Policy Act (NEPA). The objectives of the intensive historic resources survey were to establish the historic context of the Calverton NWIRP and to evaluate each building and structure with respect to National Register criteria. The U.S. Navy's Environmental Impact Statement (EIS) states that a review of the National Register files

at the Office of Parks Recreation and Historic Preservation "showed that no architectural or archaeological cultural resources within the NWIRP Calverton boundaries are listed on the national or state registers. Likewise, no cultural resources determined eligible but not yet listed in the registers are located within NWIRP Calverton."

According to the EIS, there are three structures "potentially eligible" for the National Register of Historic Places "for their exceptional significance in relation to the development of naval power during the Cold War." These include: 1) the Anechoic Chamber, used to test for electromagnetic emissions, was the largest of its kind built; 2) Plant 6, used for the final assembly of aircraft, most notably the F-14 Tomcat; and 3) Plant 7, designed for the development and testing of experimental and production aircraft, the testing and development of the EA-6B Intruder, the EF-111B and other electronic warfare aircraft. The EIS states, "Adherence to appropriate standards and guidelines would be appropriate mitigation." Further, the EIS concluded, "Although these buildings are united by plan and physical development, they should not be considered eligible for the National Register because, as simple ancillary and production buildings, they fail to meet the standards for exceptional significance." Nevertheless, the sensitivity of the cultural and historic resources will be respected in all future development.

The Phase 1A Archaeological Survey, which included a review of the files of the New York State Museum (NYSM) and the New York State Historic Preservation Office/Office of Parks Recreation and Historic Preservation, revealed that 24 archaeological sites lie within the general vicinity of the project site (NWIRP). There are 10 historical sites listed with the New York State Preservation Office within one mile of the NWIRP. There was no information on file regarding historical sites within the boundaries of the project site or the surrounding 3,000-acre federally protected natural buffer zone. Interviews conducted by the Navy's consultant indicated that artifacts made of "white stone" (presumably quartz) had been found around the north shore of Twin Pond and a "road cut" east of McKay Lake. Both of these areas were later investigated through subsurface testing. Documentary analysis also indicated that over the course of the last two centuries, there were once numerous farmhouses and outbuildings at the NWIRP. To determine the extent of archaeological sensitivity, 376 shovel test pits were excavated in areas of high potential sensitivity, while 356 shovel test pits were excavated in areas of low to moderate sensitivity more than 328 feet from freshwater sources. The 356 shovel test pits excavated in areas of low to moderate sensitivity yielded only one resource, while 375 artifacts were recovered in areas of predicted high sensitivity. These materials consisted primarily of lithic debris (stone debris) resulting from the manufacture and processing of stone tools. In addition, eight projectile points, four tools, one core, two pieces of fire-cracked rock and two pieces of prehistoric pottery were recovered. This refinement reduced the total highly sensitive archaeological area within the Calverton site to approximately 240 acres. (Source: U.S. Navy FEIS, 1997)

Subsequent to completing the FEIS, the U.S. Navy released a Phase 1B Archaeological Survey in March 1998. The Phase 1B Survey was conducted by the Navy's consultant, TAMS, from December 1997 to February 1998 for the 2,900-acre NWIRP site and the surrounding 3,000-acre buffer zone. As a result of the Phase 1A Archaeology Survey determining that approximately 240 acres of the NWIRP site is archaeologically sensitive, the objective of the Phase 1B Archaeology Survey was to investigate the portion of sensitive area that may be

impacted by the Town of Riverhead's Comprehensive Reuse Plan and analyzed in the FEIS. The Phase 1B Survey addresses specific cultural resource issues raised during the Phase 1A survey, specifically, the prehistoric use of the site's wetland areas and the historic use of several areas adjacent to roadways. The Phase 1B Survey involved the following tasks:

- Reconnaissance walkover survey of areas sensitive for prehistoric or historic resources;
- Topic-sensitive documentary research of areas sensitive for historic resources;
- Excavating of 1,114 shovel test pits and the visual inspection of the entire site to determine the presence or absence of cultural resources. Adding these to the 734 shovel test pits excavated across 11 test areas in the Phase 1A Survey, the total number of excavation units for both phases was 1,848. (Source: U.S. Navy Phase IB Archaeology Survey, 1998)

As a result of the Phase 1B Survey, prehistoric resources with a high archaeological sensitivity were identified around two of the aircraft runway ponds. Historic resources with a high archaeological sensitivity were identified in the southeast corner of the NWIRP site, along portions of Grumman Boulevard. Historic resources with moderate archaeological sensitivity were identified in the northeast corner of the NWIRP site, adjacent to Middle Country Road. By establishing the absence of sensitive cultural resources in the remaining portions of the NWIRP site, the area of archaeological sensitivity was reduced to 50 acres. (Source: U.S. Navy Phase IB Archaeology Survey, 1998) Future consultation requirements of the CDA with the New York State Historic Preservation Office (SHPO) regarding archaeologically sensitive areas of the site pursuant to map entitled "NWIRP Calverton Archaeological Sensitivity" dated June 5, 1998, and Buildings 6, 7 and 81 are set forth in a Programmatic Agreement dated August 27, 1998. A fully executed copy of the Programmatic Agreement is filed with the Town Clerk of the Town of Riverhead.

Conclusion

The Comprehensive Reuse Plan, developed in 1996, specifically identifies those industries that the Town of Riverhead has the greatest potential to attract in the context of site assets, location, available infrastructure and current markets. Further, the land use plan succeeds in providing the basis for a planned development district that allows for land uses that both accommodate regional growth incentives while protecting the integrity of the unique, natural environment in which the site is located. The Comprehensive Reuse Plan is based on two fundamental principles: reuse of the existing developed facilities by industries employing persons with skills similar to those previously required by the Grumman Corporation, and acknowledgment that the strongest sector of the eastern Long Island economy is the tourist vacation/recreation market, which makes development outside the industrial core most likely to come from enterprises associated with this industry.

Given that the most successful land use plans are market driven, the Riverhead Town Board should, to the greatest extent possible, develop those that are determined to be economically beneficial to the Town of Riverhead. Therefore, while it is appropriate for the Riverhead Town Board to set parameters for acceptable uses in this planned development zoning

district, the Town Board should also recognize the importance of encouraging various types of enterprises as practical in order to maximize the potential for successful economic redevelopment of the site.

Consequently, this Urban Renewal Plan urges the Riverhead Town Board and the public to generally view the land use map and its discussion in the Comprehensive Reuse Plan as definitive with regard to land uses, albeit illustrative in terms of the precise location of those uses. Certainly, the undeveloped areas of the site, outside the industrial core, could accommodate any of the land uses determined by the preference of the market place. The major objective is to regulate this property in a manner that encourages, rather than discourages private investment, while respecting the project goals, including quality of life priorities.

Finally, while the analysis of the potential for aviation did not reveal an existing viable market, the consensus of the Comprehensive Reuse Plan is that short-term economic redevelopment should not preclude future use of this tremendous asset. The availability of air-transport is one of the most important features distinguishing the former Grumman site from other commercial or industrial properties. With full recognition of its impact on the surrounding community, the Comprehensive Reuse Plan strongly recommended that the aviation asset not be discounted or eliminated.

C. Inventory of Land Uses

The identified Urban Renewal Area is that area considered to be the entire fenced-in portion of the former Naval Weapons Industrial Reserve Plant (NWIRP), now referred to as the Calverton Enterprise Park and encompassing approximately 2,913 acres. Approximately 365 acres are developed as an industrial park with approximately 65 buildings. Additionally, there are 2,500+/- acres of unimproved land, 423 acres of which are designated Suffolk County Pine Barrens Core Area.

The 2,900 acre NWIRP site has been used for Naval Weapons Testing, defense institutional purposes, since Grumman began operations in 1954, and as such has a long history of intensive, industrial use. A proposed Planned Development District (PDD) is contemplated to facilitate implementation of the Comprehensive Reuse Plan developed in 1996. Adoption of the PDD will determine the legal basis for reuse of the subject 2,900-acre parcel in a post Cold War economy.

IV. Proposed Future Land Uses / Improvements

The Riverhead Town Board is currently considering an amendment to the Comprehensive Master Plan (McRosky-Reuter, 1973) that would replace the existing Naval Weapons Testing use with a multi-use development to generally include an industrial park area, a themed attraction area, a sports/recreation area and an area for the development of a municipal park. In the land use planning work supporting this amendment the Riverhead Town Board analyzed a number of different land use alternatives that included:

- i. the exclusive industrial buildout of the property; and
- ii. the use of the property as a senior citizen condominium development.

Subsequent to analyses of the three alternatives with respect to planning goals, the Town Board, by resolution, identified the mixed use alternative as the preferred land use and directed that all environmental reviews and analyses be prepared accordingly. It is the intent of the Urban Renewal Plan to adopt the stated mixed-use development as the applicable future land use plan. A map that graphically depicts the general location of proposed uses is provided in Appendix B.

A. Historical Land Use Perspective

It is the intent of the Calverton Enterprise Park Urban Renewal Plan to encourage the development of new land uses that support the general economic development of the improvement area consistent with identified reuse goals as well as with the objectives of the Comprehensive Master Plan of the Town of Riverhead and its attending zoning ordinance.

The Comprehensive Master Plan of 1973 as adopted by the Riverhead Town Board provided for the general industrial use of the subject real property. The zoning use schedule that qualified the general industrial land use provided for the following permitted and specially permitted land uses.

Land Use	Use Regulation
1. General Aviation Airport	Specially Permitted
2. Municipal Building	Permitted
3. Offices	Specially Permitted
4. Public Utility	Specially Permitted
5. Agriculture	Permitted
6. Car Wash	Specially Permitted
7. Financial Institution	Permitted
8. Boat Sales	Permitted
9. Dog, Horse Training	Specially Permitted
10. Greenhouse	Permitted
11. Printing Establishment	Permitted
12. Outdoor Recreation	Specially Permitted

13. Television/Radio Broadcast	Permitted
14. Repair Shop	Permitted
15. Restaurant	Permitted
16. Sports Arena	Specially Permitted
17. Telephone Exchange	Permitted
18. Outdoor Theatre	Specially Permitted
19. Bottling Works	Permitted
20. Building Trade Shop	Permitted
21. Cold Storage	Permitted
22. Farm	Permitted
23. Lumber Yard	Permitted
24. Non-nuisance Industry	Permitted
25. Quarry/Mining/Processing	Specially Permitted
26. Laboratory	Permitted
27. Storage Yard	Specially Permitted
28. Truck Transfer Station	Permitted
29. Vegetable Processing	Permitted
30. Warehouse	Permitted
31. Wholesale Business	Permitted

Between 1973 and 1987 the property remained in the ownership of the United States and was exclusively used for the maintenance, assemblage and testing of naval weapons by the Grumman Aerospace Corporation under contract and lease with the U.S. Navy. In November of 1987, the Riverhead Town Board amended the zoning use district map of the Town of Riverhead to provide for the Defense Institutional District to the exclusion of the original Industrial B Zoning Use District (Appendix C). The Defense Institutional District was designed to restrict the land use of the property to those uses that would support naval weapons testing. The general industrial uses aforementioned were prohibited by virtue of this zoning amendment.

B. Recommended Land Uses

In October 1998, the Riverhead Town Board amended the Town of Riverhead Master Plan pursuant to Section 272-A of the Town Law in order to effect redevelopment and reuse of the property. The amendment is supported by an exhaustive land use planning study that thoroughly analyzed the market forces existing within the region, expected future land use trends and environmental and ecological constraints associated with particular development options. The land use study paid particular attention to potential airport/aircraft use of the property given its historic land use and improved areas (runways, hangars, tower, etc.).

The empirical analyses that constituted the land use study resulted in a redevelopment and reuse program that provides for a multi-use enterprise park supported by an industrial park development at its core. The reuse of the industrial area is development augmented by allocation of land for that development supported by the emerging leisure and tourism economy of the east end of Long Island. The contemplated reuse and development of the property is expected to be achieved through the application of a PDD that would allow for a mix of commercial, industrial

and accessory minimal residential uses subject to certain restrictions calculated to achieve compatible and efficient use of the land. Such PDDs are commonly approved in instances where large tracts of land are owned by municipalities seeking to encourage development by the private sector and desiring to apply zoning regulations more flexible than those of the common Euclidean zoning ordinance.

The PDD would consist of the following elements:

1. Industrial Business Park District

Located at the intersection of the east and west runway will exist a 365 +/- acre industrial park utilizing existing buildings and infrastructure to the maximum extent practicable. The use of existing building space for general non-nuisance occupancy is expected through the application of the PDD or by pre-existing status under the existing Defense Institutional Zoning Use District. The proposed district will accommodate a full-range of uses such as office, warehousing, assembly and light manufacturing. Further, the conceptual development plan for the industrial core will encourage traditional industrial park development allowing for further subdivision of the core tract with zoning controls on lot dimensions, building bulk, building materials and site landscaping. The full development of the core is estimated at three million square feet of industrial space.

The industrial core is to be served by the existing 10,000 linear foot runway that is considered to be the dominant physical asset existing at the site. The contemplated zoning use district will provide for aviation use as an accessory use to industrial uses. This limited use is expected to generate several flights per day. Expected aviation uses to be provided for include aircraft maintenance, corporate passenger aircraft landings and cargo shipping. General aviation use by a fixed based operator is not contemplated and will be a prohibited use in the PDD.

Two primary points of access are to be provided to the industrial park area. From the north, access is provided from New York State Route 25 by virtue of an existing curb cut and roadway. From the south, access will be from Swan Pond Road at a point east of McKay Lake. The Comprehensive Reuse Plan does not recommend additional points of access to serve the industrial core. Further, roadway improvements outside the fence (Route 25 and Swan Pond Road) are not anticipated and will not be required for development regulated by the Industrial Business Park District.

The PDD will require the retention of a centrally located passive recreation area; such area presently bounding an existing freshwater wetland and pond. Further, the zoning will require the payment of recreational impact fees to be used for the improvement of a town-owned community park to exist within the fence.

2. Theme Park District

The PDD area will provide for the development of a themed attraction, most ideally situated in a 470 +/- acre located at the northwest portion of the property. This area does not

include existing buildings, however it is improved with a 7,000 linear foot concrete runway that would ideally be used for roadways, parking areas or building pads.

The development concept is centered upon an identified demand for themed attraction within the region and will involve the construction of a regional theme park ranging in expected attendance from 500,000 per 90 day season to an estimated 2.5 million visits per year as is associated with a nationally-affiliated park such as Paramount or Six Flags facilities. The use is expected to be a major regional economic asset with the capacity to draw a significant number of visitors to the Riverhead area and to further serve as a fundamental element in the town's economic development strategy.

The primary access to the themed attraction area shall be from New York State Route 25 via the central roadway. The existing runway may be used as a roadway providing internal circulation and parking.

Associated with the themed attraction land use is to be an area developed as a hotel conference center, attending golf course and service retail land use. Situated near the main access roadway from New York State Route 25, the conference center is considered to complement the themed attraction use. However, dependent upon market forces it could function independently. Preliminary plans provide for a 400 room conference center, an 18 hole championship golf course and a maximum of 100,000 square feet of leaseable retail space, however this plan does not suggest that the hotel size or number of holes of golf should not be determined by the market.

