
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York State General Municipal Law will be held by the Town of Riverhead Industrial Development Agency (the “**Agency**”) on the 28th day of September, 2026, at 5:00 p.m. local time, at the Town of Riverhead Town Hall, 4 West Second Street, Riverhead, New York in connection with the following matters:

J. Petrocelli Riverhead Town Square, LLC, a limited liability company organized and existing under the laws of the State of New York, on behalf of itself and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “**Company**”) has submitted an Application for Financial Assistance, originally to the Agency for assistance in connection with: the acquisition of four parcels of land of approximately 0.06, 0.30, 0.05 and 0.01 acres located at 121, 127 and 133 East Main Street and NYS Route 25, Riverhead, New York 11901, respectively (SCTM#s 0600-129.00-01.00-013.000, 0600-129.00-01.00-014.000, 0600-129.00-01.00-015.000 and 0600-128.00-06.00-086.001) respectively (the “**Land**”), the demolition of an approximately 11,800 square feet of existing buildings located on the Land, and the construction thereon of an approximately 69,738 square foot five-story building including an approximately 7,000 square foot lower level basement for parking (the “**Improvements**”), and the acquisition and installation therein of certain equipment and personal property (collectively, the “**Equipment**”; and together with the Land and the Improvements, the “**Facility**”), which Facility will be leased and subleased by the Agency to the Company to be used as a branded 94 room hotel with multiple retail outlets with the first floor specialty retail, restaurant and food hall/court space, totaling approximately 8,800 square feet (collectively, the “**Project**”). The Facility will be initially owned, operated and/or managed by the Company.

The Agency contemplates that it will provide financial assistance to the Company in the form of exemptions from mortgage recording taxes in connection with the financing or any subsequent refinancing of the Facility, exemptions from sales and use taxes in connection with the renovation and equipping of the Facility and abatement of real property taxes consistent with the uniform tax exemption policies (“**UTEP**”) of the Agency.

A representative of the Agency will, at the above-stated time and place, hear and accept written comments from all persons with views in favor of or opposed to either the proposed financial assistance to the Company or the location or nature of the Facility.

Further information on the proposed Project, including the application for such financial assistance and an economic impact study, is available for public inspection upon scheduled appointment at the office of the Agency located at 55 Columbus Avenue, Riverhead, New York, during normal business hours.

Dated: September 17, 2026

TOWN OF RIVERHEAD INDUSTRIAL
DEVELOPMENT AGENCY

By: James Farley
Title: Chairman