

**TOWN OF RIVERHEAD  
SPECIAL TOWN BOARD MEETING  
OCTOBER 20, 2005**

**SPECIAL BOARD MEETING:**

October 20, 2005

The Special Board Meeting was called to order by Supervisor Cardinale at 4:15 p.m.

**Present:** Supervisor Cardinale  
Councilman Densieski  
Councilman Bartunek  
Councilwoman Blass  
Councilwoman Sanders

**Also Present:** Town Clerk, Barbara Grattan

**Supervisor Cardinale:** Called the meeting to order at 4:15 p.m. "This is the last item of discussion; so we can go home after this. Could you please call, twenty, twenty-one and twenty-three? I'm sorry, twenty, twenty-one and twenty-two."

**Andrea Lohneiss:** "Alright, resolution twenty were tabled on Tuesday, The eighteenth, so we need a motion to take Resolution twenty and twenty-one off the table. They both were tabled."

**SUPERVISOR CARDINALE:** "May we have a motion to untable resolution 20 and 21?"

**RESOLUTION 20****AUTHORIZES RE-ISSUANCE OF REQUEST FOR PROPOSALS FOR RECREATIONAL PROJECT AT THE CALVERTON ENTERPRISE PARK**

**COUNCILMAN BARTUNEK** offered the resolution to be brought off the table, which was seconded by **COUNCILWOMAN SANDERS**.

The **Vote:** Bartunek, yes, Sanders, yes, Blass, yes, Densieski, yes, and Cardinale, yes.

The resolution was thereupon declared to be brought off the table.

**RESOLUTION 21****AUTHORIZES PUBLISHING AND POSTING OF A PUBLIC NOTICE REGARDING REQUEST FOR PROPOSALS**

**COUNCILMAN BARTUNEK** offered the resolution to be brought off the table, which was seconded by **COUNCILWOMAN SANDERS**.

The Vote: Bartunek, yes, Sanders, yes, Blass, yes, Densieski, yes, and Cardinale, yes.

The resolution was thereupon declared to be brought off the table.

RESOLUTION 20

AUTHORIZES RE-ISSUANCE OF REQUEST FOR PROPOSALS FOR RECREATIONAL PROJECT AT THE CALVERTON ENTERPRISE PARK

COUNCILMAN BARTUNEK offered the resolution, which was seconded by COUNCILMAN DENSIESKI.

The VOTE: Bartunek, yes, Sanders, yes, Blass, yes, Densieski, the Supervisor says that he is sending this out, so that we can get the best possible proposals, I'm going to take him at his word, I hope he is right and I hope we do get some proposals; but I have my suspicions of what is coming back, but I'm going to remain open minded and hope that we do get something good back and I vote yes, Cardinale, I thank you for that vote of confidence, I vote yes, and I honestly hope that we do get some stiff solid offers that are competitive with each other and with the market and it will put to rest any issue as to whether we left any stones unturned, so I vote yes .

The resolution was thereupon declared to be duly ADOPTED.

RESOLUTION 21

AUTHORIZES THE ISSUANCE OF A REQUEST FOR PROPOSALS FOR DOWNTOWN REDEVELOPMENT

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

SUPERVISOR CARDINALE: "On this one, we need to amend, before we vote.

COUNCILWOMAN BLASS: "We need to change the date."

COUNCILWOMAN SANDERS: "December 7<sup>th</sup>."

JACK O'CONNOR: "Pearl Harbor Day, great day."

COUNCILWOMAN SANDERS: "Jack, you'll get the calendar, okay."

SUPERVISOR CARDINALE: "We're moving the proposal due date to, from November 28<sup>th</sup> to a December date and we are awaiting that date. I think he said December 5<sup>th</sup>; he's making certain that it isn't a Sunday or a Saturday.

Wednesday, December 7<sup>th</sup>, okay, it's December 7<sup>th</sup>, the return date for the authorization of publishing and posting of public notice regarding the request for proposals. They've got to get to get them in by that date."

The VOTE: Bartunek, yes, Sanders, yes, Blass, yes, Densieski, yes, and Cardinale, yes, and may it bring great things for Riverhead.

The resolution was thereupon declared to be duly ADOPTED.

## RESOLUTION NO. 22

### AUTHORIZES THE ISSUANCE OF A REQUEST FOR PROPOSALS FOR DOWNTOWN REDEVELOPMENT

ANDREA LOHNEISS: "Resolution No. 22 is new, it's been distributed and if anybody wanted to change anything to it before we vote on it."

SUPERVISOR CARDINALE: "This is the document that

ANDREA LOHNEISS: "It's authorizing...."

SUPERVISOR CARDINALE: "There goes my press conference here. I guess you know about it already press, they left, that's good. Oh, we got three people here. This was the press conference that was short listing to the three and that we're sending out the RFP and we're returning it on December 1<sup>st</sup>."

ANDREA LOHNEISS: "December 1<sup>st</sup> unless...."