3. Sports Park

The proposed plan provides for an area of approximately 190 acres in the easterly portion of the property for the development of regional recreation uses. Typical uses of this type could include family entertainment centers, ice rinks, sports stadium and similar outdoor and indoor recreational uses. The contemplated PDD zoning will provide for subdivision of the Urban Renewal Area into large lots (20-50 acres) to allow such commercial development.

4. Open Space Area

The Urban Renewal Plan will make available approximately 900 acres to be reserved as public open space, municipal park, Pine Barrens Core Protection Area and buffer areas. The location of open space areas is a function of existing law (Pine Barrens Overly Zoning Use District), protection of existing freshwater wetland areas and protection of Pine Barrens habitat and a unique coastal plain pond system that exists directly to the south and south east.

C. Real Property Acquisition

Pursuant to PL 103-c337, the U.S. Navy is authorized to transfer 2,900 acres to the Riverhead CDA for no consideration for the purpose of economic redevelopment. Consequently acquisition costs are limited to the purchase of title insurance, real property survey and the subsequent property management and operational requirements. The surrounding 3,000 acres

held by the U.S. Navy are to be transferred to the New York State Department of Environmental Conservation (DEC) and the U.S. Veterans' Administration. Consequently, no further real property acquisition is anticipated.

D. Demolition and Clearance

Substandard and blighted properties acquired by the CDA or subsequent purchaser or leasee and not appropriate for rehabilitation and reuse may be cleared in order to accomplish one or more of the goals set forth above in the statement of Goals and Objectives. In assessing the appropriateness of demolition of particular structures, the historic significance and environmental impacts shall be assessed in compliance with national, state and local regulations, Section 106, in particular, as set forth in the deed covenants and the Programmatic Agreement with the New York State Historic Preservation.

E. Public, Semi-Public, Private or Community Facilities and Utilities

Proposed Infrastructure Improvements

In order to support significant new development at the Calverton Enterprise Park, it is necessary to undertake water system improvements and sewer system upgrades. This conclusion is supported by an evaluation of existing infrastructure in the Comprehensive Reuse Plan and subsequent analyses of the systems and their respective capabilities by qualified town personnel and consulting engineers. It has been determined that in order to achieve total redevelopment of the 2,900 acre site and maximize economic benefits to this distressed area, it will be necessary to replace the private well water supply source with supply from the municipal water district adjacent to the site and to upgrade the existing sewerage treatment system. Therefore, while the existing systems for potable water and fire protection use will remain in service until a new system is installed and improved, construction of water system improvements consisting of extension of the Riverhead Water District into presently developed areas of the site to support existing and new development for the achievement of economic redevelopment goals is intended. The Riverhead Water District shall undertake one or more district extensions in order to provide public water and fire protection throughout the entire site and the approval of such extensions should incorporate those impact fees and construction costs normally charged to the petitioner.

The present sewage treatment system is to be owned and operated by the CDA upon acquisition from the U.S. Navy and owned and operated by a subsequent project sponsor involving the subject portion of the site. The Calverton sewage facility operates as a secondary treatment facility under the authority of a New York State Department of Environmental Conservation (DEC) SPEDES permit to expire February 1, 2000. At such time as the capacity of the existing sewage collection and treatment system is reached, the Town shall create a municipal sewer district, pursuant to Article 12 of the New York Town Law, as a benefit derived district, in order to collect and treat all sanitary wastewater generated by project sponsors. The capacity, level of treatment, any location of sewer appurtenances should be determined cooperatively by the Town, the DEC, the Suffolk County Health Department. Upon petition, the Commissioners of Riverhead Sewer District shall cause the creation of a remote sewer district,

and one or more extensions thereof, and shall incorporate those impact fees and construction costs normally charged to the petitioner. The Town anticipates and supports future upgrade of the plant to allow for demand greater than 65,000 gallons per day and at the same time, will provide a higher level of treatment to minimize nitrogen impacts on the Peconic Estuary and in Hydrogeologic Zone 3.

Furthermore, submetering of steam, electric and water usage will be required to facilitate operations by multiple users at the property, as the former Naval Weapons Industrial Reserve Plant was constructed for and operated by a large single user.

Asbestos removal and handling will be a consideration for future owners. The U.S. Navy completed an Asbestos Survey, prepared by L. Robert Kimball Associates, in 1996. According to the FEIS, the Department of Defense policy with regard to asbestos-containing material is to manage it in a manner protective of human health and the environment, and to comply with all applicable federal, state and local laws and regulations governing asbestos-containing material hazards. "Unless it is determined by a certified industrial hygienist that asbestos-containing material at the property poses a threat to human health at the time of transfer, all property containing asbestos-containing material would be conveyed, leased or otherwise disposed of 'as is.' Asbestos remediation is not required when a building is scheduled for demolition. Assuming the previous conditions are met, the transferee assumes responsibility for the future management of asbestos-containing material in accordance with applicable laws." (Sources: U.S. Navy FEIS, 1997; U.S. Navy Finding of Suitability to Transfer the Calverton NWIRP, May 5, 1998) Similarly, the deed to the 2,900-acre site from the U.S. Navy to the Town of Riverhead CDA contains restrictions regarding the handling of asbestos-containing material. Future occupants of the site will consult the Final Asbestos Survey Report to determine if asbestos-containing material is present. If present, the Operations and Maintenance Plan will be consulted for asbestos-containing material handling protocols and procedures.

Improved Transportation Access

Redevelopment and utilization of the industrial park area, in and of itself, is not anticipated to require off-site roadway improvements. However, future development of the site is likely to necessitate roadway enhancements depending upon particular types of uses. It is expected that as the project site is developed, capacity improvements will be required of private developers to the following roads: New York State Route 25 (from CR 46 to Grumman north entrance), Wading River Road (from New York State Route 495 to New York State Route 25) and CR 46. As employment opportunities develop at the site, several actions could be investigated to reduce the estimated traffic impacts of proposed development:

- Development of new bus routes to serve the facility.
- Development of staggered work hour program that would spread out arrival and departure times and substantially reduce capacity deficiency impacts.
- Development of improved freight/rail transport on the main branch of the Long Island Rail, which currently has spur service into the southern portion of the project site.

V. Implementation

As previously described, the planned development of the site is dependent upon a number of implementation measures to be adopted by the Town of Riverhead.

First, the Riverhead Town Board must adopt one or more Planned Development Districts and amend the zoning use district map of the Town accordingly. The first zoning amendment is expected to be predicated upon the preparation of a PDD for the industrial area that will regulate building areas, lot sizes, easements for infrastructure, subdivision procedures and building construction. At this time, it is expected that water will be supplied through an extension of the Riverhead Water District with sewage collection and treatment to be operated through private ownership of the existing plant in the short term. The level of motor vehicle trip ends to be generated by the development of the industrial core is not expected to require improvements to public highways given the present utilization of existing roadways (New York State Route 25, Edwards Avenue and Swan Pond Road (formerly Grumman Boulevard)).

The application of a second PDD will regulate the development of the Themed Attraction Area, the Commercial Recreation Area and planned open space areas. Potable water will be supplied by the Riverhead Water District pursuant to one or more extensions by private petition with necessary sewage collection and treatment to be undertaken by creation of a municipal sewer district pursuant to Article 12 of the New York Town Law, as a benefit derived district, for collection and treatment of sanitary wastewater generated by project sponsors. The capacity, level of treatment, any location of sewer appurtenances should be determined cooperatively by the Town, New York State Department of Environmental Conservation (DEC) and the Suffolk County Department of Health Services. Upon petition, the Commissioners of the Riverhead Sewer District shall cause the creation of a remote sewer district, and one or more extensions thereof, and shall incorporate those fees and construction costs normally charged to the petitioner.

The development of these areas is expected to generate motor vehicle trip ends requiring improvements to existing roadways and intersections. The most critical improvements will occur within the New York State right of way (Route 25), which is expected to be completed through a partnership of private sector developers and New York State Department of Transportation.

To ensure implementation of these goals and objectives, the Reuse Plan emphasizes that the property must be marketed aggressively. The Calverton site has the potential for substantial job creation for the eastern Long Island region, consequently the plan stresses that it is crucial for the state and county to realize the substantial economic development potential of the Calverton property and include the site as part of their marketing efforts since anchor tenants are likely to come through state and county channels. Furthermore, economic incentives from the federal, state, county and local governments will be necessary to attract quality tenants. EDZ designation provides a number of important marketing incentives including: wage and investment tax credits, sales tax credits and, most importantly, special zone electric rates representing a substantial reduction in rates from local utilities. In addition, EDZ status provides property tax relief from

taxation and ad valorem levies to businesses that construct or improve real property in a zone, pursuant to 485-e of the Real Property Tax Law (Attachment D).

The designation of a Foreign Trade Zone involving a portion of the Urban Renewal Area could be utilized to further the property's economic development potential. Foreign Trade Zones are secure areas under U.S. Customs supervision that are considered outside Customs territory of the United States upon activation under the regulations of the U.S. Customs Service. Located in or near U.S. Customs ports of entry, they are the U.S. version of what are known internationally as *free trade zones*. Specifically, Foreign Trade Zones are especially designated warehouses and work places where importers have legal access to imported goods before they have paid U.S. Customs duties on the goods; no duty is paid on goods imported into a Foreign Trade Zone until the goods leave the zone and legally "enter" the United States. A Foreign Trade Zone would be attractive to importers for warehousing, and perhaps sorting and packaging, goods intended for sale in the U.S. Based upon the type of interest in the industrial area adjacent to the runways, a FTZ could be pursued.

A. Proposed Methods or Techniques of Urban Renewal

The primary techniques for the accomplishment of urban renewal include acquisition, demolition, redevelopment, rehabilitation, code enforcement and public improvements. Certain buildings existing at the Calverton Enterprise Park site at the time of acquisition by the CDA or thereafter may be cleared to eliminate substandard conditions and to accomplish goals set forth herein. The Town will encourage the acquisition, clearance and redevelopment of blighted, underutilized and/or unutilized properties by private developers/sponsors consistent with the Town's Urban Renewal objectives and the CDA will work in cooperation with the private sector to achieve maximum reuse potential of each existing building. As state and federal financing incentives become available they should be utilized to the greatest extent possible for implementation of the activities proposed under this plan for accomplishment of the goals and objectives stated herein.

Standards and Controls for Redevelopment

The development of the site will be regulated by the aforementioned PDD in terms of land use, building intensity, subdivision requirements, utility easements and location and appearance of buildings as contained in Section IV of this Urban Renewal Plan and as further supported by the contemplated Master Plan revision. In addition, the core protection area will be subject to the regulations and policies of the Central Suffolk Pine Barrens Master Plan, with the compatible growth area and further regulated by Article XXXV of the Riverhead Zoning Ordinance.

Obligations of Sponsors

Property acquired by the Town and the CDA shall be disposed of subject to acquisition and disposition agreements between the CDA and the purchaser/redeveloper herein called sponsor as stipulated by Articles 15 and 15A of the General Municipal Law, enabling legislation for Urban Renewal and Urban Renewal Agencies. The Agency will solicit and evaluate

redevelopment proposals in terms of proposed price, use of property, experience of proposer with large scale real estate development, financial capability to affect proposed redevelopment, infrastructure improvements, time schedule for redevelopment, efficiency and effectiveness of proposal in meeting the goals and objectives of the Urban Renewal Plan, and conformance of the proposed redevelopment with the guidelines and controls of the Urban Renewal Law and with the Town of Riverhead Urban Renewal Plan.

The following obligations shall be required of a sponsor:

1. The regulations and controls put forth in Section IV hereof will be implemented whenever applicable, by covenants and restrictions or other provisions to be stipulated in agreements for land disposition and conveyance to be executed by the Agency and sponsor.
2. A sponsor shall propose and redevelop land included within the boundaries defined by this Urban Renewal Plan in a manner exclusively consistent with the uses specified herein.
3. Land Disposition/redevelopment agreements with sponsors shall include requirements for adherence to all applicable federal, state and local laws.
4. The intent of this Urban Renewal Plan is to encourage cooperative revitalization efforts by public and private entities. Consistent with this philosophy and the intent of the Urban Renewal legislation, sponsors shall cooperate with appropriate local officials and applicable requirements in carrying out activities pursuant to this Urban Renewal Plan.

Overall Development Strategy

Recommended development strategies and approaches for the Urban Renewal District include rehabilitation, demolition and clearance, acquisition, disposition and redevelopment. Conservation, defined as the ongoing maintenance of currently acceptable conditions, is appropriate for those properties currently in standard condition. Rehabilitation, recommended for a small number of properties within the district which are either deteriorated or require adaptation to accommodate a particular use, is specifically indicated for currently vacant structures requiring action to encourage occupancy and specific to the needs of prospective occupants. New development within the parameters of the zoning is recommended within the industrial core area and in undeveloped portions.

Code Enforcement

The Riverhead Town Board is presently pursuing a townwide enforcement of the New York State Building Code. The enforcement of building codes is consistent with success of this Urban Renewal Plan and economic redevelopment effort.

B. Proposed New Codes and Ordinances and Code Amendments

As described in Section IV of the Urban Renewal Plan, the entire Urban Renewal Area will be the subject of a zoning amendment that will fundamentally alter expected land uses from that which would occur resulting from strict compliance with existing zoning regulations. The zoning amendment will take the form of one or more PDDs to be adopted by Local Law. No other changes or modifications to the zoning ordinance are anticipated.

C. Proposed Time Schedule

Implementation of this Urban Renewal Plan will commence upon its adoption by the Riverhead Town Board subsequent to review and recommendation by the Riverhead Planning Board and satisfaction of citizen participation and SEQRA/NEPA requirements. Land acquisition, clearance, disposition of property, redevelopment and rehabilitation activities shall be undertaken consistent with this Urban Renewal Plan, in cooperation with private sponsors, and as funds become available.

All land use provisions and building requirements adopted herein shall remain in effect for a period of 10 years from date of Town adoption of the Urban Renewal Plan and subject to any modification or amendment thereto by the Riverhead Town Board, except as provided in Section E hereof.

It is intended that the undertaking of the Urban Renewal activities in stages be in the best public interest and will not cause any additional or increased hardship to the residents of the Town of Riverhead.

The overall program encompassing private and public actions is estimated to extend over a 10-year period with activities generally anticipated as follows:

Activity	Schedule
1. Town Board Adoption of Urban Renewal Plan	Oct. 1998
2. Town Board Adoption of Zoning	Oct. 1998 – Dec. 1998
3. Environmental Review Process	June 1998 – Sept. 1998
4. Acquisition of NWIRP Property	Sept. 1998
5. Disposition of Property	Nov. 1998 – Dec. 2000
6. Rehabilitation / private	Jan. 1999 – Dec. 2004
7. Public Improvements	Oct. 1999 – Dec. 2008
8. Private Development of underdeveloped or undeveloped properties	Jan. 1999 – Dec. 2008

D. Relocation Plan

On July 18, 1989 the Town of Riverhead adopted a Relocation Plan in compliance with the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. This act applies to all HUD-assisted programs. The Calverton Enterprise Park

Urban Renewal Program will not involve any relocation of residents or commercial/industrial tenants or owners as the property to be redeveloped is presently vacant.

