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1927 - 2006

June 12, 2026

Via Federal Express

Mr. James Farley, Chair
Riverhead Town Industrial Development Agency
4 West Second Street
Riverhead, New York 11901

Re: Applicant: J. Petrocelli Riverhead Town Square LLC / Peconic River Hotel
Application: Riverhead Town IDA Financial Assessment Application
Premises: 127 East Main Street, Riverhead, New York
SCTM#: 0600-129.00-01.00-014.000

Dear Mr. Farley:

As we discussed, enclosed please find the following documents in connection with the above-referenced Riverhead Town IDA Application for J. Petrocelli Riverhead Town Square LLC:

1. Riverhead Town IDA Application for Financial Assistance, dated June 9, 2026, duly executed before a Notary Public by Joseph Petrocelli, Managing Member, J. Petrocelli Riverhead Town Square LLC;
2. Full Environmental Assessment Form Part I, dated April 7, 2026, as prepared and executed by Christiana Kastalek, Environmental Planner, VHB Engineering; and
3. Camoin Workbook Spreadsheets, revised June 1, 2026.

This Riverhead Town IDA Application replaces the prior application submitted in November 2025. There have been modifications proposed to the Peconic River Hotel. The initial application contained condominium units within the hotel which have now been eliminated from the project and replaced with hotel suites.

A check in the amount of \$5,000.00 was remitted with the first application. Please apply the required \$4,000.00 Town fee to this IDA Application. We further request that the \$1,000.00 overpayment be applied to the Agency's fee at closing.

As you are aware, our law firm represents Mr. Joseph Petrocelli, Managing Member of J. Petrocelli Riverhead Town Square LLC, 100 Comac Street, Ronkonkoma, New York 11779, Contract Vendee of the above-referenced premises. J. Petrocelli Riverhead Town Square LLC hereby requests that the Riverhead Town Industrial Development Agency consider its project for

the standard benefits package of real estate taxes, mortgage recording taxes, and sales and use taxes in connection with the development of the Peconic River Hotel in Downtown Riverhead.

J. Petrocelli Riverhead Town Square LLC proposes the construction of a five-story boutique hotel, to be known as the Peconic River Hotel, with commercial/retail space on the ground floor. The 69,738 square foot mixed-use building will consist of ground floor commercial/retail spaces, 94 hotel rooms on four floors, underground garage parking and required municipal site improvements on 0.42 acres.

As part of the Riverhead Downtown Revitalization Project, the modification of lot lines has been approved by the Riverhead Town Planning Board by Resolution, dated March 5, 2026, for the creation of a single lot for the proposed hotel as well as to provide for the development of the Town Square. Attached for your reference is the Lot Line Modification Plan and Resolution.

The proposed first floor of the Peconic River Hotel will consist of a 5,121 square foot restaurant, 818 square foot coffee shop and 2,861 square feet of retail space as well as hotel lobby, lounge/bar space, hotel kitchen and internal hotel gym. The hotel will consist of 94 rooms with 26 rooms on the second floor, 28 rooms on the third floor, 26 rooms on the fourth floor and 14 suites on the fifth floor. The underground level will consist of 9 parking spaces for employees, hotel storage and laundry, trash room and mechanical space. Hotel guest and additional employee parking will be situated at an off-site location north of the hotel on East Street via a fee agreement with the Town of Riverhead. Access to the Peconic River Hotel will be on Main Street.

The proposed project will create a high quality, mixed-use development that will attract tourism, strengthen the downtown economy, increase pedestrian traffic that will support neighboring businesses and encourage connectivity from Main Street to the Peconic River. In conjunction with the Town Square, new public gathering spaces will be provided allowing for improved quality of life for the residents. The Peconic River Hotel will increase local employment by providing permanent jobs in hospitality, the restaurant industry and retail as well as temporary construction jobs during the development phase. This project will enhance the activity in the Town Square, which is essential to the revitalization of Downtown Riverhead.

J. Petrocelli Riverhead Town Square LLC initially proposed a mixed-use building with retail, hotel and condominium units. The project was revised to eliminate the condominiums. Our office, on behalf of J. Petrocelli Riverhead Town Square LLC, submitted revised applications to the Riverhead Town Planning Department and the Office of the Riverhead Town Clerk for Riverhead Town Board Site Plan approval and a Special Permit for a hotel in the Main Street DC-1 District on May 7, 2026. The Applications were heard before the Riverhead Town Board at the public hearing on June 10, 2026. A decision is pending.

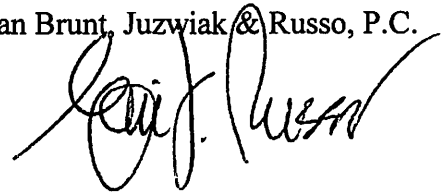
Page Three
June 12, 2026

Thus, in summary, J. Petrocelli Riverhead Town Square LLC hereby requests the Riverhead Town Industrial Development Agency's consideration of its project for the standard benefits package of real estate taxes, mortgage recording taxes as well as sales and use taxes in connection with the development of the property in Downtown Riverhead.

Your assistance would be most appreciated in reviewing and processing this application as well as scheduling same for discussion with the Riverhead Town IDA Board at its next meeting. If you should have any further questions or require additional information, please do not hesitate to contact our office. Thank you.

Very truly yours,

Van Brunt, Juzwiak & Russo, P.C.

A handwritten signature in black ink, appearing to read "Eric J. Russo", written over the printed name.

Eric J. Russo, Esq.

EJR/tml
Encs.

cc: Mr. Joseph Petrocelli, Managing Member, J. Petrocelli Riverhead Town Square LLC

Town of Riverhead

**Industrial Development Agency
Application for Financial Assistance**



PROJECT SUMMARY

GENERAL

Name of Project Riverhead Town Square Mixed- Use Development

Location of Project 127 East Main Street, Riverhead, NY 11901

Urban Renewal Area ☒ Empire Zone ☒ Brownfield ☒ Vacant ☒ Blighted ☐

PROJECT TYPE

Industrial ☐ Not-for-Profit ☐ Commercial ☒ Office ☐ Other ☐

Housing ☐ Manufacturing ☐ Retail ☒ Services ☐

KEY DATES

Application Submitted Proposed Public Hearing

PROJECT SIZE

Acreage .42 Building Sq Ft 69,738 New Construction (sq. ft.) 69,738

Add Rehab/Expansion (sq. ft.) 0 Estimated Project Cost \$35,148,039.65

TYPE OF ASSISTANCE REQUESTED

Tax Exempt Bonds ☐ Taxable Bonds ☐

Sales Tax ☒ Mortgage Recording Tax ☒ Real Property Tax Deferral ☒

Standard 485-b ☐ Not-for-Profit ☐ Double 485B ☐

Affordable Housing ☐ Downtown Policy ☐

Other ☐ Additional ☐

JOBS/PAYROLL (Estimated)

Retained Jobs 0 Current Payroll N/A Avg. Annual Wage N/A

New Jobs 64 Projected Payroll \$2,462,720 New Avg. Annual Wage \$38,480

Construction Jobs 210 Avg. Wage Range \$40-\$120 / Hour

ASSESSED VALUE/TAXES

Current Assessed Value \$72,600 Projected Increase AV 1,600,000.00

Current Taxes \$3,564.76 Projected Increase in Taxes TBD
(Sewer Cap, Sewer Rent, Water only)



RIVERHEAD INDUSTRIAL DEVELOPMENT AGENCY
TOWN OF RIVERHEAD

4 West Second Street
Riverhead, New York 11901

P (631) 369-5129
F (631) 369-6925

APPLICATION FOR FINANCIAL ASSISTANCE

Date _____

APPLICATION OF: J. Petrocelli Riverhead Town Square, LLC
Name of owner/user of Proposed Project
100 Comac Street, Ronkonkoma, NY 11779
Address

Type of Application: ☐ Tax-Exempt Bond ☐ Taxable Bond
☐ Straight Lease ☐ Refinance
☐ Not-for-Profit ☒ Other

Please respond to all items either by filling in blanks, by attachment (by marking space "See Attachment Number 1," etc.) or by N.A., where not applicable. Unless otherwise directed, this application must be filed in 1 copy and forwarded electronically. A non-refundable application fee is required at the time of submission of this application to the Riverhead Industrial Development Agency (the "Agency"). The non-refundable application fee is \$2,000 for applications under \$5 million and \$4,000 for applications for \$5 million or more. This fee will be applied to the Agency's Administrative Fee at closing.