SUPERVISOR CARDINALE: "And that we're recommending that they give us phases, exactly, okay." That's fine with me, we're just short listing.

ANDREA LOHNEISS: "So therefore, we're not advertising for anything."

SUPERVISOR CARDINALE: "The issuance of the request for proposals to just those three. That's fine."

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

The VOTE: Bartunek, yes, Sanders, yes, Blass, yes, Densieski, I do have concerns about this, but I'm going to remain open minded to see what comes back and I think we should proceed with caution with some of these proposals yes, Cardinale, I agree with what Ed said, I think we should proceed with caution, proceed with extreme caution, the phasing will help us and also the mitigation in regard to the design especially with the historic district will help us

to get that and if we need to downsize the project as that has been suggested we can do that as well by living in the area, so I vote yes.

There being no further business on motion and vote, the meeting adjourned at 4:20 p.m.

A handwritten signature in cursive script that reads "Barbara Grattan". The signature is fluid and somewhat stylized, with the first letter of each word being significantly larger and more decorative than the others.

**Barbara Grattan  
Town Clerk**

10/18/05

TOWN OF RIVERHEAD  
COMMUNITY DEVELOPMENT AGENCY

RESOLUTION # 20

**Tabled**  
**Adopted**  
10/20/05

**AUTHORIZES RE-ISSUANCE OF REQUEST FOR PROPOSALS FOR  
RECREATIONAL PROJECT AT THE CALVERTON ENTERPRISE PARK**

**COUNCILMAN BARTUNEK**

offered the following resolution, which was

seconded by **COUNCILMAN DENSIESKI**

**WHEREAS**, in June 2004, the Town of Riverhead Community Development Agency (CDA), in conjunction with its then-designated real estate broker, CB Richard Ellis, prepared a *Request for Proposals (RFP)* for the acquisition and development of a 20-50 acre portion of the 2200 acre recreationally-zoned portion of the Calverton Enterprise Park for a hotel/conference center project; and

**WHEREAS**, the RFP also permitted the developer/responder to propose a 140-400 acre golf facility as defined in the Planned Recreational Park zoning district however this use was permitted to be proposed only in addition to the hotel/conference center use as an all-inclusive project and would not be considered independently of a hotel/conference center project; and

**WHEREAS**, the CDA received several proposals which were duly considered by the town, its broker, and the Riverhead Development Corporation; and

**WHEREAS**, only one proposal adhered to the requirements set forth in the RFP however the CDA board, after lengthy negotiations, determined the terms of the offer to be unacceptable; and

**WHEREAS**, following the deadline for submission of projects, additional proposals were submitted that were broader in scope and acreage than those specified in the RFP; and

**WHEREAS**, the Town Board has since determined to rezone approximately 600 acres of the Calverton Enterprise Park east of the 10,000 foot runway for office park and industrial uses, providing expanded job creation opportunities and tax revenue generation for the Town of Riverhead; now

**THEREFORE, BE IT RESOLVED**, that the CDA Board hereby determines that it is in the best interests of the town, the taxpayers and the development community to issue a revised *Request for Proposals (RFP)* for the 755-acre area west of the Planned Industrial

Park (PIP) for acquisition and development projects consistent with the Planned Recreational Park District (PRP) zoning applicable to the site; and

**BE IT FURTHER RESOLVED**, that the CDA Board authorizes the CDA Director to issue a revised RFP with responses due to the CDA by the November 28, 2005; and

**BE IT FURTHER RESOLVED**, that the CDA Board authorizes the Town Clerk to provide a certified copy of this resolution to Andrea Lohneiss, CDA Director, Bobby Goodale, Chairman, Riverhead Development Corporation and Jack O'Connor, Newmark Real Estate, 201 North Service Rd., Suite 100, Melville, NY 11747.

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

Member Bartunek \_\_\_\_\_  
Member Sanders \_\_\_\_\_  
Member Blass \_\_\_\_\_  
Member Densieski \_\_\_\_\_  
Member Cardinale \_\_\_\_\_

THE VOTE  
Bartunek  yes \_\_\_ no Sanders  yes \_\_\_ no  
Blass  yes \_\_\_ no Densieski  yes \_\_\_ no  
Cardinale  yes \_\_\_ no  
THE RESOLUTION \_\_\_ WAS \_\_\_ WAS NOT  
THEREFORE DULY ADOPTED.