E. Plan Amendments

- i. Pursuant to Section 574 of the Urban Renewal Law, the Town of Riverhead shall file with the Commissioner of Housing and Community Renewal of the State of New York the Town of Riverhead Calverton Enterprise Park Urban Renewal Plan. No changes are permitted in Urban Renewal Programs for projects that are assisted by State loans, periodic subsidies or capital grants without approval of the Commissioner of Housing and Community Renewal of the State of New York.
- ii. Town Code amendments: Zoning changes will be adopted that are consistent with the Urban Renewal Plan. Such zoning changes are accomplished by amendments to zoning ordinances or local laws. The amendments are presented to the Riverhead Town Board for consideration and referred to the Riverhead Planning Board for comment. Thereafter a notice of public hearing is published in the official newspaper and posted at the Town Clerk's office. At a public hearing comments are received and considered by the Town. The Riverhead Town Board may subsequently adopt code amendments.

Minor Changes

Minor modifications to the Plan with respect to the literal enforcement of physical standards and requirements defined in Sections III, IV and V herein for reasons of practical difficulty, unreasonableness beyond the intent or purpose of these restrictions, or unnecessary hardship may be authorized by the CDA, upon appeal in specific cases. Such minor changes, variations, or minor modifications to the restrictions imposed by Sections III, IV and V must conform with the intent and purpose of this Urban Renewal Plan and may not be less restrictive than or contrary to applicable state and local codes and ordinances.

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ATTACHMENTS

essary to effect the modification of the mitigation easement referred to in the amendment made by subsection (a).

SEC. 2828. TECHNICAL AMENDMENT TO CORRECT REFERENCE IN LAND TRANSACTION.

Section 2842(c) of the Military Construction Authorization Act for Fiscal Year 1994 (division B of Public Law 103-160; 107 Stat. 1896) is amended by striking out "Washington Gas Company" and inserting in lieu thereof "American Water Company".

Subtitle D—Land Conveyances

SEC. 2831. LAND CONVEYANCE, AIR FORCE PLANT NO. 3, TULSA, OKLAHOMA.

(a) CONVEYANCE AUTHORIZED.—The Secretary of the Air Force may convey, without consideration, to the City of Tulsa, Oklahoma (in this section referred to as the "City"), all right, title, and interest of the United States in and to a parcel of real property, including any improvements thereon, which consists of approximately 337 acres, located in Tulsa, Oklahoma, and is known as Air Force Plant No. 3. The Secretary may also convey facilities, equipment, and fixtures (including special tooling and special test equipment) located on the parcel to be conveyed if the Secretary determines that manufacturing activities requiring the use of such facilities, equipment, and fixtures are likely to continue or be reinstated on the parcel after conveyance of the parcel.

(b) LEASE AUTHORITY.—Until such time as the real property described in subsection (a) is conveyed by deed, the Secretary may lease the property, along with improvements thereon, to the City in exchange for security services, fire protection, and maintenance provided by the City for the property.

(c) CONDITION OF CONVEYANCE.—The conveyance authorized under subsection (a) shall be subject to the condition that the City, directly or through an agreement with a public or private entity, use the conveyed property (or offer the conveyed property for use) for economic redevelopment to replace all or a part of the economic activity being lost at the parcel.

(d) REVERSIONARY INTEREST.—During the 5-year period beginning on the date the Secretary makes the conveyance authorized under subsection (a), if the Secretary determines that the conveyed real property is not being used in accordance with subsection (c), all right, title, and interest in and to the property (including any facilities, equipment, or fixtures conveyed) shall revert to the United States, and the United States shall have the right of immediate entry onto the property. Any determination of the Secretary under this subsection shall be made on the record after an opportunity for a hearing.

(e) DESCRIPTION OF PROPERTY.—The exact acreage and legal description of the real property to be conveyed under subsection (a) shall be determined by a survey satisfactory to the Secretary. The cost of such survey shall be borne by the City.

(f) ADDITIONAL TERMS AND CONDITIONS.—The Secretary may require such additional terms and conditions in connection with the conveyance under subsection (a) or a lease under subsection (b) as

the Secretary considers appropriate to protect the interest of the United States.

SEC. 2832. LAND CONVEYANCE, AIR FORCE PLANT NO. 53, JOHNSON CITY (WESTOVER), NEW YORK.

(a) CONVEYANCE AUTHORIZED.—The Secretary of the Air Force may convey, without consideration, to the Broome County Industrial Development Authority (in this section referred to as the "Authority"), all right, title, and interest of the United States in and to a parcel of real property, including any improvements thereon, containing Air Force Plant No. 59, Johnson City (Westover), New York. The Secretary may also convey facilities, equipment, and fixtures (including special tooling and special test equipment) located on the parcel to be conveyed if the Secretary determines that manufacturing activities requiring the use of such facilities, equipment, and fixtures are likely to continue or be reinstated on the parcel after conveyance of the parcel.

(b) LEASE AUTHORITY.—Until such time as the real property described in subsection (a) is conveyed by deed, the Secretary may lease the property, along with improvements thereon, to the Authority in exchange for security services, fire protection, and maintenance provided by the Authority for the property.

(c) CONDITION OF CONVEYANCE.—The conveyance authorized under subsection (a) shall be subject to the condition that the Authority, directly or through an agreement with another public or private entity, use the conveyed property (or offer the conveyed property for use) for economic redevelopment to replace all or a part of the economic activity being lost at Air Force Plant No. 59.

(d) REVERSIONARY INTEREST.—During the 5-year period beginning on the date the Secretary makes the conveyance authorized under subsection (a), if the Secretary determines that the conveyed real property is not being used in accordance with subsection (c), all right, title, and interest in and to the property (including any facilities, equipment, or fixtures conveyed) shall revert to the United States, and the United States shall have the right of immediate entry onto the property. Any determination of the Secretary under this subsection shall be made on the record after an opportunity for a hearing.

(e) DESCRIPTION OF PROPERTY.—The exact acreage and legal description of the real property to be conveyed under subsection (a) shall be determined by a survey satisfactory to the Secretary. The cost of such survey shall be borne by the Authority.

(f) ADDITIONAL TERMS AND CONDITIONS.—The Secretary may require such additional terms and conditions in connection with the conveyance under subsection (a) or a lease under subsection (b) as the Secretary considers appropriate to protect the interests of the United States.

SEC. 2833. LAND CONVEYANCE, NAVAL WEAPONS INDUSTRIAL RESERVE PLANT, CALVERTON, NEW YORK.

(a) IN GENERAL.—The Secretary of the Navy may convey, without consideration, to the Community Development Agency of the Town of Riverhead, New York (in this section referred to as the "Community Development Agency"), all right, title and interest of the United States in and to a parcel of land and improvements thereon, consisting of approximately 2,900 acres and comprising a

portion of the Naval Weapons Industrial Reserve Plant, Calverton, New York.

(b) **CONDITION OF CONVEYANCE.**—(1) The conveyance authorized under subsection (a) shall be subject to the condition that the Community Development Agency, directly or through an agreement with another public or private entity, use the conveyed property (or after the conveyed property for use) for economic redevelopment to replace all or a part of the economic activity lost at the Naval Weapons Industrial Reserve Plant.

(2) The Community Development Agency shall carry out economic redevelopment under paragraph (1) in accordance with any redevelopment plan or plans prepared with respect to the Naval Weapons Industrial Reserve Plant by a planning commission that represents entities or organizations having an interest in land use in the region in which the plant is located.

(c) **REVERSIONARY INTEREST.**—During the 5-year period beginning on the date the Secretary makes the conveyance authorized under subsection (a), if the Secretary determines that the conveyed real property is not being used in accordance with subsection (b)(1), all right, title and interest in and to the property, including improvements thereon, shall revert to the United States, and the United States shall have the right of immediate entry onto the property. Any determination of the Secretary under this subsection shall be made on the record after an opportunity for a hearing.

(d) **DESCRIPTION OF PROPERTY.**—The exact acreage and legal description of the real property to be conveyed under subsection (a) shall be determined by a survey satisfactory to the Secretary. The cost of such survey shall be borne by the Community Development Agency.

(e) **ADDITIONAL TERMS AND CONDITIONS.**—The Secretary may require such additional terms and conditions in connection with the conveyance authorized by subsection (a) as the Secretary considers to be necessary to protect the interests of the United States.

SEC. 2834. LAND CONVEYANCE, RADAR BOMB SCORING SITE, DICKINSON, NORTH DAKOTA.

(a) **CONVEYANCE AUTHORIZED.**—The Secretary of the Air Force may convey, without consideration, to the North Dakota Board of Higher Education (in this section referred to as the "Board") all right, title, and interest of the United States in and to a parcel of real property (including any improvements thereon) consisting of approximately 4 acres located in Dickinson, North Dakota, which has served as the location of a support complex, recreational facilities, and housing facilities for the Radar Bomb Scoring Site, Dickinson, North Dakota.

(b) **CONDITION OF CONVEYANCE.**—The conveyance authorized under subsection (a) shall be subject to the condition that the Board—

(1) use the property, recreational facilities, and housing facilities conveyed under such subsection for housing, recreation, and other purposes that, as determined by the Secretary, will promote and enhance educational opportunities provided by

(2) enter into an agreement with an appropriate public or private entity to lease such property and facilities to that entity for such uses.

(c) **REVERSIONARY INTEREST.**—During the 5-year period beginning on the date the Secretary makes the conveyance authorized under subsection (a), if the Secretary determines that the conveyed property is not being used in accordance with subsection (b), all right, title, and interest in and to the conveyed property, including any improvements thereon, shall revert to the United States, and the United States shall have the right of immediate entry onto the property. Any determination of the Secretary under this subsection shall be made on the record after an opportunity for a hearing.

(d) **DESCRIPTION OF PROPERTY.**—The exact acreage and legal description of the property conveyed under this section shall be determined by a survey satisfactory to the Secretary. The cost of such survey shall be borne by the Board.

(e) **ADDITIONAL TERMS AND CONDITIONS.**—The Secretary may require such additional terms and conditions in connection with the conveyance under this section as the Secretary considers appropriate to protect the interests of the United States.

SEC. 2835. LAND CONVEYANCE, FINLEY AIR FORCE STATION, FINLEY NORTH DAKOTA.

(a) **CONVEYANCE AUTHORIZED.**—(1) Subject to subsection (c), the Secretary of the Air Force may convey, without consideration, to the City of Finley, North Dakota (in this section referred to as the "City"), with the consent of the City, all right, title, and interest of the United States in and to a parcel of real property consisting of approximately 12 acres, including improvements thereon, located 1.5 miles west of Finley, North Dakota, which has served as a support complex, recreational facilities, and housing facilities for the Finley Air Force Station and Radar Site, Finley, North Dakota.

(2) The parcel of property to be conveyed under paragraph (1) shall include real property referred to in that paragraph that is the location of a housing complex, the location of a waste water treatment system, and the former site of a trailer court.

(3) The purpose of the conveyance authorized under paragraph (1) is to encourage and facilitate economic redevelopment of Finley, North Dakota, following the closure of the Air Force Station and Radar Site.

(b) **CONDITION OF CONVEYANCE.**—The conveyance required under subsection (a)(1) shall be subject to the condition that the City—

(1) use the property and recreational facilities conveyed under that subsection for housing and recreation purposes, or

(2) enter into an agreement with an appropriate public or private entity or person to sell or lease the property and facilities to that entity or person for such uses.

(c) **EFFECTIVE DATE OF CONVEYANCE.**—The conveyance required under subsection (a)(1) shall occur, if at all, not earlier than January 1, 1995, and not later than June 30, 1995.

(d) **DESCRIPTION OF PROPERTY.**—The exact acreage and legal description of the real property to be conveyed under subsection (a)(1) shall be determined by a survey satisfactory to the Secretary.

Mrs. Barbara Grattan

RE: Urban Renewal Plan – Calverton Enterprise Park

September 8, 1998

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THIRD: That a Draft Generic Environmental Impact Statement analyzing the environmental impacts associated with the proposed land use has been accepted by the Town Board pursuant to 6NYCRR Part 617;

FOURTH: That a Final Generic Environmental Impact Statement has been accepted by the Town Board pursuant to 6NYCRR Part 617;

FIFTH: That the Calverton Enterprise Park Urban Renewal Plan referred to this Board, proposes future land uses consistent with the aforementioned redevelopment plan;

SIXTH: That the zoning use district which currently regulates the property (Defense Institutional District) does not provide for the proposed land uses;

SEVENTH: That the proposed redevelopment of the Calverton Naval Weapons Industrial Reserve Plant is appropriate and necessary for the general improvement of the town and will afford development contributing to the general welfare of the population of the Town, and

BE IT FURTHER

RESOLVED, that based upon its findings the Riverhead Planning Board hereby recommends the qualified approval of the plan subject to the following qualifications:

FIRST: That the Section V of the plan shall be amended as follows:

- a. In order to provide for the efficient development of the site by allowing owners to respond to market conditions, the permission of the Community Development Agency shall not be required for the conveyance, disposition, sale or lease of any real property by a designated qualified sponsor;
- b. Concurrent submissions to the Community Development Agency of applications for building permits, site plans, subdivision maps, etc. as normally required by the Town is not recommended;

SECOND: That the Riverhead Water District shall undertake one or more district extensions in order to provide public water and fire protection throughout the entire site and the approval of such extensions should incorporate those impact fees and construction costs normally charged to the petitioner;

THIRD: That at such time when the capacity of the existing sewage collection and treatment system is reached, the Town shall create a municipal sewer district, pursuant to Article 12 of the New York Town Law, as a benefit derived district, in order to collect and treat all sanitary wastewater generated by project sponsors. The capacity, level of treatment, any location of sewer appurtenances should be determined cooperatively by the Town, the NYSDEC, the Suffolk County Health Department. Upon petition, the Commissioners of Riverhead Sewer District shall cause the creation of a remote sewer district, and one or more extensions thereof, and shall incorporate those impact fees and construction costs normally charged to the petitioner;

FOURTH: That the contemplated conveyance of 550± acres from the Community Development Agency to the project sponsor identified in the Plan, shall not occur prior to the approval of a subdivision by the Planning Board pursuant to Article XX of the Zoning Ordinance;

Mrs. Barbara Grattan

RE: Urban Renewal Plan – Calverton Enterprise Park

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FIFTH: That the Town Board should not approve the Urban Renewal Plan prior to the formal amendment of the Comprehensive Master Plan of the town of Riverhead; such amendment having been referred to this Planning Board;

SIXTH: That in order to assure the development of the land uses inherent in this urban renewal plan, the town Board of the Town of Riverhead shall not convey, lease or sell real property to a designated qualified sponsor prior to the adoption of the Planned Development Zoning Use District as identified in the plan;

SEVENTH: That in order to mitigate the residential growth induced by the development contemplated by this urban renewal plan, the Town Board shall escrow ten percent (10%) of the proceeds of the sale or lease of the subject property for the purchase of development rights from farmland within the general vicinity of the urban renewal area;

BE IT FURTHER

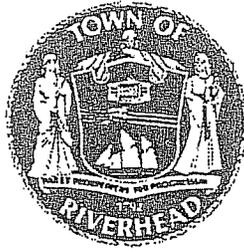
RESOLVED, that copies of this resolution be forwarded to the Town Board of the Town of Riverhead, Town Attorney and Community Development Agency.

