

**I. PRESENTATION OF EPCAL HISTORY  
(Goals, Vision, Plan, Mission)**

**There is decades of history and historical achievements made on this property in Calverton, in the Town of Riverhead.**

**A. GRUMMAN/NAVY SITE ACQUISITION AND OPERATION - 1953-95**

- The property formerly known as Naval Weapons Industrial Reserve Plant, now known as EPCAL, began with the Navy's acquisition of approximately 10,000 acres of land by 1952. The site was assembled and developed as part of the investment in US Defense during the Cold War Era which included the Korean and Vietnam Wars and several other conflicts from 1953 to 1995.
- The Navy developed approximately 4,400 acres for airfield runway construction and associated facilities and the balance of the acreage was designated as aviation buffer zones.
- 2,913 acres of land inside the fence were leased to Grumman for airfield operations (final assembly, testing and retrofitting of US Air Force, Navy and Marine aircraft).
- Grumman assembled and tested over 700 F-14 Tomcats and almost all of its E-2 Hawkeye aircraft at EPCAL; The Tomcat first flight was at this property. Grumman flight tested the Intruder, the Prowler and the experimental X-29 with its forward-swept wings here in Calverton; US Navy & Marine corps tested the Panther, Cougar & Tiger aircraft at this site; And, commercial airlines used the runways at EPCAL for jet training with maneuvers (including full-stop and engine-out landings and high-off set approaches).
- At its peak Grumman was producing over 100 aircraft a year and was the largest employer in the Town of Riverhead. The tower logged over 19,000 flights per year.

**B. GRUMMAN PLANT CLOSURE AND EFFECT ON TOWN OF RIVERHEAD**

- In 1996, as a result of defense spending declines, Grumman closed nearly all facilities on Long Island and chose not to renew its lease at Calverton.
- The termination of operations at Calverton resulted in the loss of approximately 4,000 jobs and \$1.1M in direct tax revenues to the

Town of Riverhead, Suffolk County and the Riverhead Central School District.

**C. DISPOSITION OF PROPERTY “OUTSIDE THE FENCE”**

- Of the 10,000 acres acquired by the Navy, the Navy donated:
  - approximately 1,050 acres for use at the Calverton National Cemetery
  - approximately 2,935 acres to the NYSDEC for preservation and wildlife management
  - other surrounding land was conveyed for a variety of uses and preservation

**D. DISPOSITION OF (PROPERTY “INSIDE THE FENCE”) TO TOWN OF RIVERHEAD – 1998**

- In 1998, in accordance with an Act of Congress, the Navy conveyed 2,913 acres to the Town of Riverhead Community Development Agency for no consideration contingent upon the reuse of the property for economic development pursuant to certain conditions contained in the adopted Public Law.
- In anticipation of the conveyance, the Town engaged Hamilton, Rabinowitz & Alschuler (HR&A) as a consultant to undertake a comprehensive reuse planning study of the site with the goal to 1) create and encourage development; 2) attract private investment; 3) increase the tax base; 4) maximize job creation and 5) enhance the regional quality of life.

**E. TOWN OF RIVERHEAD UNDERTAKES PROCESS TO REDEVELOP EPCAL AS ECONOMIC ENGINE FOR TOWN GEIS/ PHASE I CALVERTON ENTERPRISE PARK URBAN RENEWAL PLAN - 1998**

- Extensive environmental review documented in a GEIS was conducted in conjunction with the planning study completed and adopted in 1998.
- The study and GEIS contemplated a hybrid of industrial, office and regional recreational uses that culminated in the CDA designating the site as an Urban Renewal Area and adopting Phase I Calverton Enterprise Park Urban Renewal Plan that provided a vision for the reuse and redevelopment of EPCAL.

- The Town amended its Comprehensive Master Plan and Town Code to include three new zoning use districts to effectuate the redevelopment of the site as provided in the adopted Plan.
- The Town assumed ownership of existing Grumman buildings and infrastructure and created on-site Town sewer and water districts to serve the Property and rehabilitated the existing freight rail line.

## **1. SALE OF INDUSTRIAL CORE 2001**

- Consistent with the Phase I Plan, the CDA sold and transferred approximately 600 acres of land at EPCAL.
- One large tract of land, the Industrial Core encompassing approximately 500 acres that included a majority of the Grumman buildings and infrastructure, was sold in October 2001, later subdivided into 35 lots and primarily developed as an industrial park much of which is occupied and operational today. As approved, the subdivision includes five conservation lots that total over 91 acres and an additional 62 acres that were preserved by a conservation easement granted to the Boy Scouts of America as part of the approval and development of the Wellbridge Facility. The approved subdivision map also includes seven lots designated for water, sewer and other utilities on 18 acres.
- Other transfers made by the CDA include approximately 42 acres sold to Island Water Park for recreational use, 50 acres for the development of the Stony Brook University Business Incubator, the Wells Family Cemetery at the southern tip of the eastern runway and additional land along Middle Country Road to the Town of Riverhead Water District.
- All of the industrial, recreational and utility uses described above are consistent with the Phase I Urban Renewal Plan and the zoning adopted by the Town in 1998.