If applicable and at the time of inducement, Bond Counsel/Transaction Counsel will require a \$3,000 deposit which will be applied to actual out-of-pocket disbursements made during the inducement and negotiation processes, and will be reflected on their final statement at closing.

Information provided herein will not be made public by the Agency prior to the passage of an Official Inducement Resolution, but may be subject to disclosure under the New York State Freedom of Information Law.

PLEASE NOTE: Prior to submitting a completed final application, please arrange to meet with the Agency's staff to review your draft application.

www.riverheadida.org

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SCHEDULE A	Agency's Fee Schedule
SCHEDULE B	Local Labor Policy
SCHEDULE C	Recapture Policy

Please answer all questions. Do not leave blanks. Answer N/A where applicable.

Part I: Owner & User Data

1. Owner Data:

A. Owner of Facility (Applicant for assistance): J. Petrocelli Riverhead Town Square, LLC
(Company Name)

Address: 100 Comac Street
Ronkonkoma, NY 11779

Federal Employer ID #: 39-2367276 Website: N/A

NAICS Code: 236200

Owner Officer Certifying Application: Joseph Petrocelli

Title of Officer: Member

Phone Number: 631-872-1455 E-mail: joe@petrocelliinc.com

B. Business Type:

Sole Proprietorship ☐ Partnership ☒ Privately Held ☐

Public Corporation ☐ Listed on _____

Date & State of Incorporation/Formation: 05/22/2025 New York

C. Nature of Business:

(e.g., "manufacturer of _____ for _____ industry"; "distributor of _____"; or "real estate holding company")

Hospitality industry, hotel accommodations and retail

D. Owner Counsel:

Firm Name: VanBrunt, Juzwiak & Russo, P.C.

Address: 140 Main Street
Sayville, NY 11782

Individual Attorney: Eric J Russo

Phone Number: 631-589-5000 E-mail: eric@vbjr.com

E. Principal Stockholders, Members or Partners, if any, of the Owner (5% or more equity):

Name	Percent Owned
John Petrocelli	50%
Joseph Petrocelli	50%

F. Has the Owner, or any subsidiary or affiliate of the Owner, or any stockholder, partner, member, officer, director or other entity with which any of these individuals is or has been associated with:

- i. ever filed for bankruptcy, been adjudicated bankrupt or placed in receivership or otherwise been or presently is the subject of any bankruptcy or similar proceeding? (if yes, please explain)

No

- ii. been convicted of a felony, or misdemeanor, or criminal offense (other than a motor vehicle violation)? (if yes, please explain)

No

G. If any of the above persons (see "E", above) or a group of them, owns more than 50% interest in the Owner, list all other organizations which are related to the Owner by virtue of such persons having more than a 50% interest in such organizations.

N/A

H. Is the Owner related to any other organization by reason of more than a 50% ownership? If so, indicate name of related organization and relationship:

No

I. List parent corporation, sister corporations and subsidiaries:

N/A

- J. Has the Owner (or any related corporation or person) been involved in or benefited by any prior industrial development financing in the municipality in which this project is located, whether by this agency or another issuer? If so, explain in full:

Yes, Preston House, LLC, Atlantis Holding Company, LLC

- K. Has the Owner/Company made a public offering or private placement of stock within the last 3 years? If so, please describe and provide the Offering Statement used.

No

- L. List major bank references of the Owner:

Dime Bank

TD Bank

2. User Data

***** (for co-applicants for assistance or where a landlord/tenant relationship will exist between the owner and the user) *****

A. User (together with the Owner, the "Applicant"): N/A
(Company Name)

Address: N/A

Federal Employer ID #: N/A Website: N/A

NAICS Code: N/A

User Officer Certifying Application: N/A

Title of Officer: N/A

Phone Number: N/A E-mail: N/A

B. Business Type: N/A

Sole Proprietorship ☐

Partnership ☐

Privately Held ☐

Public Corporation ☐

Listed on _____

Date and State of Incorporation/Formation: _____

C. Nature of Business: N/A

(e.g., "manufacturer of _____ for _____ industry"; "distributor of _____"; or "real estate holding company")

D. Are the User and the Owner Related Entities? Yes ☐ No ☐ N/A

i. If yes, the remainder of the questions in this Part I, Section 2 (with the exception of "F" below) need not be answered if answered for the Owner.

ii. If no, please complete all questions below.

E. User's Counsel: N/A

Firm Name: _____

Phone Number: _____

Address: _____

E-mail: _____

Individual Attorney: _____

F. Principal Stockholders or Partners, if any (5% or more equity): N/A

Name

Percent Owned

G. Has the User, or any subsidiary or affiliate of the User, or any stockholder, partner, officer, director or other entity with which any of these individuals is or has been associated with:

i. ever filed for bankruptcy, been adjudicated bankrupt or placed in receivership or otherwise been or presently is the subject of any bankruptcy or similar proceeding? (if yes, please explain)

N/A

- ii. been convicted of a felony or criminal offense (other than a motor vehicle violation)? (if yes, please explain)

N/A

- H. If any of the above persons (see "E", above) or a group of them, owns more than 50% interest in the User, list all other organizations which are related to the User by virtue of such persons having more than a 50% interest in such organizations.

N/A

- I. Is the User related to any other organization by reason of more than a 50% ownership? If so, indicate name of related organization and relationship:

N/A

- J. List parent corporation, sister corporations and subsidiaries:

N/A

- K. Has the User (or any related corporation or person) been involved in or benefited by any prior industrial development financing in the municipality in which this project is located, whether by this agency or another issuer? (Municipality herein means city, town or village, or if the project is not in an incorporated city, town or village, the unincorporated areas of the county in which it is located.) If so, explain in full:

N/A

- L. List major bank references of the User:

N/A

This is a new operation, we will not be expanding or moving, therefore this part is not applicable

Part II – Applicant's Operation at Current Location

*****(This section seeks information related to the current location of the applicant's business operations. If the Owner and the User are unrelated entities, please answer separately for each.)*****

1. Current Location Address: N/A
2. Owned or Leased: N/A
3. Describe your present location (acreage, square footage, number buildings, number of floors, etc.):
N/A
4. Type of operation (manufacturing, wholesale, distribution, retail, etc.) and products and/or services at this location:
N/A
5. Are other facilities or related companies of the Applicant located within the State?
Yes ☐ No ☐ N/A
A. If yes, list the Addresses:
6. Will the completion of the project result in the removal of such facility or facilities from one area of the state to another OR in the abandonment of such facility or facilities of the Applicant located within the State? Yes ☐ No ☐ N/A
A. If no, explain how current facilities will be utilized:

B. If yes, please indicate whether the project is reasonably necessary for the Applicant to maintain its competitive position in its industry or remain in the State and explain in full:
7. Has the Applicant actively considered sites in another state? Yes ☐ No ☐ N/A
A. If yes, please list states considered and explain:

8. Is the requested financial assistance reasonably necessary to prevent the Applicant from moving out of New York State? Yes ☐ No ☐
A. Please explain: N/A