Very truly yours,

PLANNING BOARD

Barbara Blass,
Chairman

BB:js



Office of The Town Clerk
Barbara Grattan, Town Clerk

Registrar of Vital Statistics

Records Management Officer

Marriage Officer

October 7, 1998

Andrea Lohneiss, Community Development Director
Riverhead Town Hall
200 Howell Avenue
Riverhead, NY 11901

Dear Ms. Lohneiss:

ENCLOSED PLEASE FIND a Certified Copy Resolution #854 which was adopted by the Riverhead Town Board at a Regular Board Meeting on October 6, 1998.

PLEASE BE ADVISED that this Resolution states:

ADOPTION OF THE CALVERTON ENTERPRISE PARK URBAN RENEWAL PLAN..

Sincerely,


Barbara Grattan
Town Clerk

BG:mf
cc: Richard Hanley, Planning Director

10/6/98

Adopted

Town of Riverhead

Resolution # 854

Adoption of the Calverton Enterprise Park Urban Renewal Plan

COUNCILMAN LULL

offered the following resolution,

COUNCILMAN CARDINALE

which was seconded by _____

WHEREAS, the Riverhead Town Board by Resolution #451 dated May 19, 1998 authorized the preparation of an Urban Renewal Plan pursuant to General Municipal Law Article 15, Section 504, to address certain redevelopment activities at the former Naval Weapons Industrial Reserve Plant at Calverton, now known as the Calverton Enterprise Park; and

WHEREAS, the Community Development Director and the Planning Director have caused to be prepared a draft Urban Renewal Plan that was referred to the Riverhead Planning Board by CDA Resolution #22 dated August 4, 1998 pursuant to Section 505 of Article 15 of the General Municipal Law and which incorporates the land area as depicted on the map accompanying this resolution; and

WHEREAS, Riverhead Planning Board held a public hearing on due notice on August 20, 1998 and did carefully consider the merits of the draft plan and has endorsed and approved said plan subject to recommendations for modifications identified in Resolution adopted September 3, 1998; and

WHEREAS, on September 2, 1998, the Riverhead Town Board did hold a public hearing on the draft Plan pursuant to Section 505 and upon due notice; and

WHEREAS, the Riverhead Town Board has carefully considered the merits of the Calverton Enterprise Park Urban Renewal Plan, the SEQRA record created to date, the report of the Riverhead Planning Board, the commentary made at the relevant public hearing, as well as all other relevant planning, zoning and environmental information.

THEREFORE, BE IT RESOLVED, that in the matter of the adoption of the Calverton Enterprise Park Urban Renewal Plan, the Town Board hereby reaffirms itself the lead agency in the environmental review of the action and further determines that the action is considered to be unlisted and that an Environmental Impact Statement need not be prepared; and

THEREFORE, BE IT FURTHER RESOLVED, that pursuant to General Municipal Law, Article 15, Section 505, the Town Board hereby approves the Urban Renewal Plan together with the following modifications recommended by the Riverhead Planning Board:

FIRST: That the Section V of the plan shall be amended as follows:

- a. In order to provide for the efficient development of the site by allowing owners to respond to market conditions, the permission of the Community Development Agency shall not be required for the conveyance, disposition, sale or lease of any real property by a designated qualified sponsor;
- b. Concurrent submissions to the Community Development Agency of applications for building permits, site plans, subdivision maps, etc. as normally required by the Town is not recommended;

SECOND: That the Riverhead Water District shall undertake one or more district extensions in order to provide public water and fire protection throughout the entire site and the approval of such extensions should incorporate those impact fees and construction costs normally charged to the petitioner.

THIRD: That at such time when the capacity of the existing sewage collection and treatment system is reached, the Town shall create a municipal sewer district, pursuant to Article 12 of the New York Town Law, as a benefit derived district, in order to collect and treat all sanitary wastewater generated by project sponsors. The capacity, level of treatment, and location of sewer appurtenances should be determined cooperatively by the Town, the NYSDEC, the Suffolk County Health Department. Upon petition, the Commissioners of Riverhead Sewer District shall cause the creation of a remote sewer district, and one or more extensions thereof, and shall incorporate those impact fees and construction costs normally charged to the petitioner;

BE IT FURTHER RESOLVED, that the Town Board hereby approves the Calverton Enterprise Park Urban Renewal Plan without the following modification recommended by the Planning Board: That the Town Board shall escrow 10% of the proceeds of the sale or lease of the subject property for the purchase of development rights from farmland within the general vicinity of our area; and

BE IT FURTHER RESOLVED, that the Town Board acknowledges and accepts the following recommendations of the Riverhead Planning Board in the implementation of the Urban Renewal Plan:

- i. That the contemplated conveyance of 550± acres from the Community Development Agency to the project sponsor identified in the Plan, shall not occur prior to the approval of a subdivision by the Planning Board pursuant to Article XX of the Zoning Ordinance;
- ii. That the Town Board should not approve the Urban Renewal Plan prior to the formal amendment of the Comprehensive Master Plan of the town of Riverhead; such amendment having been referred to this Planning Board;
- iii. That in order to assure the development of the land uses inherent in this urban renewal plan, the town Board of the Town of Riverhead shall not convey, lease or sell

real property to a designated qualified sponsor prior to the adoption of the Planned Development Zoning Use District as identified in the plan;

BE IT FURTHER RESOLVED, that the Town Board finds the following in its adoption of the Calverton Enterprise Park Urban Renewal Plan: that

- a) The area is a substandard or unsanitary area, or is in danger of becoming a substandard or unsanitary area and tends to impair or arrest the sound growth and development of the municipality;
- b) The financial aid to be provided to the municipality is necessary to enable the project to be undertaken in accordance with the plan;
- c) The plan affords maximum opportunity to private enterprise, consistent with the sound needs of the municipality as a whole, for the undertaking of the urban renewal program;
- d) The plan conforms to a comprehensive community plan for the development of the municipality as a whole;
- e) There is a feasible method for the relocation of families and individuals displaced from the Urban Renewal Area into decent safe and sanitary dwellings, which are or will be provided in the Urban Renewal Area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities, at rents or prices within the financial means of such families or individuals, and reasonably accessible to their places of employment; and
- f) The undertaking and carrying out of the urban renewal activities in stages is in the best public interest and will not cause any additional or increased hardship to the residents of such designated area.

THEREFORE, BE IT FURTHER RESOLVED, that the Town Clerk shall provide a certified copy of this resolution to Community Development Director Andrea Lohneiss and Planning Director Richard Hanley.

STATE OF NEW YORK,
COUNTY OF SUFFOLK,
TOWN OF RIVERHEAD, }

SEAL

THIS IS TO CERTIFY that I, the undersigned, Town Clerk of the Town of Riverhead, County of Suffolk, New York; have compared the foregoing copy of

a resolution with the original resolution now on file in this office and which was duly adopted on the 6th day of October, 1998, and that the same is a true and correct transcript of said resolution and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and the official seal of the said Town of Riverhead, this 7th day of October, 1998

Adopted

October 6, 1998

TOWN OF RIVERHEAD

Resolution # 849

APPROVES AMENDMENT TO COMPREHENSIVE MASTER PLAN

COUNCILMAN KWASNA

_____ offered the following resolution which

COUNCILMAN KENT

was seconded by _____

WHEREAS, by resolution #6 of 1995, the Riverhead Town Board and Riverhead Community Development Agency did authorize the preparation of a comprehensive plan for the redevelopment and reuse of the Calverton Naval Weapons Industrial Reserve Plant in order to allow for the successful economic redevelopment of the property, and

WHEREAS, such Comprehensive Master Plan was submitted to the Town Board in March of 1996 entitled A Comprehensive Reuse Strategy for the Naval Weapons Industrial Reserve Plant at Calverton (Hamilton, Rabinowitz and Alschuler, Inc. 1996)

WHEREAS, the level of redevelopment and the anticipated land use was considered to be a significant departure from those land uses contemplated in the Town of Riverhead Comprehensive Master Plan (McRosky-Reuter, 1973) requiring a formal amendment to the Master Plan pursuant to Section 272-a of the Town Law, and

WHEREAS, by resolution #422 of 1997 the Town Board did adopt a resolution determining such amendment to be a Type I Action pursuant to NYCRR Part 617.4 requiring the preparation of an Environmental Impact Statement as contemplated by NYCRR Part 617.10(a)(4) and Part 617.15(a), and

WHEREAS by resolution #422 of 1997, the Town Board did accept a Draft Generic Environmental Impact Statement assessing the environmental impacts to the natural and social environment expected to result from adoption of such amendment, and

WHEREAS, by resolution #614 of 1998, the Town Board did accept a Final Environmental Impact Statement in this regard, and

WHEREAS, a public hearing pursuant to Section 272-a of the Town Law was held on the 27th day of July, 1998 in order to allow for parties of interest to make comments on the amendment, and

WHEREAS, such amendment was referred to the Riverhead Planning Board for its report and recommendation pursuant to Section 272-a of the Town Law; such Planning Board recommending approval of the amendment, and

WHEREAS, such amendment was referred to the Suffolk County Planning Commission for its report and recommendation pursuant to Section 272-a of the Town Law; such Planning Commission recommending approval of the amendment, and

WHEREAS, the Riverhead Town Board has carefully considered the merits of the Comprehensive Re-Use Plan (HRA, 1996), the NEPA record created to date, the SEQRA record created to date, the report of the Suffolk County Planning Commission, the report of the Riverhead Planning Board, the commentary made part of the record at the relevant public hearing, as well as all other relevant regional planning, zoning and environmental information, now

THEREFORE, BE IT

RESOLVED, that in the matter of the amendment to the Town of Riverhead Comprehensive Master Plan (McRosky-Reuter 1973) respecting the redevelopment and re-use of the former Calverton Naval Weapons Industrial Reserve Plant, the Riverhead Town Board hereby adopts the Findings Statement attached to this resolution prepared pursuant to NYCRR Part 617.11 and Part 617.15, and

BE IT FURTHER

RESOLVED, that based upon its adopted findings, the Riverhead Town Board hereby adopts land use alternative one and its attending qualitative descriptions as contained within the document entitled A Comprehensive Reuse Strategy for the Naval Weapons Industrials Reserve Plant at Calverton, New York (HRA, 1996) as an amendment to the Comprehensive Master Plan of the Town of Riverhead pursuant to Section 272-a of the New York Town Law, and

BE IT FURTHER

RESOLVED, that all future land use regulations adopted for the described area shall be in accordance with such amendment, the environmental impacts of such regulation being assessed and analyzed by such Generic Environmental Impact Statement described herein, and

BE IT FURTHER

RESOLVED, that the amendment described herein shall be filed in the office of the Town Clerk and in the office of the Suffolk County Planning Commission.

THE VOTE

Cardinals Yes No Kent Yes No
 Kweena Yes No Lull Yes No
 Vitola Yes No

THE RESOLUTION WAS WAS NOT

THEREUPON DULY DECLARED ADOPTED

H. R. 1530

One Hundred Fourth Congress
of the
United States of America

AT THE FIRST SESSION

*Began and held at the City of Washington on Wednesday,
the fourth day of January, one thousand nine hundred and ninety-five*

An Act

To authorize appropriations for fiscal year 1996 for military activities of the Department of Defense, for military construction, and for defense activities of the Department of Energy, to prescribe personnel strengths for such fiscal year for the Armed Forces, and for other purposes.

*Be it enacted by the Senate and House of Representatives of
the United States of America in Congress assembled,*

SECTION 1. SHORT TITLE.

This Act may be cited as the "National Defense Authorization Act for Fiscal Year 1996".

SEC. 2. ORGANIZATION OF ACT INTO DIVISIONS; TABLE OF CONTENTS.

(a) DIVISIONS.—This Act is organized into five divisions as follows:

- (1) Division A—Department of Defense Authorizations.
- (2) Division B—Military Construction Authorizations.
- (3) Division C—Department of Energy National Security Authorizations and Other Authorizations.
- (4) Division D—Federal Acquisition Reform.
- (5) Division E—Information Technology Management Reform.

(b) TABLE OF CONTENTS.—The table of contents for this Act is as follows:

- Sec. 1. Short title.
Sec. 2. Organization of Act into divisions; table of contents.
Sec. 3. Congressional defense committees defined.

DIVISION A—DEPARTMENT OF DEFENSE
AUTHORIZATIONS

TITLE I—PROCUREMENT

Subtitle A—Authorization of Appropriations

- Sec. 101. Army.
Sec. 102. Navy and Marine Corps.
Sec. 103. Air Force.
Sec. 104. Defense-wide activities.
Sec. 105. Reserve components.
Sec. 106. Defense Inspector General.
Sec. 107. Chemical demilitarization program.
Sec. 108. Defense health programs.

Subtitle B—Army Programs

- Sec. 111. Procurement of OH-58D Armed Kiowa Warrior helicopters.
Sec. 112. Repeal of requirements for armored vehicle upgrades.
Sec. 113. Multiyear procurement of helicopters.
Sec. 114. Report on AH-64D engine upgrades.
Sec. 115. Requirement for use of specifically authorized equipment.

H. R. 1530—400

water treatment facility site) that is not purchased as provided in subsection (a); and

(2) any of the land referred to in subsection (e) of such section 9099 that is not purchased by the purchaser.

(c) CONSIDERATION AND CONDITIONS ON CONVEYANCE.—The conveyance under subsection (b) shall be made as a public benefit transfer to the City for the sum of One Dollar, subject to the condition that the conveyed property be used for school, classroom, or other educational purposes or as a public park or recreation area.

(d) SUBSEQUENT CONVEYANCE BY THE CITY.—(1) If, within 10 years after the conveyance under subsection (b), the City conveys all or any part of the conveyed property to a third party without the use restrictions specified in subsection (c), the City shall pay to the Secretary of the Army an amount equal to the proceeds received by the City from the conveyance, minus the demonstrated reasonable costs of making the conveyance and of any improvements made by the City to the property following its acquisition of the land (but only to the extent such improvements increase the value of the property conveyed). The Secretary of the Army shall deliver into the applicable closing escrow an acknowledgement of receipt of the proceeds and a release of the reverter right under subsection (e) as to the affected land, effective upon such receipt.

(2) Until one year after the completion of the cleanup of contaminated soil in the Landfill located on the Sale Parcel and completion of the groundwater treatment facilities, any conveyance by the City must be at a per-acre price for the portion sold that is at least equal to the per-acre contract price paid by the purchaser for the portion of the Sale Parcel purchased under the Agreement and Modification for the purchase of the Sale Parcel by the purchaser. Thereafter, any conveyance by the City must be at a price at least equal to the fair market value of the portion sold.

(3) This subsection shall not apply to a conveyance by the City to another public or quasi-public agency for public uses of the kind described in subsection (c).

(e) REVERSION.—If the Secretary of the Army determines that the City has failed to make a payment as required by subsection (d)(1) or that any portion of the conveyed property retained by the City or conveyed under subsection (d)(3) is not being utilized in accordance with subsection (c), title to the applicable portion of such property shall revert to the United States at the election of the Administrator of the General Services Administration.

(f) SPECIAL CONVEYANCE REGARDING BUILDING 138 PARCEL.—The Secretary of the Army may convey to the purchaser of the Sale Parcel the Building 138 parcel, which has been designated by the parties as Parcel A4. The per-acre price for the portion conveyed under this subsection shall be at least equal to the per-acre contract price paid by the purchaser for the portion of the Sale Parcel purchased under the Agreement and Modification, dated September 25, 1990, as amended.