## **2. UNSUCCESSFUL PURCHASE OPTION AGREEMENTS**

- Over the years since the sale of the Industrial Core, several attempts were made to develop the remaining, approximately 2,300 acres of CDA-owned land at EPCAL. There was the Riverhead Resorts agreement that included the infamous 35-story indoor ski mountain (while often criticized, the proposal did pay the Town approximately \$8 Million in option fees that supplemented the Town budgets for several years); as well as an option agreement with Rechler Equities

and expressed interest and negotiations with RXR, Pulte Homes to develop a Del Webb senior community and Kenneth Wilpon.

- Despite such efforts, the remaining 2,300 acres were never transferred or developed within the timeframes established in the Phase I Plan. As a result, in 2011, the CDA and Town renewed and re-dedicated their efforts and invested significant resources and engaged with the state, regional and local governmental agencies and departments, private consultants and numerous interest groups and associations to discuss the sale of land, identify and attempt to mitigate the concerns and potential adverse impacts related to the shared vision and goal of economic development at EPCAL.
- The Town conducted a comprehensive and extensive analysis of economic, market, environmental, traffic, sewer, water, and myriad of other factors with participation from, among others, NYSDOT, NYSDEC, Suffolk County Economic Development, Planning, Health and Public Works, Town of Riverhead Planning, Engineering, Water and Sewer Districts, and other interested agencies and groups.
- In response to the CDA's and Town's efforts, in 2013, the NYS Legislature adopted and the Governor signed into law, legislation that established the Enterprise Park at Calverton Reuse and Revitalization Area for the purpose of promoting a comprehensive redevelopment, reuse and revitalization of the EPCAL site by allowing the Town to obtain general permits for an overall development plan at EPCAL. Individual developers with projects that conform to an adopted development plan must receive all corresponding permits within 90 days of a complete application.

### **3. SUPPLEMENTAL STUDY - FSGEIS – March 2016**

- In 2016, an extensive FSGEIS was prepared and completed in furtherance of the proposed action to:
  - Create and adopt a Reuse and Revitalization Plan as an updated Urban Renewal Plan for EPCAL
  - Amend the Town of Riverhead Comprehensive Master Plan
  - Create and adopt a Planned Development (PD) Zoning District
  - Amend the Town zoning map to rezone the site to PD Zoning
  - Subdivide the remaining EPCAL Property for ultimate redevelopment with a mix of proposed uses [(e.g., business [commercial and retail], industrial, government, energy park, recreation, utilities, accessory residential)], including two

runways, which would be available for limited redevelopment and/or historic use (aviation) as accessory to uses developed at the Property.

- On March 15, 2016, the Town accepted the FSGEIS for the comprehensive plan to develop EPCAL based upon the new vision and amended plan that established thresholds and guidelines that serve as the SEQRA documentation for all subsequent development activities at the Property.

#### **4. REUSE & REVITALIZATION PLAN – August 2016**

- In August, 2016, the CDA adopted the EPCAL Reuse & Revitalization Plan (Phase II of the urban renewal plan for EPCAL); it is the comprehensive plan for the redevelopment of over 2,300 acres of CDA-owned land. The property includes the two runways, and associated taxiways, the Town of Riverhead Henry Pfeffer Community Center property, McKay Lake, Grumman Memorial Park, Town of Riverhead Veterans Memorial Park, Calverton Sewer District treatment plant, Riverhead Water District wells and a portion of a rail spur. It also includes wooded and grassland areas and areas containing wetlands.
- The primary goals and objectives for reuse were modified in the updated Phase II Plan to reflect current economic, market, site conditions and comments/concerns of involved and interested parties. Specifically, the primary goals are to:
  - Attract private investment to the site
  - Maximize the real property tax ratable base
  - Maximize skilled, high paying employment opportunities, and
  - Protect the natural environment and the sustain regional quality of life.
- Upon completion of the SEQRA process, the Town Board adopted the Reuse and Revitalization Plan for EPCAL, together with the required amendments to the Town's Comprehensive Master Plan, the Calverton Urban Renewal Plan and the Town's Zoning Code and Zoning Map. These

plans and Code provisions are currently in full force and effect and control the future development of EPCAL.

**5. PLANNED DEVELOPMENT ZONING DISTRICT – August 2016**

- In furtherance of the adopted Plan, the Town adopted the Planned Development (PD) Zoning District on August 16, 2016 to regulate development within the EPCAL property.
- The legislative intent of the PD zone confirms:
  - 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 the PD District is to enable, encourage, and qualify the implementation of the following policies that are consistent with the original terms of the federal transfer and the vision of the Town for the redevelopment of the Property since the time it was acquired in 1998.
    - Promote economic development opportunities;
    - Encourage the efficient use of land;
    - Encourage flexibility and consistent high-quality site and architectural design; and
    - Facilitate new development that increases the area's marketability and enhances the tax base.
  - The remaining CDA-owned land at EPCAL shall be redeveloped in accordance with the Reuse and Revitalization Plan for EPCAL (Phase II of the urban renewal plan for EPCAL), which includes an amended Comprehensive Master Plan adopted in August 2016 to accommodate the revisions made under the Plan, a subdivision map filed pursuant to the requirements of the Riverhead Town Code for the Town of Riverhead, for the redevelopment of a portion of property originally designated as an urban renewal area in the Phase I Urban Renewal Plan, and consistent with the Act adopted by the New York State Legislature and signed into law October 23, 2013. The Reuse and Revitalization Plan is included as part of this article and specifies, among other things, representative

types and general locations of land uses and the general scale and location of proposed development within the PD District.