9. Have you contacted or been contacted by other Local, State and/or Federal Economic Development Agencies? Yes ☐ No ☐
A. Please explain: N/A

10. Number of full-time employees at current location and average salary: N/A

11. Current annual payroll: N/A

Part III – Proposed Project Data

1. Project Type:

A. What type of transaction are you seeking?: (Check one)

Straight Lease ☒ Taxable Bonds ☐ Tax-Exempt Bonds ☐
Equipment Lease Only ☐

B. Type of benefit(s) the Applicant is seeking: (Check all that apply)

Sales Tax Exemption ☒ Mortgage Recording Tax Exemption ☒
PILOT Agreement: ☒ Bond Financing: ☐

2. Location of proposed project:

A. Street Address: 127 East Main Street, Riverhead, NY 11901

B. Tax Map: District 0600 Section 129.00 Block 01.00 Lot(s) 014.000 *

*Other parcels will be added, reference the three parcels mentioned in Part II, Question 3

3. Project Components (check all appropriate categories):

- A. Acreage: .42
- B. Construction of a new building ☒ Yes ☐ No
i. Square footage: 69,738
- C. Acquisition of an existing building ☒ Yes ☐ No
i. Square footage of existing building: 11,800 SF
- D. Construction of addition to an existing building ☐ Yes ☒ No
i. Square footage of addition: _____
ii. Total square footage upon completion: _____
- E. Renovations of an existing building ☐ Yes ☒ No
i. Square footage: _____
- F. Demolition of an existing building ☒ Yes ☐ No
i. Square footage: 11,800 SF
- G. Installation of machinery and/or Equipment ☒ Yes ☐ No
i. List principal items or categories of equipment to be acquired: HVAC, Refrigeration
Elevators, Kitchen Equipment, IT Equipment.
- H. Will any energy saving technology be utilized in the project ☒ Yes ☐ No
Energy saving thermostats
- I. Will the project utilize or install renewable energy or apply for LEED Certification?
☐ Yes ☒ No

4. Current Use(s) at Proposed Location:

- A. Present use of the proposed location: Municipally owned vacant property
- B. Does the Applicant currently hold fee title to the proposed location? No
i. If no, please list the present owner of the site: Town of Riverhead
ii. If yes, indicate:
a) Date of Purchase _____
b) Purchase Price _____
c) Balance of existing mortgage _____
d) Holder of mortgage _____
e) Special conditions _____
- C. Is there an option or contract to purchase the site?): ☒ Yes ☐ No

D. Is there an existing or proposed lease for the site? ☒ Yes ☐ No
Temporary lease is in place to expedite project commencement

E. If yes to C. or D. above, please attach a copy of the option, contract or lease and indicate:

- i. Date signed: 10/30/2025
- ii. Purchase Price: \$2,625,000.00 / lease \$17,500.00/ month
- iii. Proposed settlement/closing date: TBD

F. Is the proposed property subject to an IDA transaction? ☒ Yes ☐ No

If yes, please explain: We are requesting PILOT, Mortgage Recording and Sales Tax Exemption
This project is an integral part of Downtown Riverheads revitalization. Due to the risk of investment, financing
will require all available government assisted programs.

5. Proposed Use:

A. Describe the specific operations of the Applicant or other users to be conducted at the project site: The project is proposed to consist of a branded 94 room hotel. There will also be multiple
retail outlets with operations to be determined.

B. Proposed product lines and market demands: According to the 2021 Market Analysis completed
by Streetsense, the market is in good standing to support additional hotels.

C. If any space is to be leased to third parties, indicate the tenant(s), total square footage of the project to be leased to each tenant, and the proposed use by each tenant (an additional sheet may be used):

Projected tenant breakdown: A. 818 SF - Coffee Shop / Bar, B. 5,121 SF- Full-Service Restaurant
C. 2,861 SF - Retail

D. Will any portion of the project be used for the making of retail sales to customers who personally visit the project location? Yes ☒ No ☐

- i. If yes, what percentage (sq footage) of the project location will be utilized in connection with the sale of retail goods and/or services to customers who personally visit the project location?
12.62%

E. Existing Assessed Land Value from latest tax bill: 36,000
Total Assessed Value from latest tax bill: 72,600
Current Tax amount on property: \$4,306.63 (Sewer Cap, Sewer Rent, Water)

Retail Questionnaire

To ensure compliance with Section 862 of the New York General Municipal Law, the Agency requires additional information if the proposed Project is one where customers personally visit the Project site to undertake either a retail sale transaction or to purchase services.

Please answer the following:

- A. Will any portion of the project consist of facilities or property that are or will be primarily used in making sales of goods or services to customers who personally visit the project site?

☒ Yes or ☐ No. If the answer is yes, please continue. If no, proceed to section V

For purposes of Question A, the term "retail sales" means (i) sales by a registered vendor under Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law).

- B. What percentage of square feet of the Project will be primarily used in making sales of goods or services to customers who personally visit the project? 12.62% %. If the answer is less than 33% do not complete the remainder of the retail determination and proceed to page 11, Adaptive Reuse.

If the answer to A is Yes AND the answer to Question B is greater than 33.33%, indicate which of the following questions below apply to the project:

1. Is the Project location or facility likely to attract a significant number of visitors from outside the economic development region (Long Island) in which the project will be located?

☐ Yes or ☐ No N/A

If yes, please provide a third party market analysis or other documentation supporting your response.

3. Is the predominant purpose of the project to make available goods or services which would not, but for the project, be reasonably accessible to the residents of the municipality within which the proposed project would be located because of a lack of reasonably accessible retail trade facilities offering such goods or services?

☐ Yes or ☐ No N/A

If yes, please provide a third party market analysis or other documentation supporting your response.

4. Will the project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York?

☐ Yes or ☐ No. N/A

If yes, explain _____

5. Is the project located in a Highly Distressed Area? ☐ Yes or ☐ No N/A

Adaptive Reuse Determination

(Adaptive Reuse is the process of adapting old structures or sites for new purposes)

- A) What is the age of the structure (in years) _____
- B) Has the structure been vacant or underutilized for a minimum of 3 years? (Underutilized is defined as a minimum of 50% of the rentable square footage of the structure not being utilized or being utilized for a use for which the structure was not designed or intended) ☐ Yes or ☐ No. How many years? _____
- C) Is the structure currently generating insignificant income? (Insignificant income is defined as income that is 50% or less than the market rate income average for that property class) ☐ Yes or ☐ No
If yes, what is the current market rate average income for this type of property: _____
and please provide dollar amount of income currently being generated, if any: _____
- D) Does the site have historical significance? ☐ Yes or ☐ No
- E) Are you applying for either State/Federal Historical Tax Credit Programs? ☐ Yes or ☐ No. If yes, provide estimated value of tax credits _____
- F) Summarize the financial obstacles to development that this project faces without Agency or other public assistance. Please provide the Agency with documentation to support the financial obstacles to development (you may be asked to provide cash flow projections, documenting costs, expenses and revenues with and without IDA and other tax credits included indicating below average return on investment rates compared to regional industry averages): _____

- G) Briefly summarize the demonstrated support that you intend to receive from local government entities. Please provide the Agency documentation of this support in the form of signed letters from these entities:

- H) Please indicate other factors that you would like the Agency to consider such as: structure or site presents significant public safety hazard and/or environmental remediation costs, site or structure is located in distressed census tract, structure presents significant costs associated with building code compliance, site has historical significance, site or structure is presently delinquent in property tax payments:

6. Project Work:

A. Builder or contractor information:

J. Petrocelli Contracting Inc

100 Comac St. Ronkonkoma, NY 11779

B. Architect Information:

Andrew V. Giambertone & Associates, Architects

62 Elm St., Huntington, NY 11743

C. Has construction work on this project begun? If yes, complete the following:

i.	Site Clearance:	Yes ☒	No ☐	% COMPLETE	100%
ii.	Foundation:	Yes ☐	No ☒	% COMPLETE	_____
iii.	Footings:	Yes ☐	No ☒	% COMPLETE	_____
iv.	Steel:	Yes ☐	No ☒	% COMPLETE	_____
v.	Masonry:	Yes ☐	No ☒	% COMPLETE	_____
Other:		_____			

D. Will the project meet zoning requirements at the proposed location?

Yes ☒ No ☐

- a) What is the present town zoning? DC-1
- b) What town zoning is required? DC-1
- c) If a change of zoning is required, please provide the details/status of any change of zoning request.