PART II—NAVY CONVEYANCES

SEC. 2805. TRANSFER OF JURISDICTION, NAVAL WEAPONS INDUSTRIAL RESERVE PLANT, CALVERTON, NEW YORK.

(a) TRANSFER AUTHORIZED.—Notwithstanding section 2854 of the Military Construction Authorization Act for Fiscal Year 1993

H. R. 1530—401

(division B of Public Law 102-484; 106 Stat. 2626), as amended by section 2823 of the Military Construction Authorization Act for Fiscal Year 1995 (division B of Public Law 103-337; 108 Stat. 3058), the Secretary of the Navy may transfer, without reimbursement, to the administrative jurisdiction of the Secretary of Veterans Affairs a parcel of real property consisting of approximately 150 acres located adjacent to the Calverton National Cemetery, Calverton, New York, and comprising a portion of the buffer zone of the Naval Weapons Industrial Reserve Plant, Calverton, New York.

(b) **USE OF PROPERTY.**—The Secretary of Veterans Affairs shall use the real property transferred under subsection (a) as an addition to the Calverton National Cemetery and administer such real property pursuant to chapter 24 of title 38, United States Code.

(c) **SURVEY.**—The cost of any survey necessary for the transfer of jurisdiction of the real property described in subsection (a) from the Secretary of the Navy to the Secretary of Veterans Affairs shall be borne by the Secretary of Veterans Affairs.

(d) **ADDITIONAL TERMS AND CONDITIONS.**—The Secretary of the Navy may require such additional terms and conditions in connection with the transfer under this section as the Secretary of the Navy considers appropriate to protect the interests of the United States.

SEC. 2866. MODIFICATION OF LAND CONVEYANCE, NAVAL WEAPONS INDUSTRIAL RESERVE PLANT, CALVERTON, NEW YORK.

(a) **REMOVAL OF REVERSIONARY INTEREST; ADDITION OF LEASE AUTHORITY.**—Subsection (c) of section 2833 of the Military Construction Authorization Act for Fiscal Year 1995 (division B of Public Law 103-337; 108 Stat. 3061) is amended to read as follows:

"(c) **LEASE AUTHORITY.**—Until such time as the real property described in subsection (a) is conveyed by deed, the Secretary may lease the property, along with improvements thereon, to the Community Development Agency in exchange for security services, fire protection services, and maintenance services provided by the Community Development Agency for the property."

(b) **CONFORMING AMENDMENT.**—Subsection (e) of such section is amended by striking out "subsection (a)" and inserting in lieu thereof "subsection (a) or a lease under subsection (c)".

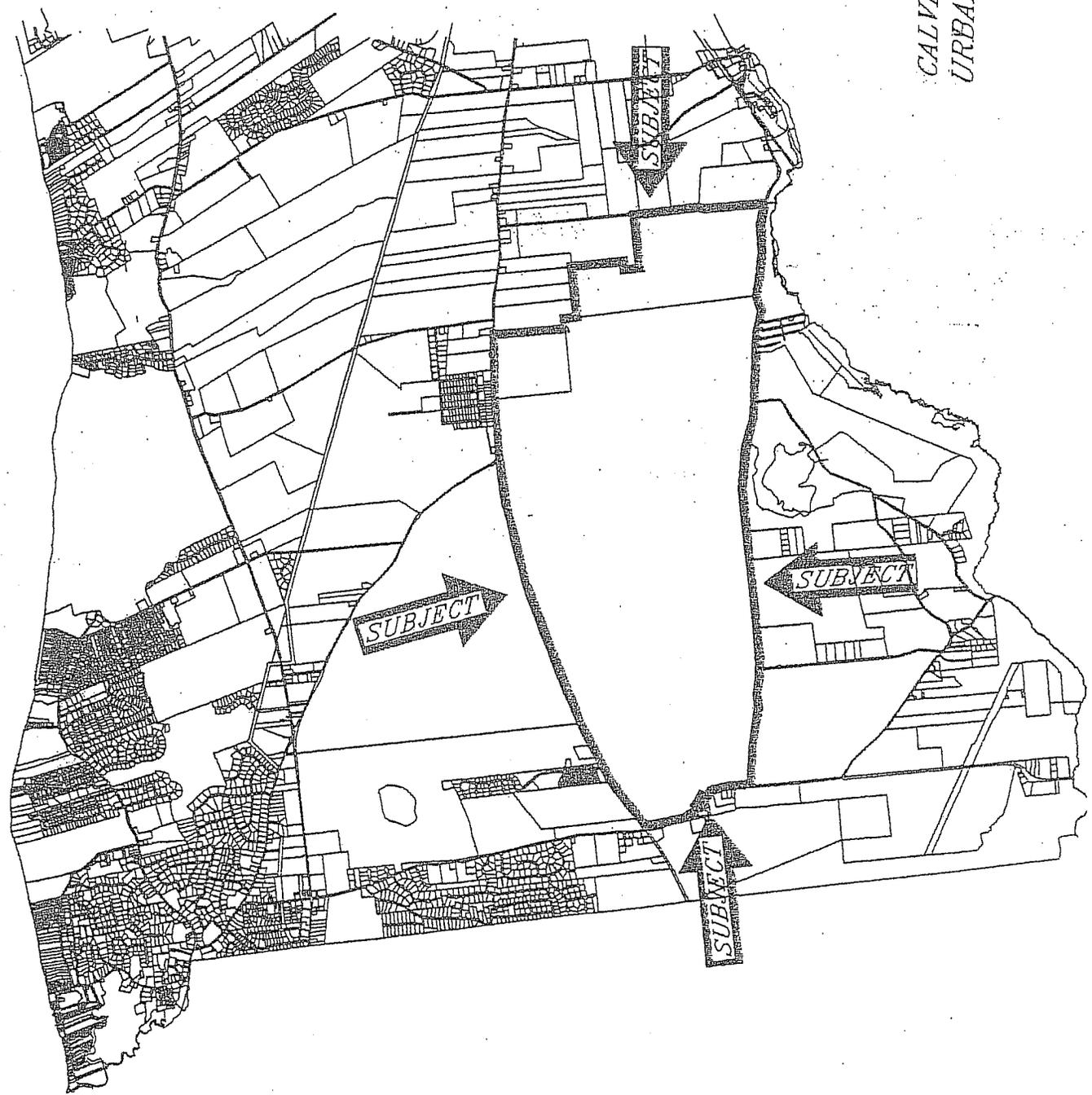
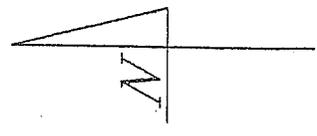
SEC. 2867. LAND CONVEYANCE ALTERNATIVE TO EXISTING LEASE AUTHORITY, NAVAL SUPPLY CENTER, OAKLAND, CALIFORNIA.

Section 2834(b) of the Military Construction Authorization Act for Fiscal Year 1993 (division B of Public Law 102-484; 106 Stat. 2614), as amended by section 2833 of the Military Construction Authorization Act for Fiscal Year 1994 (division B of Public Law 103-160; 107 Stat. 1896) and section 2821 of the Military Construction Authorization Act for Fiscal Year 1995 (division B of Public Law 103-337; 108 Stat. 3057), is further amended by adding at the end the following new paragraphs:

"(4) In lieu of entering into a lease under paragraph (1), or in place of an existing lease under that paragraph, the Secretary may convey, without consideration, the property described in that paragraph to the City of Oakland, California, the Port of Oakland, California, the City of Alameda, California, or the City of Richmond, California, under such terms and conditions as the Secretary

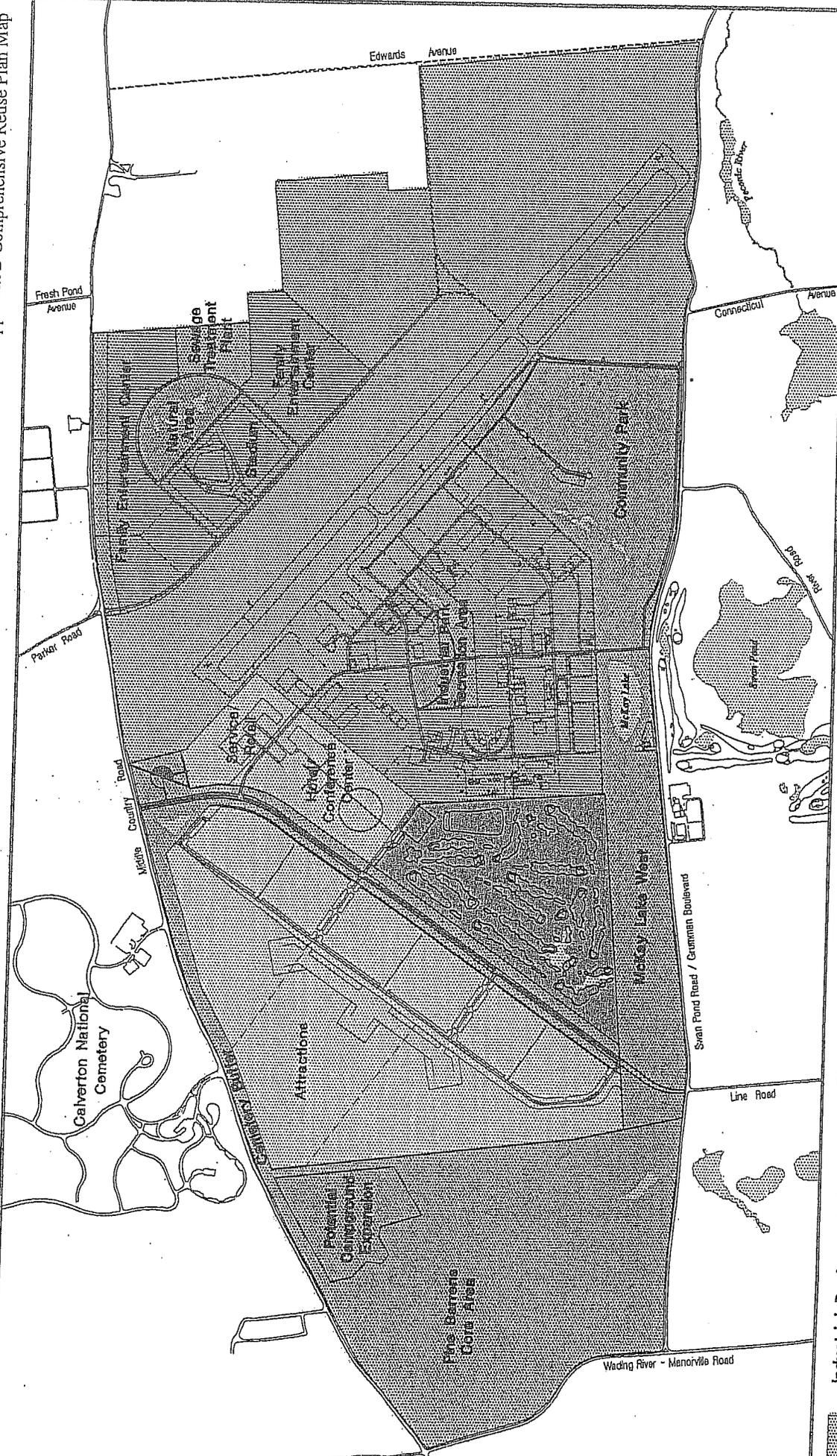
APPENDIX A

CALVERTON ENTERPRISE PARK
URBAN RENEWAL AREA



Calverton Enterprise Park Reuse Plan

Appendix B Comprehensive Reuse Plan Map



- Industrial Business Park
- Theme Park
- Aviation/Aircraft Use
- Commercial Recreation
- Public Golf Course
- Natural Area/Open Space
- Infrastructure
- Existing Building

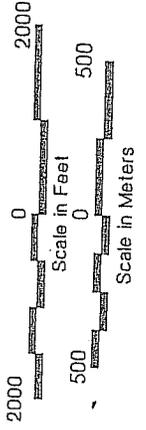
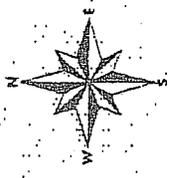


Figure S-1

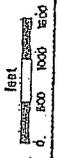
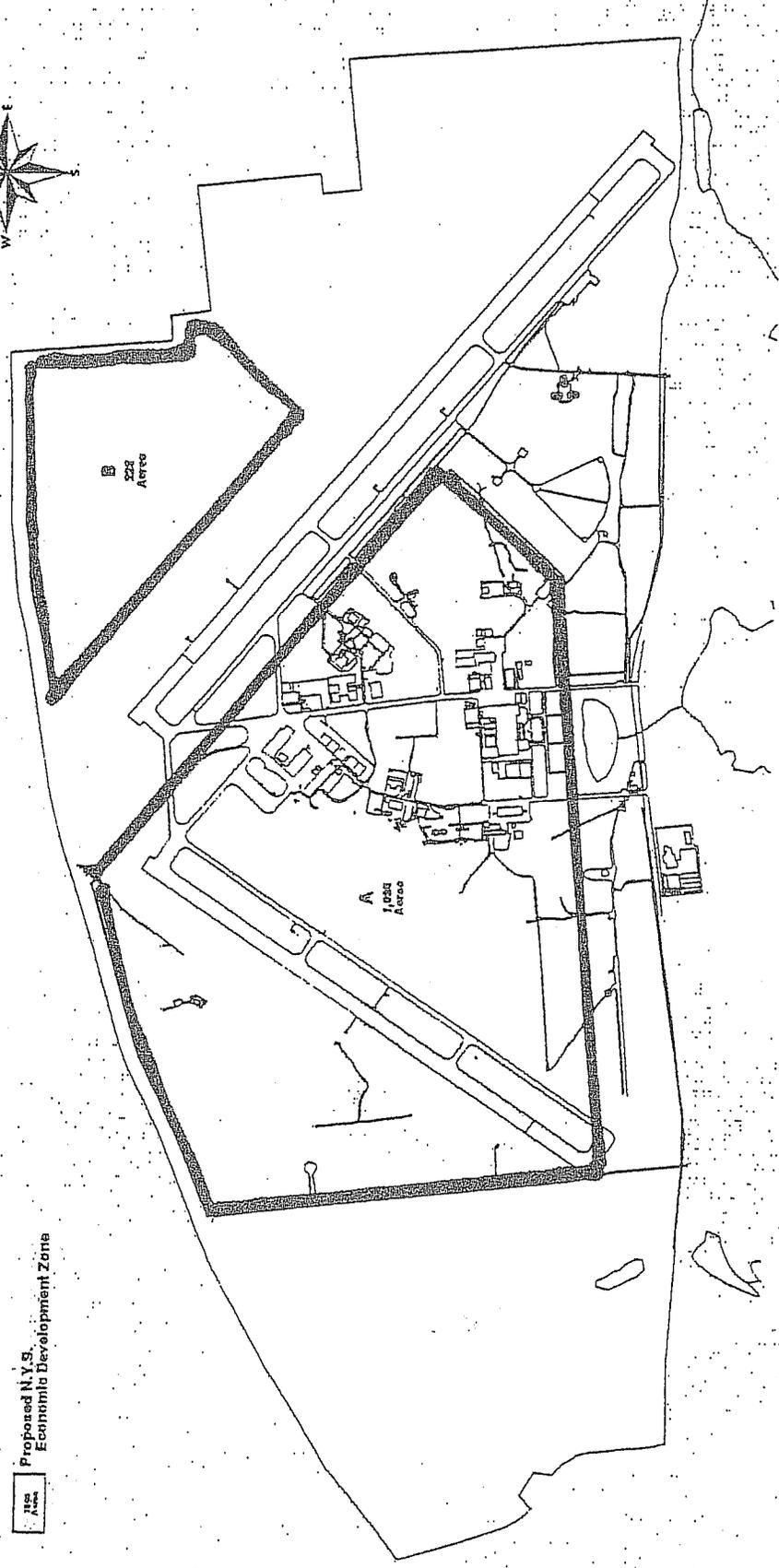
CALVERTON ENTERPRISE PARK

Town of Riverhead
Suffolk County, New York



7124
Area

Proposed N.Y.S.
Economic Development Zone



This map is subject to revision. This map is to be used for planning purposes only. It is not intended to be used for any other purpose.