- Upgrading marginal buildings and facilities.
- Examine the potential for continued aviation use of the site in support of commercial and industrial use
- Encourage private financing, NYS and federal funding, periodic subsidies and capital grants to achieve desired urban renewal goals.

## **6. TOWN SUBDIVISION MAPS**

- In furtherance of the adopted Phase II Plan and as studied in the extensive FSGEIS that was prepared and completed in 2016, the CDA presented a proposed 50-Lot Subdivision Map for the 2,323.9 acres at EPCAL. After the Town issued its SEQRA Supplemental Findings Statement, the CDA submitted its application for the 50-Lot subdivision to the Planning Board in November 2016 and a public hearing was held in January 2017.
- The proposed map created actual lots for development with associated subdivision infrastructure. 40 of the proposed 50 lots were designated for development. Based upon that 50-Lot configuration that designated 697 acres for development, 45 acres would be needed for roadways and ROWs and 56 acres identified as drainage reserve areas leaving 596 acres for actual development.
- Included in the FSGEIS for the 50-Lot Subdivision is a Comprehensive Habitat Protection Plan that provides for the preservation of 787 acres of woodlands (includes 448 acres within wetland buffer areas); 583 acres of grassland that included 70.6 acres of grassland to be created to replace grassland that would be destroyed by the proposed development within the 50-Lot Subdivision; 118 acres of meadow/brush land (includes 66 acres within wetland buffer areas); 16.4 acres of Wetlands and 9.3 acres for McKay Lake
- The 50-Lot Subdivision calculations included two parcels (approximately 200 acres), identified as Parcel A and Parcel B, retained by the Navy for remediation, that, once environmentally suitable, will be transferred to the CDA and, in turn, preserved as

open space and managed in accordance with the Comprehensive Habitat Protection Plan.

- Subsequently, the Town Board determined to alter the proposed subdivision map by eliminating the initial 50 lots with attendant interior roads, drainage areas and other infrastructure and create an 8-Lot Subdivision.
- In April 2019, the CDA revised the proposed 50-Lot Subdivision and prepared an 8-Lot Subdivision Map for the 2,106.69 acres (removing Navy Parcels A & Parcel B from the proposed map and other minor areas that total approximately 217 acres).
- The 8-Lot Subdivision creates lots 1 through 5, comprising 462.7+/- acres that will remain in public ownership for use by the Town and the CDA. These 5 lots on the new map are the same areas retained by the Town under the 50-Lot map for the same identified uses.
- Lots 6, 7 and 8 that total 1644 +/- acres are under agreement to be sold to Calverton Aviation & Technology for development in accordance with the adopted Phase II Plan for EPCAL and as provided in the PD Zoning District. A reconfigured development plan for the development area would include required roadways and utility infrastructure as well as drainage reserve areas.
- The CDA completed a SEQRA Consistency Analysis to compare the original 50-Lot map and the Findings Statement adopted by the Lead Agency under SEQRA in support of that map and the proposed 8-Lot Subdivision Map to determine if the proposed reconfiguration to 8 lots would cause any potentially significant adverse environmental impacts beyond what was identified in the FSGEIS.
- The development of the lots to be conveyed to Calverton Aviation & Technology will be developed based upon the enduring vision of the Town for redevelopment of the Property for economic development; the determinations, thresholds and guidelines established in the SEQRA process; the primary and general goals identified in the Reuse & Revitalization Plan; the regulations of the Town Zoning and required approvals of the County and State.
- Based upon the proposed uses on the Lots proposed to be retained for public purpose and the Lots to be conveyed for development subject to compliance with the thresholds and guidelines established in the Findings made in furtherance of the adopted FSGEIS, the Town Planning Board found the proposed 8-Lot Subdivision to be consistent under SEQRA.



- The entire 2,106.69 acres within the 8-Lot Subdivision are the subject of the joint CDA/Calverton Aviation & Technology application before you this evening.

The plan is to move forward with the private Project and the public purpose proposed under the joint IDA Application to meet the goals of the federal government when it conveyed the Property to the Town in 1998; to achieve the vision of redeveloping the Property as provided in the Urban Renewal Plans adopted by the Town and in compliance with the limitations, thresholds and guidelines established in furtherance of the FSIGIS. The mission of the developer is to meet all of the goals and objectives adopted by the government agencies to accomplish the vision of redevelopment on this Property while satisfying the needs of the people of Riverhead.