N/A

E. Have site plans been submitted to the appropriate planning department? Yes ☒ No ☐

F. Has the project received site plan approval? Yes ☐ No ☒

If yes, please provide the Agency with a copy of the planning department approval along with the related SEORA approval.

G. Is the proposed project located on a site where environmental constraints inhibits the development/use of the property? If yes, explain:

Soil conditions will require deep depth designed piles, and de-watering, both of which will increase

costs to construct the foundation.

7. Project Completion Schedule:

A. What is the proposed commencement date for the acquisition and the construction/renovation/equipping of the project?

i. Acquisition: August 10th, 2026

ii. Construction/Renovation/Equipping: August 17th, 2026

B. Provide an accurate estimate of the time schedule to complete the project and when the first use of the project is expected to occur: June 10th, 2027

Part IV – Project Costs and Financing

1. Project Costs:

A. Give an accurate estimate of cost necessary for the acquisition, construction, renovation, improvement, and/or equipping of the project location. This page must be completed in addition to any attachments of sources and uses and/or detailed budgets. Translate your attached detailed budget to match the line items below. Be sure that the totals equal.

<u>Description</u>	<u>Amount</u>
Land* (cost or current market value)	\$ <u>2,625,000.00</u>
Acquisition and Rehabilitation**	\$ _____
New construction & Demolition	\$ <u>21,466,400.00</u>
New additions/expansions of existing	\$ _____
Site Work	\$ <u>1,815,450.00</u>
Machinery and Equipment	\$ <u>2,895,150.00</u>
Legal Fees	\$ <u>442,500.00</u>
Architectural/Engineering Fees	\$ <u>1,095,000.00</u>
Financial Charges & Other Soft Costs	\$ <u>3,499,689.65</u>
Other (Specify)	\$ <u>1,308,580.00</u>
Hard Cost Contingency	\$ _____
Total	\$ <u>35,148,039.65</u>

* If acquiring land, please note that Federal law prohibits the use of 25% or more of tax-exempt IDB proceeds for the purchase of land.

** If acquiring existing buildings, please note that Federal law prohibits the acquisition of existing buildings with tax-exempt IDB proceeds unless the rehabilitation expenses of the building are equal to or greater than 15% of the portion of the cost of acquiring the building that is financed with tax-exempt IDB proceeds. Rehabilitation does not include any amount expended on new construction (additions or expansions).

2. Method of Financing: (Must equal budget on page 13)

	Amount	Term
A. Tax-exempt bond financing:	\$ _____	_____ years
B. Taxable bond financing:	\$ _____	_____ years
C. Conventional Mortgage:	\$ <u>19,603,733.86</u>	<u>30</u> years
D. SBA (504) or other governmental financing:	\$ _____	_____ years
E. Public Sources (include sum of all State and federal grants and tax credits):	\$ <u>1,000,000.00</u>	
F. Other loans:	\$ _____	_____ years
G. Owner/User equity contribution***:	\$ <u>14,544,305.79</u>	_____ years
Total Project Costs	\$ <u>35,148,039.65</u>	

i. What percentage of the project costs will be financed from public sector sources?

2.85%

*** If a project financing with IDB proceeds is to be owned by a realty company/partnership, but will be subleased for use by another person, at least a 5% owner equity contribution is suggested.

3. Project Financing:

A. Have any of the above costs been paid or incurred (including contracts of sale or purchase orders) as of the date of this application? ☐ Yes ☒ No
If yes, provide detail on a separate sheet.

B. Are costs of working capital, moving expenses, work in progress, or stock in trade included in the proposed uses of bond proceeds? Give details:

N/A

C. Will any of the funds borrowed through the Agency be used to repay or refinance an existing mortgage or outstanding loan? Give details:

No

D. Has the Applicant made any arrangements for the marketing or the purchase of the bond or bonds? If so, indicate with whom:

N/A

E. Has a commitment for financing been received as of this application date Yes ☒ No ☐
If so, please attach a copy of the commitment and provide the institution name and contact:

J. Petrocelli Contracting, Inc. is currently bonded by Liberty Mutual Insurance Company for \$125 million.

Future financing commitments will be arranged through financial institutions as the project progresses.

Part V – Requested Project Benefits

1. Mortgage Recording Tax Benefit:

A. Mortgage Amount for exemption (include sum total of construction/permanent/bridge financing):

\$ 19,603,733.86

B. Estimated Mortgage Recording Tax Exemption (product of Mortgage Amount and .75%):

\$ 147,028.00

2. Sales and Use Tax Benefit:

A. Estimated gross amount of COSTS for goods and services that will be subject to State and local Sales and Use Tax (such amount to benefit from the Agency's exemption):

\$ 15,555,616.81

B. Estimated State and local Sales and Use Tax exemption (typically a product of ~~8.625%~~ and figure above): 8.75%

\$ 1,361,116.47

C. If your project has a landlord/tenant (owner/user) arrangement, please provide a breakdown of the number in "B" above:

i. Owner: \$ \$1,189,343.57

ii. User: \$ \$171,772.90

What entities will need the sales tax exemption? Applicant and tenants

****Please attach a copy of the calculations used to derive the above numbers**

3. Real Property Tax Benefit:

A. Identify and describe if the project will utilize a real property tax exemption benefit in addition to the Agency's PILOT benefit: No

B. Agency PILOT Benefit:

RIDA provides real property tax abatements in accordance with the Uniform Tax Exemption Policy which is attached hereto. on the increased assessment (value added) as the result of the project. The real property tax abatement is applied uniformly to all eligible taxing jurisdictions. As a general rule the term of the real property tax abatement is 10 years. The basic real property tax abatement provided by RIDA is based upon the equivalent of Section 485(b) of the New York State Real Property Tax Law. This section provides for a 50% real property tax abatement on the increased assessed value in the first year; 45% real property tax abatement in the second year; 40% abatement in the third year; and thereafter declining 5% per year over a 10-year period. A 485(b) real property tax abatement is the standard that RIDA provides. An enhanced or reduced real property tax abatement is considered and/or provided under certain circumstances.

 We are requesting the standard PILOT Abatement

 X Yes No Based upon the RIDA Uniform Tax Exempt Policy, I believe this project qualifies for an enhanced real property tax abatement or one that deviates from the standard and request consideration for a variation from the standard abatement in order to make the project viable.

If you check yes above, please provide a brief explanation as to why:

We are requesting consideration for an enhanced real property tax abatement because the

scope, scale and public benefit of this project exceeds the circumstances contemplated

under the standard Section 485(b) schedule. While the standard PILOT provides

meaningful relief, the level of investment required and the timing of returns make it

insufficient to ensure the project's long-term viability.

i. Term of PILOT requested: 20 Years

ii. Upon acceptance of this application, the Agency staff will draft a PILOT schedule and attach such information to EXHIBIT A hereto. Applicant hereby requests such PILOT benefit as estimated in EXHIBIT A.