SUFFOLK COUNTY
Planning Department

Stephen Jones, Director
Cartographic & GIS Division



5/19/98

TOWN OF RIVERHEAD
Resolution # 451
Adopted 5/19/98

Adopted

AUTHORIZATION FOR PREPARATION OF AN URBAN RENEWAL PLAN
COUNCILMAN CARDINALE

_____ offered the following resolution, which was
seconded by COUNCILMAN KWASNA

WHEREAS, pursuant to General Municipal Law Article 15-b, Title 116, Section 680-c, the Town of Riverhead Community Development Agency was established for the purposes outlined in Article 15 and Article 15-a of General Municipal Law; and

WHEREAS, the Riverhead Community Development Agency is an urban renewal agency; and

WHEREAS, pursuant to Article 15 of the Urban Renewal Law and Article 15-a of General Municipal Law, the Supervisor, as Chairman, and the Town Board constitute the members of the Urban Renewal Agency; and

WHEREAS, the Riverhead Town Board desires to undertake certain redevelopment activities at the former NWIRP at Calverton pursuant to an acceptable Urban Renewal Plan; and

WHEREAS the Planning Department has recommended to the Town Board that the creation of an Urban Renewal Plan should be considered a Type I Action pursuant to the New York State Environmental Conservation Law; and

NOW, THEREFORE, BE IT RESOLVED, that the Town of Riverhead Community Development Agency and the Riverhead Planning Department prepare or cause to be prepared an urban Renewal Plan in conformance with the General Municipal Law, such plan to incorporate that land area as depicted on the map accompanying this resolution; and

BE IT FURTHER RESOLVED, that in the matter of the subject Urban Renewal Plan, the Riverhead Town Board hereby declares itself to be the Lead Agency and determines the action to be Type I without a significant impact upon the environment and that an Environmental Impact Statement need not be prepared; and

BE IT FURTHER RESOLVED, that the Planning Director be authorized to publish a

STATE OF NEW YORK,
COUNTY OF SUFFOLK,
TOWN OF RIVERHEAD,

§ 2-1

THIS IS TO CERTIFY that I, the undersigned, Town Clerk of the Town of Riverhead, County of Suffolk, New York, have compared the foregoing copy of

a resolution with the original resolution now on file in this office and which was duly adopted on the 19th day of May 1998, and that the same is a true and correct transcript of said resolution and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and the official seal of the said Town of Riverhead, this 20th day of May 1998

Adopted

July 14, 1998

Town of Riverhead

Resolution # 614

ACCEPTS FINAL ENVIRONMENTAL IMPACT STATEMENT-DISPOSAL AND
REUSE OF THE NAVAL WEAPONS INDUSTRIAL RESERVE PLANT, CALVERTON,
NEW YORK.

COUNCILMAN KWASNA offered the following resolution, which was
seconded by COUNCILMAN LULL.

WHEREAS, the Riverhead Town Board has commissioned the preparation of a comprehensive land use plan for the redevelopment of the Calverton Naval Weapons Industrial Reserve Plant for private sector use, and

WHEREAS, The Town Board has received a comprehensive land use plan and associated supporting information (Hamilton, Rabinowitz and Alschuler, 1996) which graphically depicts a mixed-use development of the property and

WHEREAS, the Town Board considers the adoption of such plan to be a formal amendment to the comprehensive master plan of the Town of Riverhead to eventually adopted pursuant to Section 272-a of the town law and

WHEREAS, the Town Board, by Resolution #442 of 1997 has accepted a Draft Generic Environmental Impact Statement supporting the reuse of the Calverton Naval Weapons Industrial Reserve Plant; such DGEIS submitted pursuant to Article 8 of the Environmental Conservation Law and Section 272-a (8) of the town law and

WHEREAS, the Town Board, is in receipt of a Final Generic Environmental Impact Statement supporting the reuse of the Calverton Naval Weapons Reserve Plant; such FGEIS responding to all commentary made upon the DGEIS, and

WHEREAS, the Riverhead Town Board has carefully considered the content of the FGEIS and has determined that a commentary made upon the DGEIS has been responded to in a sufficient fashion;

NOW THEREFORE BE IT RESOLVED, that in the matter of the amendment to the Comprehensive Master Plan of the Town of Riverhead to provide for the redevelopment of the Calverton Naval Weapons Industrial Reserve Plant, the Riverhead Town Board, as the lead agency, hereby determines the aforementioned FGEIS to be complete pursuant to 6NYCPR Part 617.9 (6),

AND BE IT FURTHER RESOLVED, that the Planning Director publish and post those notices of completion as required by law.

AND IT BE FURTHER RESOLVED, that the Town Clerk transmit a copy of the amendment to the comprehensive master plan to the Riverhead Planning Board, the Suffolk County Planning Commission and the Town Clerk of the Towns of Brookhaven and Southold, New York.

AND BE IT FURTHER RESOLVED, that the Town Clerk be authorized to publish and post the attached notice of Public Hearing.

eff. 7/14/98

TOWN OF RIVERHEAD
PUBLIC NOTICE
OF PUBLIC HEARING

PLEASE TAKE NOTICE that a public hearing will be held on the 27th day of July, 1998 at 7:00 p.m. o'clock at Riverhead Town Hall, 200 Howell Avenue, Riverhead, New York to hear all interested persons in the consideration of an amendment to the Comprehensive Master Plan to the Town of Riverhead to provide for the Calverton Naval Weapons Industrial Reserve Plant pursuant to § 272-9 of the Town Law. An executive summary of the redevelopment plan will be available for inspection at the Office of the Town Clerk beginning on July 16, 1998 between the hours of 8:30 a.m. and 4:30 p.m. Monday through Friday.

Dated: Riverhead, New York
July 21, 1998

BY ORDER OF THE TOWN BOARD
OF THE TOWN OF RIVERHEAD

BARBARA GRATTAN, Town Clerk

of THE VOTE

Cardinale absent ~~Yes~~ No Kent Yes No

Kwasna Yes No Lodi Yes No

Vitella Yes No

THE RESOLUTION WAS WAS NOT

THEREUPON DULY DECLARED ADOPTED

Adopted

7/14/98

TOWN OF RIVERHEAD

RESOLUTION # 615

DESIGNATES LEAD AGENCY FOR ACTIONS OF THE TOWN BOARD PURSUANT TO ARTICLE 15 AND 18-B OF GENERAL MUNICIPAL LAW

COUNCILMAN LULL OFFERED THE FOLLOWING RESOLUTION

WHICH WAS SECONDED BY COUNCILMAN KENT

WHEREAS, THE Riverhead Town Board is contemplating the disposition of a 550± acre portion of the Calverton Naval Weapons Testing Facility to First Industrial Realty Trust pursuant to a Contract of Sale dated June 23, 1998;

WHEREAS, the real property to be conveyed lies within an Economic Development Zone as established by the New York State Legislature; and

WHEREAS, such conveyance shall conform to Article 18-B of General Municipal Law and is subject to Environmental Review pursuant to Article 8 of the Environmental Conservation Law; and

WHEREAS, the Real Property lies within a proposed urban renewal area; and

WHEREAS, such conveyance shall conform to Article 15 of the General Municipal Law and is subject to Environmental Review pursuant to Article 8 of the Environmental Conservation Law.

NOW, THEREFORE BE IT RESOLVED, that pursuant to 6 NYCRR Part 617, The Town Board hereby declares itself to be the Lead Agency for those actions contemplated by the Town relating to the Urban Renewal Plan (Article 15 of General Municipal Law) and the Calverton Economic Development Zone (Article 18-B of the General Municipal Law.)

OF THE VOTE

Cardinale Yes No Kent Yes No
 Kwana Yes No Lull Yes No
 Villella Yes No

THE RESOLUTION WAS WAS NOT

THEREUPON DULY DECLARED ADOPTED

8/4/98

Adopted

Town of Riverhead Community Development Agency

Resolution # 22

Authorizes Submission of the Calverton Enterprise Park Urban Renewal Plan to the Riverhead Planning Board

Member Kent _____ offered the following resolution,

which was seconded by Member Lull _____

WHEREAS, pursuant to General Municipal Law Article 15-b, Title 116, Section 680-c, the Town of Riverhead Community Development Agency was established for the purposes outlined in Article 15 and Article 15-a of General Municipal Law; and

WHEREAS, the Riverhead Community Development Agency is an urban renewal agency; and

WHEREAS, pursuant to Article 15 of Urban Renewal Law and Article 15-a of General Municipal Law, the Supervisor as Chairman, and the Town Board constitute the members of the Urban Renewal Agency; and

WHEREAS, desiring to undertake certain redevelopment activities at the former Naval Weapons Industrial Reserve Plant (NWIRP) at Calverton, designated the Calverton Urban Renewal Area and authorized the preparation of said Urban Renewal Plan; and

WHEREAS, Section 505 of Article 15 of the General Municipal Law requires submission to the Riverhead Planning Board for review and recommendations; and

WHEREAS, the Riverhead Planning Board is required to hold a public hearing on due notice and submit its report to the Town Board not later than 10 weeks from the date of referral, certifying its qualified approval, disapproval or qualified approval with recommendations for modifications therein.

THEREFORE, BE IT RESOLVED, that the Riverhead Town Board does hereby authorize submission of the Calverton Enterprise Park Urban Renewal Plan to the Riverhead Planning Board.

AND BE IT FURTHER RESOLVED, shall provide a certified copy to the Riverhead Planning Board, Planning Director Richard Hanley and Community Development Agency Director Andrea Lohness.

STATE OF NEW YORK,
COUNTY OF SUFFOLK,
TOWN OF RIVERHEAD,

ss.:

THIS IS TO CERTIFY that I, the undersigned, Town Clerk of the Town of Riverhead, County of Suffolk, New York, have compared the foregoing copy of

A Resolution with the original Resolution now on file in this office and which was duly adopted on the 4th day of August, 19 98, and that the same is a true and correct transcript of said Resolution and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and the official seal of the said Town of Riverhead, this 5th day of August, 19 98



TOWN OF RIVERHEAD
PLANNING BOARD

200 Howell Avenue ~ Riverhead, New York 11901-2596
(516) 727-3200 Ext. 267

September 8, 1998

Mrs. Barbara Grattan
Town Clerk
200 Howell Avenue
Riverhead, NY 11901

Re: Urban Renewal Plan - Calverton Enterprise Park

Dear Mrs. Grattan:

The following resolution was duly adopted by the Town of Riverhead Planning Board at a meeting held on September 3, 1998:

WHEREAS, by resolution #22 of 1998, the Riverhead Community Development Agency did refer the Calverton Enterprise Park Urban Renewal Plan to this Planning Board for its report and recommendation pursuant to Section 505 of the General Municipal Law, and

WHEREAS, on August 20, 1998 this Planning held a public hearing in its consideration of the Plan, and

WHEREAS, this Planning Board has carefully considered the merits of the Plan, the SEQRA record created to date, the report of the Planning Department, the Comprehensive Reuse Strategy for NWIRP at Calverton (HRA, 1996), as well as all other relevant planning, zoning, and environmental information, now

THEREFORE, BE IT

RESOLVED, that in the matter of the Calverton Enterprises Park Urban Renewal Plan, the Riverhead Planning Board makes the following findings:

FIRST: That pursuant to Public Law the Calverton Naval Weapons Industrial Reserve Plant is to be conveyed to the Town of Riverhead Community Development Agency for the expressed purpose of redevelopment;

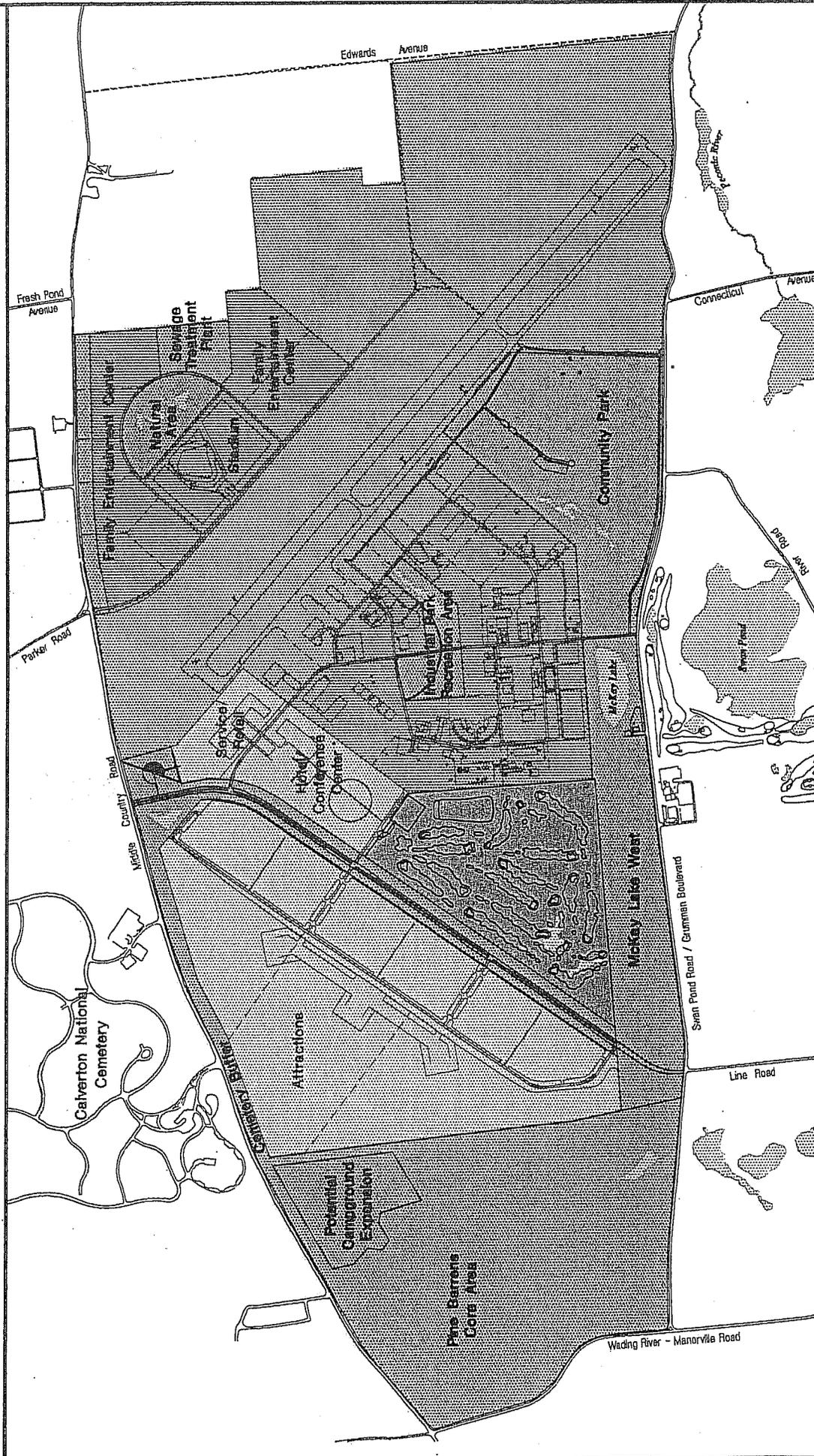
SECOND: That in 1996, the Community Development Agency did cause the preparation of a redevelopment plan for the site which analyzed the market forces existing within the region, extrapolated land use trends and identified environmental and ecological development constraints associated with the site which resulted in a future land use plan consisting of an industrial park development augmented by tourist destination uses and regional recreational development;