**Tabled**

**Adopted**

10/20/05

10/18/05  
10/18/05

TOWN OF RIVERHEAD  
COMMUNITY DEVELOPMENT AGENCY

Tabled  
Adopted

Resolution # 21

AUTHORIZES PUBLISHING AND POSTING OF A PUBLIC NOTICE REGARDING REQUEST FOR PROPOSALS 10/20/05

COUNCILWOMAN SANDERS offered the following resolution, which

was seconded by COUNCILWOMAN BLASS :

**WHEREAS**, the Town of Riverhead has adopted a Comprehensive Plan for the Town and a Comprehensive Reuse Plan for the Calverton Enterprise Park, property now known as "EPCAL", providing the basis for the rezoning of the former Grumman property; and

**WHEREAS**, the Town Board desires to encourage the development of well-funded projects for a 755-acre portion of the EPCAL Site located within the Planned Recreational Zoning Park District in order to encourage economic development consistent with the Comprehensive Plan for the Town of Riverhead and the Comprehensive Reuse Plan for the Calverton Enterprise Park; and

**WHEREAS**, the subject property is also governed by the Calverton Enterprise Park Urban Renewal Plan pursuant to which the Community Development Agency ("CDA") has undertaken aggressive marketing efforts to encourage projects that will result in 1) job creation, 2) generation of tax revenues and 3) preservation of the quality of life of Town of Riverhead residents; and

**WHEREAS**, the CDA has developed a **Request for Proposals (RFP)** to solicit interest from private developers in the portion of the Calverton Enterprise Park that lies in the Planned Recreational Park Zoning District and the preparation of substantive, innovative and funded proposals for consideration by the Town of Riverhead; and

**WHEREAS**, proposals may be for either a portion of the 755-acre site for a hotel conference center or for a variety of uses allowed under current zoning for the entire 755-acres, which can include a hotel conference center; NOW

**THEREFORE, BE IT FURTHER RESOLVED**, that the CDA Board hereby authorizes the publishing and posting of the attached public notice once in the News-Review, once as a display ad in Newsday and once as a display ad in the Metro Region section of the New York Times; and

**BE IT FURTHER RESOLVED**, that the Town Clerk shall provide a certified copy of this resolution to Community Development Agency Director Andrea Lohneiss.

**TOWN OF RIVERHEAD  
PUBLIC NOTICE**

**PLEASE TAKE NOTICE THAT** the Community Development Agency of the Town of Riverhead is seeking proposals for high-quality development of up to 755 acres at the Calverton Enterprise Park. The Property is located within the Planned Recreational Park Zoning District. The Request for Proposals (RFP) is available from the Riverhead Town Clerk, Riverhead Town Hall, 200 Howell Avenue, Riverhead, NY 11901. Proposals are due on December 7, 2005. Brief telephone inquiries can be directed to (631)727-3200 extension 287.

Dated October 20, 2005

Barbara Grattan  
Riverhead Town Clerk

10/20/05

TOWN OF RIVERHEAD  
COMMUNITY DEVELOPMENT AGENCY

Adopted

RESOLUTION #22

Authorizes the Issuance of a Request for Proposals for Downtown Redevelopment

**COUNCILWOMAN BLASS**

\_\_\_\_\_ offered the following resolution, which was seconded

by **COUNCILMAN BARTUNEK** \_\_\_\_\_.

**WHEREAS**, the Town Board adopted a *Comprehensive Plan* in November 2003 including a Downtown Strategy for the accomplishment of revitalization of the downtown business district; and

**WHEREAS**, subsequent to the adoption of the *Comprehensive Plan*, zoning code modifications were made including the development and adoption of Downtown Center districts which incorporated provisions intended to encourage private investment in the redevelopment of the downtown area; and

**WHEREAS**, in order to provide for fair and equitable consideration of proposals for development consistent with the provisions of the Downtown Center-1 and Downtown Center-2 zoning districts, specifically, and to encourage interest in the revitalization of the Town of Riverhead consistent with the *East Main Street Urban Renewal Plan* (1993), the *Comprehensive Plan* and the pending Historic District legislation, the Town Board determined to issue a Request for Expressions of Interest and Qualifications in June 2005; and

**WHEREAS**, four responses were received by the deadline of July 25, 2005; and

**WHEREAS**, the RFIQ indicated that a short-list would be developed and a Request for Proposals issued requiring the development and submission of more detailed responses; and

**WHEREAS**, in the interim the Landmarks Preservation Commission has further developed guidelines for the proposed Historic District, said guidelines to accompany the RFP.

**THEREFORE, BE IT RESOLVED**, that the Town Board hereby authorizes the issuance of a **REQUEST FOR PROPOSALS** to Apollo Real Estate Advisors, L.P., The Parr Organization Incorporated, and Kulka Contracting, LLC.

**BE IT FURTHER RESOLVED**, that the Town Clerk shall forward a certified copy of this resolution to Andrea Lohneiss, CDA Director, Apollo Real Estate Advisors, L.P., The Parr Organization Incorporated, and Kulka Contracting, LLC.

**THE VOTE**  
Bartunek  yes \_\_\_ no Sanders  yes \_\_\_ no  
Blass  yes \_\_\_ no Densieski  yes \_\_\_ no  
Cardinale  yes \_\_\_ no  
THE RESOLUTION  WAS \_\_\_ WAS NOT  
THEREFORE DULY ADOPTED