***** This application will not be deemed complete and final until Exhibit A hereto has been completed *****

Riverhead Town Square Mixed- Use Development

Part V Section 2. Sales and Use Tax Benefit Calculation	
Total Construction Budget	\$28,282,939.65
Soft Costs	\$4,240,100.00
Sub Total	\$32,523,039.65

***Taxable Expenses @ 55%** **\$15,555,616.81**

***Excludes Soft Costs and projected construction labor**

Sales Tax Savings 8.75% **\$1,361,116.47**

		SF %
Owner (Hotel)	\$1,189,343.57	87.38%
User (tenant)	\$171,772.90	12.62%

Peconic River Hotel
Preliminary Cost Budget
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Number of Units 94 94
Total S.F. 72000 72000

Includes FFE

Code	Description	Description	Hotel Costs	Total Costs
CONSTRUCTION				
	General Conditions		\$ 1,800,000.00	\$ 1,800,000.00
02-000	Roof Drainage Structures		\$ 78,750.00	\$ 78,750.00
02-370	Excavation And Fill	MBI	\$ 262,500.00	\$ 262,500.00
02-455	Piles	MBI	\$ 1,252,650.00	\$ 1,252,650.00
02-500	Grease trap and piping		\$ 78,750.00	\$ 78,750.00
02-600	Domestic Water Connections		\$ 71,400.00	\$ 71,400.00
02-600A	Fire Service Connection		\$ 71,400.00	\$ 71,400.00
02-700	Electrical Service		\$ 68,250.00	\$ 68,250.00
02-800	Access road paving		\$ 99,750.00	\$ 99,750.00
02-900	Access road retaining walls		\$ 131,250.00	\$ 131,250.00
02-950	Street repairs		\$ 99,750.00	\$ 99,750.00
CONCRETE				
03-000	Concrete curbs and walks at main street	Allowance	\$ 89,250.00	\$ 89,250.00
03-001	Foundation Concrete	Concrete Structures	\$ 830,760.00	\$ 830,760.00
03-410	Super Structure Concrete	Concrete Structures	\$ 801,150.00	\$ 801,150.00
03-420	Gyp. Creta and underlayment at wood floors only	All Island Flooring	\$ 168,000.00	\$ 168,000.00
MASONRY				
04-001	Masonry CMU at basement, elevators and stairs	13,000 s.f. x \$30/s.f.	\$ 390,000.00	\$ 390,000.00
04-100A	Masonry Thin Brick	\$35 per S.F.	Allowance all	Allowance all
04-200	Limestone Wall Panels	\$72 per S.F.	exterior	For All Exterior
04-200a	Limestone Trim copings	+/- \$90 per 4' section	finishes	
04-300	Granite Base	Allow \$35 per S.F.	\$ 1,306,655.00	\$ 1,306,655.00
04-400	Masonry Stucco	\$16 per s.f.	\$ -	\$ -
04-400A	Masonry Stucco Trim Profile	+/- \$40 per 4' section	\$ -	\$ -
METALS				
05-120	Structural Steel	Allowance	\$ 210,000.00	\$ 210,000.00
05-300	Metal Deck		NA	NA
05-400	Steel Framing 1st Floor Framing/ Gyp/ Ceilings/e shafts	Allowance	\$ 2,000,000.00	\$ 2,000,000.00
05-510	Access Ladders And Pit Ladders		\$ 2,500.00	\$ 2,500.00
05-520	Handrails And Railings at stair towers	Part of 10-720	\$ -	\$ -
05-530	Gratings at Elev. Pits	Allowance	\$ 2,500.00	\$ 2,500.00
05-600	Glass Railings at Dining room balcony	59 l.f. @ \$500 per	\$ 29,500.00	\$ 29,500.00
05-600A	Glass Railings at Ramp by Retail	43 l.f. @ \$500 per	\$ 21,500.00	\$ 21,500.00
05-700	Ornamental Metal canopy	Approx 365 / S.F.	\$ 165,000.00	\$ 165,000.00
05-710	ACM Panels	2108 S.F. @ Allow \$45/ S.F.	\$ 94,860.00	\$ 94,860.00
05-710A	Metal cladding at entry and restaurant	Allowance	\$ 200,000.00	\$ 200,000.00
WOOD AND PLASTICS				
06-100	Rough Carpentry for Panelized Construction	Allowance	\$ 52,500.00	\$ 52,500.00

IDA Application Part IV - Project Costs and Financing

Land	New Construction and Demolition	Sitework	Machinery and Equipment	Legal Fees	Architectural and Engineering	Financial Charges and Other soft Costs	Other - Hard Cost Contingency
\$ 2,625,000.00	\$ 21,466,400.00	\$ 1,815,450.00	\$ 2,885,150.00	\$ 442,500.00	\$ 1,095,000.00	\$ 3,499,689.65	\$ 1,308,850.00
	\$ 1,800,000.00						
		\$ 78,750.00					
		\$ 262,500.00					
		\$ 1,252,650.00					
		\$ 78,750.00					
		\$ 71,400.00					
		\$ 71,400.00					
	\$ 68,250.00						
	\$ 99,750.00						
	\$ 131,250.00						
	\$ 99,750.00						
	\$ 89,250.00						
	\$ 830,760.00						
	\$ 801,150.00						
	\$ 168,000.00						
	\$ 390,000.00						
	\$ 1,306,655.00						
	\$ 210,000.00						
	\$ 2,000,000.00						
	\$ 2,500.00						
	\$ 2,500.00						
	\$ 29,500.00						
	\$ 21,500.00						
	\$ 165,000.00						
	\$ 94,860.00						
	\$ 200,000.00						
	\$ 52,500.00						