REUSE & REVITALIZATION PLAN
ENTERPRISE PARK AT CALVERTON
(EPCAL)
SUFFOLK COUNTY, NEW YORK

EXHIBIT B

Calverton Enterprise Park Reuse Plan

Appendix B Comprehensive Reuse Plan Map



- | | | | |
|--|--------------------------|--|-------------------------|
| | Industrial Business Park | | Natural Area/Open Space |
| | Theme Park | | Infrastructure |
| | Aviation/Aircraft Use | | Existing Building |
| | Commercial Recreation | | |
| | Public Golf Course | | |

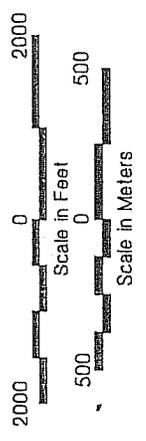


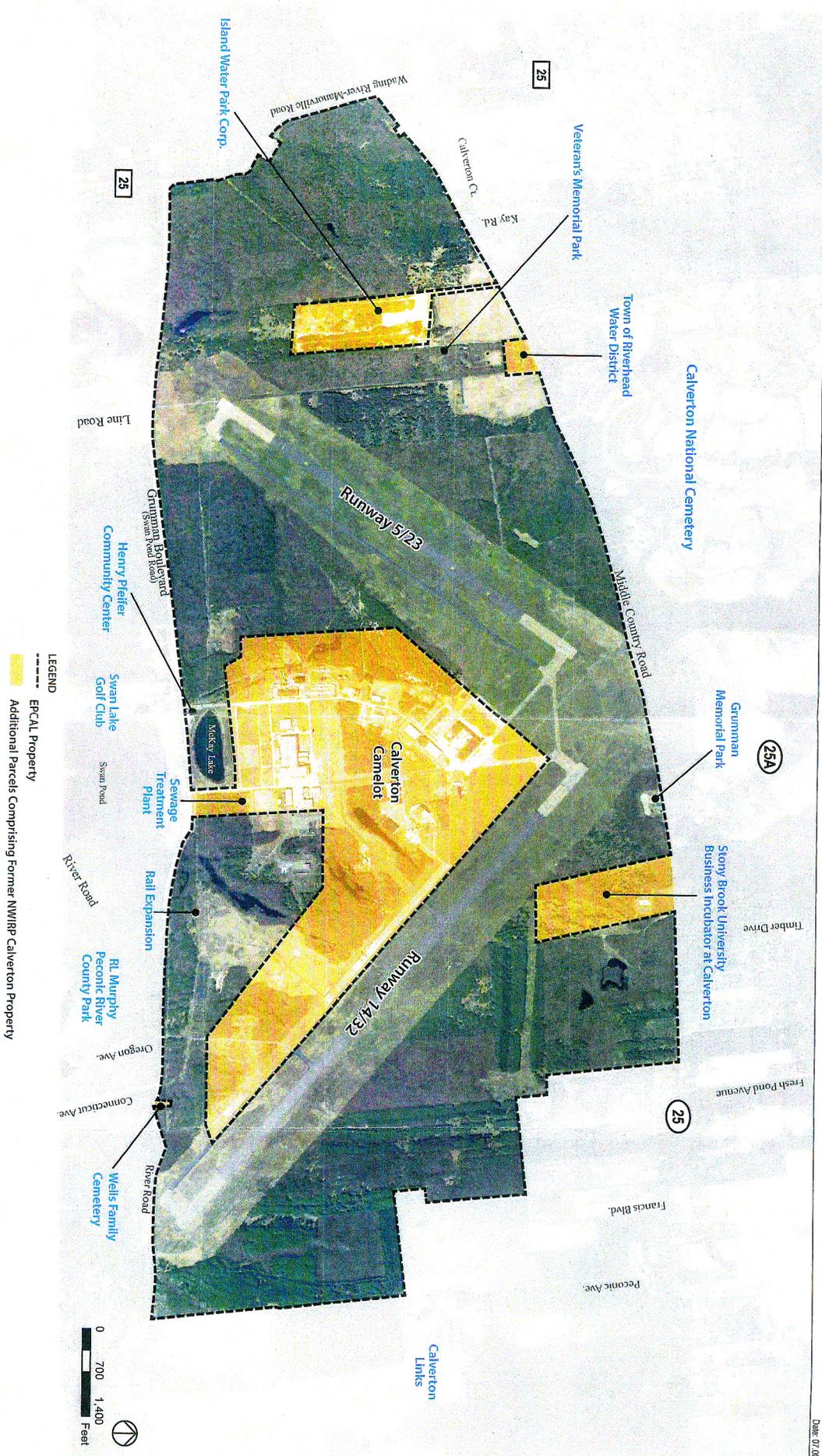
Figure S-1

REUSE & REVITALIZATION PLAN
ENTERPRISE PARK AT CALVERTON
(EPCAL)
SUFFOLK COUNTY, NEW YORK

EXHIBIT C

REUSE & REVITALIZATION PLAN
ENTERPRISE PARK AT CALVERTON
(EPCAL)
SUFFOLK COUNTY, NEW YORK

EXHIBIT D



Source: Esri, DigitalGlobe, GeoEye, i-cube, USDA, USGS, AEX, Geomapping, AerGRID, IGN, iGPSwissTopo, and the GIS User Community



PROPOSED SUBDIVISION OF ERCAL PROPERTY
DRAFT SUPPLEMENTAL GENERIC ENVIRONMENTAL IMPACT STATEMENT
Calverton, New York

Aerial Photograph



REUSE & REVITALIZATION PLAN
ENTERPRISE PARK AT CALVERTON
(EPCAL)
SUFFOLK COUNTY, NEW YORK

EXHIBIT E



Source: Town of Riverhead GIS



**PROPOSED SUBDIVISION OF EPCAL PROPERTY
 DRAFT SUPPLEMENTAL GENERIC ENVIRONMENTAL IMPACT STATEMENT
 COMPREHENSIVE HABITAT PROTECTION PLAN**
 Calverton, New York

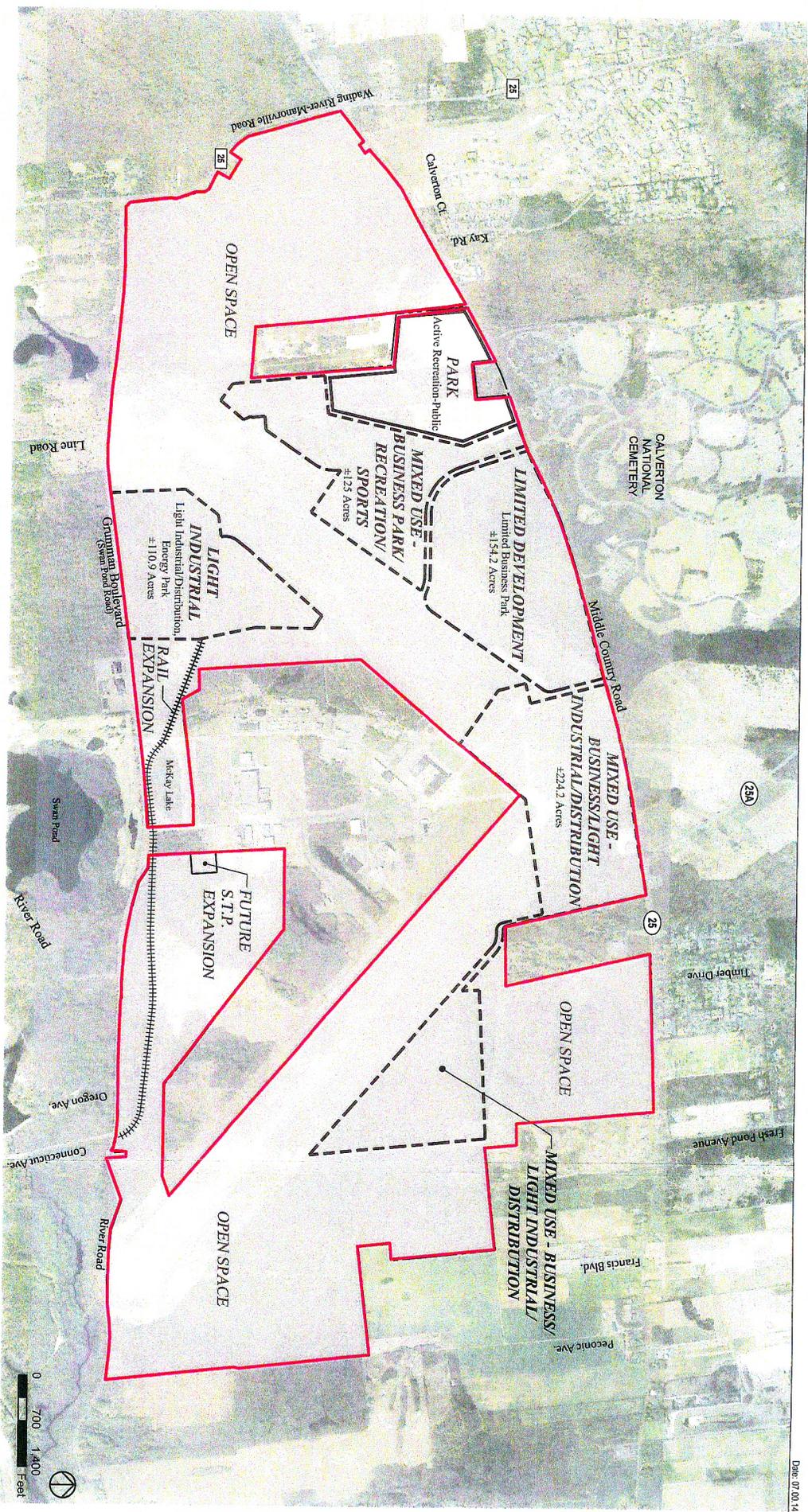
Site Location

Figure 1

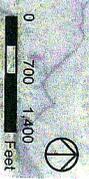


REUSE & REVITALIZATION PLAN
ENTERPRISE PARK AT CALVERTON
(EPCAL)
SUFFOLK COUNTY, NEW YORK

EXHIBIT F



LEGEND
 EPCAL Property



Source: Esri, DigitalGlobe, GeoEye, USDA, USGS, AEX, Geomatics, Aergrid, IGN, IGP, swisstopo, and the GIS User Community



PROPOSED SUBDIVISION OF EPCAL PROPERTY
DRAFT SUPPLEMENTAL GENERIC ENVIRONMENTAL IMPACT STATEMENT
 Calverton, New York

Reuse and Revitalization Plan



REUSE & REVITALIZATION PLAN
ENTERPRISE PARK AT CALVERTON
(EPCAL)
SUFFOLK COUNTY, NEW YORK

EXHIBIT G

ARTICLE __. PLANNED DEVELOPMENT ZONING DISTRICT (PD DISTRICT)

§_-___. Overview and Historical Background.

The former Naval Weapons Industrial Reserve Plant at Calverton (NWIRP) in the Hamlet of Calverton in the Town of Riverhead was previously owned by the United States Navy and leased by the Grumman Corporation for final assembly and flight testing of military aircraft. In 1996, Northrup Grumman closed nearly all of its facilities on Long Island and chose not to renew its lease for NWIRP, causing economic dislocation and unemployment for residents of the Town of Riverhead and the surrounding region.

In 1995, the Town of Riverhead commissioned the preparation of a comprehensive plan for the redevelopment and reuse of the NWIRP site in order to guide its transformation into an engine for regional economic growth. In 1996, a "Comprehensive Reuse Strategy for the Naval Weapons Industrial Reserve Plant at Calverton" was prepared, which described how to manage the transition of the site from its dependence on defense-related procurement to reliance on a broad range of private sector economic activity. This resulted in the United States Navy conveying approximately 2,900 acres of NWIRP to the Town of Riverhead in 1998, conditioned upon the Town's reuse of the property for economic development.

Subsequent to the 1998 conveyance, approximately 492 acres were subdivided from the approximately 2,900 acres as a privately-held industrial subdivision (Calverton Camelot). The remaining 2,323.9 acres, now known as the Enterprise Park at Calverton (EPCAL) or EPCAL Property, is generally bounded by New York State Route 25 (Middle Country Road) to the north, industrial uses and Peconic Avenue to the east, Grumman Boulevard (Swan Pond Road, also known as River Road) to the south, and Wading River-Manorville Road to the west.

Beginning in 2011, the Town embarked on updating, developing and implementing a reuse and revitalization plan to meet the current economic, market and site conditions. The comprehensive and extensive analysis of economic, market, environmental, traffic, sewer, water, and myriad other factors, together with participation of State, regional, local departments and agencies, and other interested groups resulted in a reuse and revitalization plan that meets the economic and urban renewal goals of the original conveyance and will assist the State, County, and Town in recapturing potential investment, growth, and employment opportunities for this region.

On __, the Town of Riverhead Town Board adopted a "Reuse and Revitalization Plan for EPCAL," which functions as an urban renewal plan, for the aforesaid 2,323.9-acre area. The "Reuse and Revitalization Plan for EPCAL" consists of two documents: 1) "Subdivision Map" and 2) "Reuse & Revitalization Plan."

This Planned Development Zoning District (PD District) is one of the instruments of implementation of the public purposes and objectives of the "Reuse and Revitalization Plan for EPCAL." The "Reuse and Revitalization Plan for EPCAL," in concert with the PD District, establishes a comprehensive plan for the reuse of the EPCAL Property.

§_-___. Authority and Supersession of Town Law.

The action of the Town of Riverhead in the adoption of PD District is authorized under Statute of Local Governments §10(6) and Municipal Home Rule Law §§10(1)(ii)(a)(14), 10(1)(ii)(d)(3), and 10(2), and is

intended to and shall supersede Town Law §261-b (relating to incentive zoning), Town Law §261-c (relating to planned unit development zoning districts), Town Law §262 (relating to zoning districts), Town Law §§263 and 272-a (relating to comprehensive plans and zoning purposes), Town Law §269 (relating to zoning law conflicts), Town Law §§270 and 273 (relating to official maps and changes thereto), Town Law §274-a (relating to site plan review and approval), Town Law §274-b (relating to special use permits), Town Law §§ 276, 277, 278, and 279 (relating to subdivisions), and Town Law §280-a (relating to permits for buildings not on improved mapped streets) to the extent that this Article is inconsistent with such statutory provisions.