Peconic River Hotel
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06-160	Sheathing	Included		\$ -
06-161	Carpentry Labor	Included		\$ -
06-182	Wall Panels - Framing 3,4,5	57,600 S.F. @ \$34 /S.F.	\$ 1,958,400.00	\$ 1,958,400.00
06-163	Floor and Roof truss	Included		\$ -
06-164	Non Bearing Walls Wood	Included		\$ -
06-170	Soffits at roof level only	Included		\$ -
06-220	Mitework Public Areas Materials and Labor	Allowance	\$ 75,000.00	\$ 75,000.00
06-220	Mitework at check in counter	Allowance	\$ 35,000.00	\$ 35,000.00
06-330	Unit mitework including valances and install	94 Units at \$1500 each	\$ 141,000.00	\$ 141,000.00
06-330A	Unit Trim and Install	94 Units at \$1500 each	\$ 141,000.00	\$ 141,000.00
06-400	Amenities and Public Area Trim	Allowance	\$ 36,750.00	\$ 36,750.00
06-415	Countertops Unit Baths	94 Units @ \$750 Ea.	\$ 70,500.00	\$ 70,500.00
06-415A	Countertops public spaces	Allowance	\$ 52,500.00	\$ 52,500.00
THERMAL/MOISTURE PROTECTION				
07-100	Waterproof at foundation walls		\$ 100,000.00	\$ 100,000.00
07-150	Waterproof at Elevator Pit		\$ 8,925.00	\$ 8,925.00
07-200	Waterproofing at Balconies	Included	\$ -	\$ -
07-210	Building Insulation	72000 S.F. @ \$3.00/ S.F.	\$ 216,000.00	\$ 216,000.00
07-210A	Building Insulation (Between Floors)	56000 S.F. @ \$1.60 / S.F.	\$ 89,600.00	\$ 89,600.00
07-220	Garage Deck Spray Insulation and Paint Insulation	9100 S.F. @ \$3.10 / S.F.	\$ 28,210.00	\$ 28,210.00
07-210	Tyvek / Caulking	Allowance	\$ 68,250.00	\$ 68,250.00
07-540	Roofing	14000 S.F. @ \$20.00/ S.F.	\$ 280,000.00	\$ 280,000.00
07-580	Walk way Pads		\$ -	\$ -
07-600	Flashing & Sheet Metal	Included	\$ -	\$ -
07-620	Sheet Metal Coping	Included	\$ -	\$ -
07-780	Smoke Vents at Elevators		\$ 4,725.00	\$ 4,725.00
07-840	Firestopping	Included	\$ -	\$ -
07-900	Acoustical Caulk	Included	\$ -	\$ -
07-900	Joint Sealers general areas	Included	\$ -	\$ -
DOORS AND WINDOWS				
08-100	Doors Frames and Hardware	351 Doors at \$1550 / units	\$ 544,050.00	\$ 544,050.00
08-210	Doors at 5th Floor Exterior	11 Units @ \$2500 Each	\$ 27,500.00	\$ 27,500.00
08-310	Access Doors & Panels		\$ 15,750.00	\$ 15,750.00
08-360	Overhead Doors		\$ 31,500.00	\$ 31,500.00
08-380	3000		\$ 30,000.00	\$ 30,000.00
08-400	Kawmeier Storefronts and doors		\$ 367,500.00	\$ 367,500.00
08-450	Nana Wall		\$ 52,500.00	\$ 52,500.00
08-500	Windows (Black Exterior) STC-31	148 Units @ \$1700 / unit	\$ 251,600.00	\$ 251,600.00
08-510	Window Install	Part of 08-500 - Included		\$ -
08-710	Door Hardware	In 08-100 - Included		\$ -
08-750	DFH Install	351 Units \$150 per unit	\$ 52,650.00	\$ 52,650.00
08-800	Glazing for doors		\$ 7,560.00	\$ 7,560.00
FINISHES				
09-250	Gypsum Board	Part of 05-400 - Included	\$ -	\$ -
09-300	Specialty Ceilings Lobby and Restaurant	Allowance	\$ 75,000.00	\$ 75,000.00
09-310	Ceramic Tile Public Spaces	Allowance	\$ 25,000.00	\$ 25,000.00
09-310A	Ceramic Tile Units Bath Floors & Shower Surrounds	94 units @ \$3000 Ea.	\$ 282,000.00	\$ 282,000.00
09-650	Resilient Flooring Units	94 units @ \$4000 / Units	\$ 376,000.00	\$ 376,000.00
09-680	Resilient Flooring Public Spaces	Allowance	\$ 52,500.00	\$ 52,500.00
09-720	Wall Covering Materials Only	Allowance	\$ 105,000.00	\$ 105,000.00

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\$ 1,958,400.00				
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\$ 52,500.00				
\$ 105,000.00				

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09-010	Painting	62,000 S.F. @ \$6.25 /S.F.	\$ 387,500.00	\$ 387,500.00
	SPECIALTIES			
10-270	Conc. Column Corner Guards	Allowance	\$ 4,725.00	\$ 4,725.00
10-280	Pipe Guards In garage	Allowance	\$ 2,625.00	\$ 2,625.00
10-300	Awnings at tower entry	Allowance	\$ 15,750.00	\$ 15,750.00
10-430	Exterior Signage	Allowance	\$ 26,250.00	\$ 26,250.00
10-440	Interior Signage	Allowance	\$ 8,925.00	\$ 8,925.00
10-720	Wood Stairs	Allowance	\$ 175,000.00	\$ 175,000.00
10-740	Closet Shelving in Units	94 at \$100 Per Unit	\$ 9,400.00	\$ 9,400.00
10-740-A	Closet Shelving per suite	14 units 2000	\$ 28,000.00	\$ 28,000.00
10-770	Fire Extinguishers and cabinets	\$ 850.00	\$ 17,000.00	\$ 17,000.00
10-810	Toilet Accessories Public Spaces		\$ 10,000.00	\$ 10,000.00
10-820	Toilet Accessories suites with install	14 units \$400 per unit	\$ 5,600.00	\$ 5,600.00
10-820	Toilet Accessories Units	94 at \$400.00 per unit	\$ 37,600.00	\$ 37,600.00
10-860	Toilet Partitions	Allowance	\$ 8,800.00	\$ 8,800.00
10-900	Shower Doors	94 @ \$1400 Each	\$ 131,600.00	\$ 131,600.00
	EQUIPMENT			
11-020A	Security Access & Surveillance	Allowance	\$ -	\$ -
11-020B	VmCard System	Allowance	\$ 81,900.00	\$ 81,900.00
11-020C	Low-Voltage Distribution	Allowance	\$ 78,750.00	\$ 78,750.00
11-020D	Lighting Controls Key card energy system	Allowance	\$ 57,750.00	\$ 57,750.00
11-020E	Burglar Alarms/Security	Allowance	\$ 78,750.00	\$ 78,750.00
11-020F	Sound And Video cctv	Allowance	\$ 157,500.00	\$ 157,500.00
11-030	Added Furniture for units	14 Units @ \$4000 Per Unit	\$ 56,000.00	\$ 56,000.00
11-030A	Kitchen / Bar equipment Hotel	Allowance	\$ -	\$ -
11-030B	Grab and go / coffee shop equipment	Allowance	\$ 50,000.00	\$ 50,000.00
11-030C	House keeping washers, dryers, irons	Allowance	\$ 65,000.00	\$ 65,000.00
11-480	Gym Equipment & FFE etc.	Allowance	\$ 40,000.00	\$ 40,000.00
	FURNISHINGS			
12-480	Entry Matt	Allowance with Logo	\$ 15,750.00	\$ 15,750.00
12-490	Window Treatments / Valances Rooms	94 Rooms at \$625 each	\$ 58,750.00	\$ 58,750.00
12-510	Office Furniture BOM FFE	Allowance	\$ 25,000.00	\$ 25,000.00
12-540	Hospitality Furniture Lobby FFE	Allowance	\$ 85,000.00	\$ 85,000.00
	SPECIAL CONSTRUCTION			
13-850	Fire Detection And Alarm System	72,000 S.F. @ \$3.50 / S.F.	\$ 252,000.00	\$ 252,000.00
13-920	Fire Pumps	Included	\$ -	\$ -
13-930	Wet-Pipe Fire Suppress Sprinkler	72,000 S.F. @ \$8.00 / S.F.	\$ 576,000.00	\$ 576,000.00
13-935	Dry-Pipe Fire Suppress Sprinkler	Part of 13-390 Included	\$ -	\$ -
13-970	Fire Extinguishers & Cabinets. Including Type K	Allowance	\$ 16,800.00	\$ 16,800.00
13-975	Standpipes And Hosos and cabinets	Part of 13-390	\$ -	\$ -
13-980	Trash Chutes	Laundry	\$ 105,000.00	\$ 105,000.00
13-990	Room FFE, Small Wares etc.	84 Units @ \$28000 per	\$ 2,444,000.00	\$ 2,444,000.00
	CONVEYING SYSTEMS			
14-200	Elevators	two units 5 story	\$ 720,000.00	\$ 720,000.00

\$ 387,500.00				
\$ 4,725.00				
\$ 2,625.00				
\$ 15,750.00				
\$ 26,250.00				
\$ 8,925.00				
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\$ 576,000.00				
\$ 16,800.00				
\$ 105,000.00				
\$ 2,444,000.00				
\$ 720,000.00				

Peconic River Hotel
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	MECHANICAL			
15-140	Plumbing	72000 S.F. @ \$15.00 / S.F.	\$ 930,000.00	\$ 930,000.00
		Included		\$ -
15-300	Gas Piping			\$ -
15-350	Generator	Allowance	\$ 73,500.00	\$ 73,500.00
15-400	Plumbing Fixtures Rooms	94 Rooms @ \$3000 / Room	\$ 282,000.00	\$ 282,000.00
			\$ -	\$ -
15-400	Plumbing Fixtures Public Spaces	Allowance	\$ 7,500.00	\$ 7,500.00
15-480	Domestic Water Heaters	Part of 15-140	\$ -	\$ -
15-720	Heat/Vent/Air Cond/Equip public Spaces	72000 S.F. @ \$13.00 / S.F.	\$ 936,000.00	\$ 936,000.00
15-720A	Split roof top systems		\$ -	\$ -
15-600	Garage exhaust system	Allowance	\$ 250,000.00	\$ 250,000.00
15-900	Exhaust hoods and MAU (retail)	Allowance	\$ 250,000.00	\$ 250,000.00
	ELECTRICAL			
16-210	Electrical	72000 S.F. @ \$18.00 / S.F.	\$ 1,116,000.00	\$ 1,116,000.00
16-700	Interior Lighting in Hotel Units	94 units @ \$1150 / Units	\$ 108,100.00	\$ 108,100.00
16-700A	Interior Lighting Hotel Common Areas	Allowance	\$ 150,000.00	\$ 150,000.00
16-720	Exterior Lighting	Allowance	\$ 52,500.00	\$ 52,500.00
16-740	Emergency Lighting	Included	\$ -	\$ -
16-775	BDA Communication system	72000 S.F. @ \$2.89 / S.F.	\$ 208,080.00	\$ 208,080.00

Contingency @ 5%	\$	1,414,146.88	
Note: Does not include Soft Costs		Hotel Costs	Total Costs
Sub- Total	\$	26,177,000.00	\$ 26,177,000.00
OHP @ 5%	\$	1,308,850.00	\$ 1,308,850.00
Insurance @ 2.0%	\$	797,089.65	\$ 797,089.65

Total Construction Costs		\$ 28,282,939.65
Soft Costs and Land Purchase		
	Appraisal	\$ 56,000.00
	Closing/Title	\$ 56,000.00
	Accounting	\$ 28,000.00
	Equity Brokerage Fees	\$ 140,000.00
	Interest Reserve	\$ 1,680,000.00
	Point & Financing	\$ 201,600.00
UPDATED SOFT COSTS :	Architect	\$ 520,000.00
	Site Engineer (VHS)	\$ 120,000.00
	Interior Design	\$ 105,000.00
	Structural (Island Structures)	\$ 220,000.00
	MEP engineer	\$ 130,000.00
	Legal	\$ 437,500.00
	IDA Fee	\$ 5,000.00
	TGR Permit	\$ 280,000.00
	Special Inspections	\$ 80,000.00
	Soft Opening	\$ 60,000.00
	Temp Electric	\$ 70,000.00
	Plumbing/water tap	\$ 71,000.00

[illegible]

5-1-26

[illegible]

Part VI – Measures of Growth and Benefits

1. List the Applicant's and each users present employment, and estimates of (i) employment at the proposed project location at the end of year one and year two following project completion and (ii) the number of residents of the Labor Market Area* ("LMA") that would fill the full-time and part-time jobs at the end of the second year following completion:

* The Labor Market Area includes Nassau and Suffolk Counties.

	<u>Present</u>	<u>First Year</u>	<u>Second Year</u>	<u>Residents of LMA</u>	
Full-Time	<u>0</u>	<u>54</u>	<u>54</u>	<u>54</u>	* Tenant and contract labor projections included
Part-Time**	<u>0</u>	<u>10</u>	<u>10</u>	<u>10</u>	

Please prepare a separate attachment describing in detail the types of employment at the Project site. Such attachment should outline the titles and corresponding pay scale/benefits.

** Agency staff converts Part-Time jobs into (Full Time Equivalents) FTEs for state reporting purposes by dividing the number of Part-Time jobs by two (2).

2. Salary and Fringe Benefits:

<u>Category of Jobs to be Retained and Created</u>	<u>Average Salary</u>	<u>Average Fringe Benefits</u>
Salary Wage Earners	76,666	\$20,615
Commission Wage Earners		
Hourly Wage Earners	35,152	\$7,000
1099 and Contract Workers	32,381	

3. INDIRECT/CONSTRUCTION JOBS – please indicate the projected number of indirect construction jobs that will be created as a result of the project: 210

Please provide the estimated average wage for the indirect jobs: Range \$40-\$120/Hour

4. What, if any, will be the expected increase in the annual gross dollar amount of sales (or rent)?

\$ 137,439 annual increase

5. How many jobs will be retained as a result of this project? 0

6. Describe other public benefits anticipated as a result of this Project.

Other anticipated public benefits include the creation of new permanent jobs in hospitality, retail, and food and beverage, along with a large number of temporary construction jobs during the buildout. The project will also deliver public infrastructure improvements, including demolition of underutilized structures, modernized utilities, and enhanced pedestrian connectivity from Main St. to the River and offer al fresco dining. By activating the site with mixed-use development, it will strengthen the downtown economy, attract tourism, and increase foot traffic that supports neighboring businesses. Additionally, new public gathering spaces and amenities such as open plazas, riverfront access, and family-friendly attractions will directly improve quality of life for residents while positioning the municipality as a regional destination. This project is essential to bringing life and activity to the public Town Square, serving as a cornerstone in Downtown Riverhead's continued revitalization

Note: The Agency reserves the right to visit the facility to confirm that job creation numbers are being met.

Part VI - Measures of Growth and Benefits	
Town Square Mixed-Use Deveopment Construction Job Projections	
Civil work: Drainage, sanitary, grading Etc.	10
Laborers	4
Concrete Work: Foundations, footing, curbs	15
Concrete podium Installation	25
Water proofers	6
Carpentry:	15
Masonry:	12
Stone Masons	6
Roofing	10
EIFS Workers	4
Windows and Curtain Walls	6
Tile Setters	6
Flooring: VCT, Carpet, wood	8
Painters	10
Kitchen Equipment Installers	6
Window Shades	6
Signage installation	4
Elevator Installers	6
Electricians	15
Plumbers	6
HVAC	6
Fire Sprinkler	6
Fire alarm	6
FFE Installation	12

Total 210

Wage Range \$40-\$120/Hour

Average	80
Average Hours/wk	32
# Months in Project	18
# Weeks in Project	77.4
Total Salary	
Average Salary	

Part VI - Measures of Growth and Benefits

Hotel Contracted Labor Job Creation Projections

	Position	Designation	FT/PT	Seasonal	Hourly	Hours	Salary
1	Housekeeping Inspector 1	Contract: Housekeeping	Full Time	No	20	2080	\$41,600.00
2	Housekeeping Inspector 2	Contract: Housekeeping	Full Time	No	20	2080	\$41,600.00
3	Room Attendent 1	Contract: Housekeeping	Full Time	No	17.5	2080	\$36,400.00
4	Room Attendent 2	Contract: Housekeeping	Full Time	No	17.5	2080	\$36,400.00
5	Room Attendent 3	Contract: Housekeeping	Full Time	No	17.5	2080	\$36,400.00
6	Room Attendent 4	Contract: Housekeeping	Full Time	No	17.5	2080	\$36,400.00
7	Room Attendent 5	Contract: Housekeeping	Full Time	No	17.5	2080	\$36,400.00
8	Room Attendent 6	Contract: Housekeeping	Part Time	No	17.5	1040	\$18,200.00
9	Room Attendent 7	Contract: Housekeeping	Part Time	No	17.5	1040	\$18,200.00
10	Laundry Attendent 1	Contract: Housekeeping	Full Time	Yes	17.5	2080	\$36,400.00
11	Laundry Attendent 2	Contract: Housekeeping	Part Time	Yes	17.5	1040	\$18,200.00
							\$356,200.00