§_-. Legislative Intent.

- A. It is the intent of the PD District to promote the expeditious and orderly conversion and redevelopment of the EPCAL Property by allowing for flexibility in providing a mix of uses in order to prevent further blight, economic dislocation, and additional unemployment, and to aid in strengthening the New York State economy, the regional economy, and the economy of the Town of Riverhead. The purpose of PD District is to enable, encourage, and qualify the implementation of the following policies.
 - 1) Promoting economic development opportunities;
 - 2) Encouraging the efficient use of land;
 - 3) Encouraging flexibility and consistent high quality in site and architectural design; and
 - 4) Facilitating new development that increase the area's marketability and enhances the tax base.
- B. Redevelopment of the EPCAL Property shall be pursuant to the "Reuse and Revitalization Plan for EPCAL," which consists of a "Sketch Plan for Enterprise Park at Calverton," currently dated December 2013 and Reuse and Revitalization Plan, which may be updated from time to time and a The "Reuse and Revitalization Plan for EPCAL" is included as part of this Article and specifies, among other things, representative types and general locations of land uses in the proposed PD District, and the general scale, and location of development within the PD District.

§_-. Terms and Provisions of This Article Control.

- A. The provisions of this Article are activated by "will" or "shall" when required; "should" when recommended; and "may" or "can" when optional.
- B. The provisions of this Article shall supplant, supersede, and prevail over any other Chapters, Articles, and provisions of the Code of the Town of Riverhead (hereinafter the "Town Code"). Except as otherwise provided in this Article, any other Chapters, Articles, or provisions of the Town Code that are inconsistent with, in conflict with, or in addition to the aforesaid "Reuse and Revitalization Plan for EPCAL," which may be updated from time to time, this Article, and/or the

standards and procedures set forth herein shall have no application, force, or effect within the PD District.

§_-. Applicability.

The provisions of the PD District shall encompass the following parcels on the Suffolk County Tax Map, as well as all roadways, shown on the "Reuse and Revitalization Plan for EPCAL," that lie between or adjacent to such parcels: Lots 7.1, 7.2, 7.33, and 7.4 within Block 1 of Section 135, District 0600.

§_-. Reuse and Revitalization Plan for EPCAL.

The "Reuse and Revitalization Plan for EPCAL" incorporated in this Article designates the lots comprising the PD District, the various roadways within and adjacent to those lots, stormwater facilities, and sewer and water infrastructure, among other things. In reviewing proposed development in the PD District, the Town Board shall determine if such proposed development complies with the "Reuse and Revitalization Plan for EPCAL" and with the descriptions, building forms, and development parameters, as depicted on the "Reuse and Revitalization Plan for EPCAL" and set forth in subsequent sections of this Article.

§_-. Development Procedures and Process.

A. Recognizing the importance of comprehensive redevelopment of the lands in the EPCAL Property in accordance with the aforesaid "Reuse and Revitalization Plan for EPCAL," which may be updated from time to time, and the provisions of this Article:

- (1) The development of any lands within the PD District shall require the submission of a Site Plan Application that conforms to the requirements of the "Reuse and Revitalization Plan for EPCAL" and is subject to Town Board site plan approval. As part of site plan approval by the Town Board, the Town may refer the application to the Planning Board for report and recommendation.
- (2) Any resolution of approval or conditional approval issued by the Town Board shall be subject to the applicant obtaining all approvals, licenses, and/or permits required from other governmental agencies having jurisdiction over the proposed development, to the extent required.

§_-. Definitions.

The following terms, phrases, words and their derivatives shall have the meanings given herein:

USE, PRINCIPAL

The main or primary purpose for which a structure or lot is designed, arranged or intended, or for which it may be used, occupied or maintained under this Article.

USE, SUPPORTIVE

A use which exists within the EPCAL Property and which supports the employees and/or tenants of the principal use(s).

§ _____. Uses.

Although this Article has been established to emphasize building form more than use, the following use regulations shall apply to uses in the PD District:

A. Principal Uses

All uses that promote economic development shall be permitted in the PD District, including, but not limited to: industrial, institutional, educational, governmental, recreational, conservation, manufacturing, commercial, or energy uses, and for the development of public facilities, utilities, and infrastructure necessary to support those uses.

B. Supportive Uses

In order to promote the EPCAL Property as a planned development community, the following uses shall be permitted as "Supportive Uses," on a limited basis, targeted to the employees and tenants of the permitted principal uses within the EPCAL Property and not designated for primary use by the general public:

- (1) Residential. The PD District shall allow a limited number of attached housing units in support of other Principal Uses within the EPCAL Property.
- (2) Retail, Personal Service, or Restaurant. The PD District shall allow retail, personal service, and restaurant uses that are specifically designed to support permitted principal or other supportive uses within the EPCAL Property.

§ _____. Bulk Requirements for Individual Lots.

Bulk requirements for individual lots shall be determined as part of the site plan approval process, per Article XXVI of the Zoning Ordinance, consistent with the "Reuse and Revitalization Plan for EPCAL." The following requirements shall guide the Town Board through the approval process:

- A. Individual lot sizes, minimum yards, and minimum setbacks are not specified herein. Buildings may be arranged in conformity with the impervious area coverage and maximum height standards set forth herein. In reviewing any application for site plan approval, the Town Board shall be guided by the "Reuse and Revitalization Plan for EPCAL," standards set forth elsewhere in this Article for comparable uses, and by common best planning practices, to the extent that the resulting development shall be compatible with the surroundings, and to assure the quality and consistency of the uses proposed to be developed on the site.

- B. Maximum impervious area coverage shall be 90 percent of the site area. Coverage requirements may, however, be modified by the Town Board as part of the site plan approval process.
- C. Recognizing the Federal Aviation Administration's (FAA's) rules and regulations, namely Federal Regulation Title 14 Part 77 (Part 77), to the extent that FAA rules and regulations are applicable to a site proposed for development, building heights shall conform to all FAA standards and regulations.
- D. Structures shall have a maximum height of 50 feet except a height of 75 feet is allowed by special permit of the Town Board. Any proposed structure with a height of over 50 feet shall require a visual assessment to be performed and presented to the Town Board as part of the site plan application. Such assessment shall visually depict the proposed building height, its relationship to adjacent structures and uses, and any potential shadowing effects.
- E. All areas not used for buildings, circulation, parking, storage, maintenance, or utilities shall be landscaped and maintained in good condition.
- F. Suitable access for emergency vehicles shall be provided for all structures as determined during the site plan review process.
- G. The right-of-way and pavement widths for internal roads shall be consistent with the "Reuse and Revitalization Plan for EPCAL" and shall be subject to all other applicable Town ordinances.
- H. Parking and loading. Any application within the PD District shall be guided by the Town's standard requirements for parking and loading, as prescribed in §108-60 and §108-61, respectively. However, the site applicant can request that the Town Board reduce the required amount of parking and loading, provided that the site application is accompanied by a parking and loading demand study. Such study shall be submitted to the Town Board and shall include demand for parking for the proposed use, determination of the appropriate locations for parking on the project site, and number and location of handicapped parking spaces, as well as the number, size, and locations of loading areas, which the Town Board shall consider in its deliberations on the site plan. The use of shared parking, landbanked parking and structured parking shall be encouraged.

§_-. Design Considerations.

The quality of the built environment and its relationship to the natural landscape is a key indicator of quality of life. The objective of the design considerations for the PD District is to provide high quality and complementary design of buildings, landscaping, parking, and other site and building design characteristics. Special emphasis is placed upon methods that reduce the large-scale visual impact of buildings and encourage imaginative design for individual buildings. Further emphasis is placed upon the design of the entrances to the EPCAL Property along New York State Route 25 (Middle Country Road), as the gateways to the Enterprise Park.

A. Process.

The design considerations herein have been prepared to assist those proposing new development in the EPCAL Property in the preparation of their designs and plans. The considerations also provide a basis for the evaluation and review of these designs by the Town Board. As a policy adopted by the Town, the design considerations shall apply to all development within the EPCAL Property and shall be considered as part of the Town's site plan approval process.

These design considerations set a benchmark to which all parties involved in projects can refer and they supplement the limited, specific parameters such as lot size and building height, as established in this Article. The Town Board reserves the right to modify, waive or alter any of the design considerations presented herein based on the scope, nature, and location of any specific project proposal.

Applicants are strongly encouraged to review these design considerations during the initial (design) phase of a project. Applicants are also encouraged to contact the Town Board at an early stage of project design if any of the design considerations mentioned in this document remain unclear, so as to avoid delays and confusion during the site plan review process.

The Town Board may require that Site Plans conform to one or more of the following sections of the Town Code, based upon the specific characteristics of the use and type of development proposed in the Site Plan Application being considered by the Town Board:

- Article XII Supplementary Use Regulations;
- Article XIV Supplementary Height Regulations;
- Article XLV Exterior Lighting
- Article XX Subdivision Regulations
- Chapter 110 Storm Water Management and Erosion and Sediment Control.

The Town Board may request that the Planning Board and/or Architectural Review Board review the aesthetic details of an application and its consistency with the following design considerations as part of the Town Board's site plan review.

B. Building mass and articulation.

Solid and unarticulated buildings are discouraged. The mass and scale of buildings should be reduced by staggered building walls or other architectural treatments to provide architectural interest and reduce the visual scale of a building. Buildings at the gateway entrances to the EPCAL Property, where Road 'A' and Road 'D' meet New York State Route 25 (Middle Country Road) and generally along the New York State Route 25 (Middle Country Road) frontage should be distinctive in design, through the use of high quality architectural materials, enhanced landscaping and signage, and appropriate lighting.

In addition, all buildings should include the following elements:

- (1) The use of variations in height, roof lines and site grading is encouraged to reduce the perceived height and mass of a building.
- (2) Building entries should be clearly defined and readily identifiable through the use of canopies, marquees and architectural treatments.
- (3) Where possible, developments with smaller or multiple structures instead of one large building are preferred to reduce building mass and scale.
- (4) Clusters of mature landscaping and berms should be located and designed in accordance with architectural and building design features. The landscaping clusters should include a variety of trees and tall shrubs and should be located to enhance entrances to buildings, screen parking lots, and buffer views from abutting properties and natural land features that are outside the PD District.
- (5) Small-scale landscape elements, such as planter walls and hedges, should be clustered around building entrances.
- (6) Whenever possible, outdoor storage, trash, and recycling facilities should be screened with fencing and landscaping and located in places that are not visible from the street.
- (7) Fences, while allowed, are subject to site plan review. Chain link fencing screens (including those with slats) are strongly discouraged.

C. Materials.

- (1) It is encouraged that the front and side elevations of all buildings and/or structures be constructed of durable and high quality materials such as brick, granite, or other masonry matter including architectural block or architectural precast concrete. Painted or natural utility concrete panels or masonry units should be confined to rear elevations and in loading dock areas.
- (2) Roof design should be as aesthetically pleasing as possible and should screen mechanical equipment.
- (3) Glass windows or some similar architectural treatment should occupy at least 15% of the front elevation of a building. In addition, windows and glazing should be in proportion with architectural scale, mass, and height of the building.

D. Color and texture.

- (1) Texture patterns are encouraged to create scale within the facades of the building.
- (2) Variations in color should be kept to a minimum.
- (3) Colors should be subdued in tone.
- (4) Accent colors may be used to express corporate identity.

E. Signage and lighting.

- (1) Signs should be designed and placed to accentuate a building's architectural features and be compatible with surrounding buildings.
- (2) Marquee signs listing multiple tenants should be avoided. If a sign directory is required, the sign should contain no promotional advertising.
- (3) The number and size of signs should be minimized to avoid visual clutter. Groups of related signs should express uniformity and create a harmonious appearance.
- (4) Any signage along New York State Route 25 (Middle Country Road) should be coordinated so as to create an inviting appearance.

- (5) Freestanding signs should be traditional in character and set upon a formal base, enhanced by landscaping.
- (6) Signage lighting should be low-level and minimize glare—backlit and light-box signage are undesirable.
- (7) Ideally, external and street lighting should be similar from one development to the next in terms of fixture/light post style and color of light.

F. Pedestrian circulation.

- (1) On-site concrete or brick sidewalks should be provided to create a continuous pedestrian network throughout the area.
- (2) Vehicular and pedestrian circulation patterns should be separated. A landscaped area should provide a separation between a pedestrian and vehicular path.
- (3) Where pedestrians and vehicle paths cross, that area should be designated by changing pavement materials, signals, signage, pavement texture or painted stripes.
- (4) Secure and convenient pedestrian walkway access should be provided from parking lots, sidewalks, and primary entrances to the building. Sidewalks should be barrier-free, a minimum of four feet in width and should be set back a minimum of five feet from all buildings.
- (5) Pedestrian sidewalks should be provided along the frontage along New York State Route 25 (Middle Country Road) so as to provide connectivity to the continuous perimeter Walkway/Bike Trail within the EPCAL Property and areas outside of the EPCAL Property.

§ - ____ . Additional requirements.

A. Performance criteria. The following general performance criteria shall supersede the requirements presented herein.

- (1) To the extent applicable, development subject to the provisions of Article 6 of the Suffolk County Sanitary Code shall meet the applicable requirements of the Suffolk County Department of Health.
- (2) All development shall be connected to the appurtenances of the Calverton Sewer District.
- (3) To the extent applicable, development shall comply with the provisions of Articles 7 and 12 of the Suffolk Sanitary Code.
- (4) To the extent applicable, development shall comply with the permits issued to the Town of Riverhead by the New York State Department of Environmental Conservation with respect to freshwater wetlands; the Wild, Scenic and Recreational Rivers Systems; and endangered species.
- (5) All development fronting on New York State Route 25 (Middle Country Road) shall provide a sufficient roadway buffer to accommodate future transportation improvements, as required by the New York State Department of Transportation.
- (6) All development involving significant discharges to groundwater and located proximate to public water supply wells shall require measures to mitigate impacts upon water quality as required under Article 17 of the New York State Environmental Conservation Law. The Suffolk County Department of Health Services' guidelines for private wells should be used for private wellhead protection.

- (7) Development within the PD District shall comply with Chapter 81, Noise Control, of the Town of Riverhead, which generally limits such noise levels from commercial and industrial properties to neighboring properties to 65 dBA. Given the neighboring residential uses off Timber Drive, Kay Road, among others, recreational uses, such as Grumman Memorial Park and Veterans Memorial Park, Calverton National Cemetery, and other sensitive receptors surrounding the property, in the event that such noise levels are exceeded to sensitive noise receptors outside of the EPCAL Property or residential uses within the EPCAL Property, such additional noise abatement measures, including increasing such setbacks or the provision of noise walls or the provision of berms, fences, vegetation and the like, shall be considered and a site applicant can apply for a variance from the Town Board pursuant to §81-7 of the Town Code.

§_-. Severability.

If any clause, sentence, paragraph, section, or part of this Article shall be adjudged or determined by any court of competent jurisdiction to be invalid, such judgment or determination shall not affect, impair, or invalidate the remainder of this Article, but shall be confined in its operation to the clause, sentence, paragraph, section, or part of this Article directly involved in said Court judgment or determination.