Average Salary \$32,381.82

Part VI - Measures of Growth and Benefits								
*Hotel Job Creation Projections								
	Position	Designation	FT/PT	Seasonal	Salary	Hourly	Hours	Salary
1	General Manager	Hotel: Admin & General	Full Time	No	90000			\$90,000.00
2	Sales Manager	Hotel: Sales	Full Time	No	65000			\$65,000.00
3	Chief Engineer	Hotel: Maintenance	Full Time	No	75000			\$75,000.00
4	Maintenance 1	Hotel: Maintenance	Full Time	No		20	2080	\$41,600.00
5	Maintenance 2	Hotel: Maintenance	Full Time	No		20	2080	\$41,600.00
6	Rooms Division Manager	Hotel: Front Desk / Housekeeping	Full Time	No		26	2080	\$54,080.00
7	Front Desk Supervisor	Hotel: Front Desk	Full Time	No		22	2080	\$45,760.00
8	Front Desk Agent 1	Hotel: Front Desk	Full Time	No		18	2080	\$37,440.00
9	Front Desk Agent 2	Hotel: Front Desk	Full Time	No		18	2080	\$37,440.00
10	Front Desk Agent 3	Hotel: Front Desk	Full Time	No		18	2080	\$37,440.00
11	Front Desk Agent 4	Hotel: Front Desk	Part Time	No		18	1040	\$18,720.00
12	Front Desk Agent 5	Hotel: Front Desk	Part Time	Yes		18	1040	\$18,720.00
13	Front Desk Agent 6	Hotel: Front Desk	Part Time	Yes		18	1040	\$18,720.00
								\$581,520.00

* Housekeeping Department labor will be outsourced through contract labor and human resources and accounting are handled through hotel management company

Part VI - Measures of Growth and Benefits**PT/FT Total Payroll Calculation**

	FT	PT	Payroll
Hotel	10	3	\$581,520
Hotel Contracted	8	3	\$356,200
Tenant	36	14	\$1,525,000
Total	54	20	\$2,462,720
Total W/FTE	54	10	\$2,462,720
Average Wage			\$38,480

Part VI - Measures of Growth and Benefits

Town Square Mixed Use-Development Tenant Job Creation Projections

Use Type	Size (SF)	Staffing Density Used Job/SF		Est. Staff/Shift	Est. Jobs (2 shifts)	Estimated Payroll	Estimated Average Wage
*Coffee Shop	1,500	1/	350	4	9	\$275,000	\$32,083
*Restaurant	5,000	1/	300	17	33	\$1,000,000	\$30,000
*Dry Retail	2,000	1/	500	4	8	\$250,000	\$31,250

50 \$1,525,000 \$30,558

* Subject to change based on final determination of use of retail space

Part VII – Representations, Certifications and Indemnification

****To be completed by both the Applicant and Co Applicant****

1. Is the Applicant in any litigation or does the Applicant anticipate any litigation which would have a material adverse effect on the Applicant's financial condition? (if yes, furnish details on a separate sheet)

Yes ☐ No ☒

2. Has the Applicant or any of the management of the Applicant, the anticipated users or any of their affiliates, or any other concern with which such management has been connected, been cited for a violation of federal, state or local laws or regulations with respect to labor practices, hazardous wastes, environmental pollution or other operating practices? (If yes, furnish details on a separate sheet)

Yes ☐ No ☒

3. Is there a likelihood that the project would not proceed but for the financial assistance provided by the Agency? (If yes, explain why)

Yes ☒ No ☐

The project faces extraordinary upfront costs such as demolition, construction costs added to high interest rates, and operating expenses, these factors create a financing gap that prevents the project from

moving forward without long term relief.

4. If the Project could be undertaken without the financial assistance of the Agency, then provide a statement in the space below indicating why the Project should be undertaken by the Agency and what would be the impact on the Applicant and on the municipality if the applicant was unable to obtain financial assistance?

The project should be undertaken by the Agency because it delivers significant community benefits that extend beyond private investment. Without financial assistance, the Applicant would be unable to absorb the

extraordinary costs of demolition, and public infrastructure, and the municipality would lose the

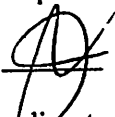
opportunity for new jobs, tax base growth, and the long-planned revitalization of this key downtown site.

The implementation of this development will add to the activation of all facets of the Town Square

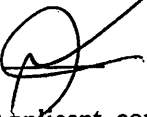
5. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if financial assistance is provided for the proposed project:

§ 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of

the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

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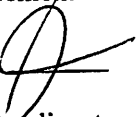
6. The Applicant understands and agrees that in accordance with Section 858-b(2) of the General Municipal Law and any amendment thereto, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the project will be listed with the New York State Department of Labor, Community Services Division and with the administrative entity of the service delivery area created pursuant to the Job Training Partnership Act (PL 97-300) in which the project is located (collectively, the "Referral Agencies").

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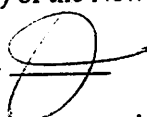
7. The Applicant confirms and acknowledges that the owner, occupant, or operator receiving financial assistance for the proposed project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.

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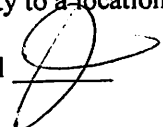
8. The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any financial assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project as well as may lead to other possible enforcement actions.

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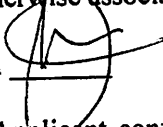
9. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.

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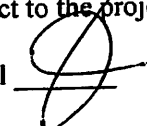
10. In accordance with Section 862(1) of the New York General Municipal Law the Applicant understands and agrees that projects which result in the removal of an industrial or manufacturing plant of the project occupant from one area of the State to another area of the State or in the abandonment of one or more plants or facilities of the project occupant within the State is ineligible for financial assistance from the Agency, unless otherwise approved by the Agency as reasonably necessary to preserve the competitive position of the project in its respective industry or to discourage the project occupant from removing such other plant or facility to a location outside the State.

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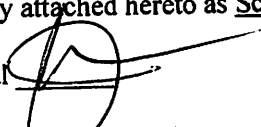
11. The Applicant represents and warrants that to the Applicant's knowledge neither it nor any of its affiliates, nor any of their respective partners, members, shareholders or other equity owners, and none of their respective employees, officers, directors, representatives or agents is, nor will they become a person or entity with who United States persons or entities are restricted from doing business under regulations of the Office of Foreign Asset Control (OFAC) of the Department of the Treasury (including those named on OFAC's Specially Designated and Blocked Persons List or under any statute, executive order including the September 24, 2001, Executive Order Block Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit, or Support Terrorism, or other governmental action and is not and will not assign or otherwise transfer this Agreement to, contract with or otherwise engage in any dealings or transactions or be otherwise associated with such persons or entities.

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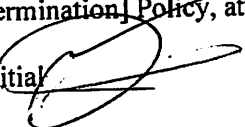
12. The Applicant confirms and hereby acknowledges it has received the Agency's fee schedule attached hereto as Schedule A and agrees to pay such fees, together with any expenses incurred by the Agency, including those of Transaction Counsel economic analysis consultants or other consultants, with respect to the Facility. The Applicant agrees to pay such expenses and further agrees to indemnify the Agency, its members, directors, employees and agents and hold the Agency and such persons harmless against claims for losses, damage or injury or any expenses or damages incurred as a result of action taken by or on behalf of the Agency in good faith with respect to the project.

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13. The Applicant confirms and hereby acknowledges it has received the Agency's Local Labor Policy attached hereto as Schedule B and agrees to comply with the same.

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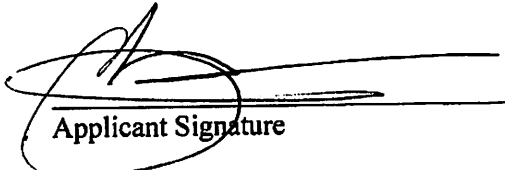
14. The Applicant hereby agrees to comply with Section 875 of the General Municipal Law. The Company further agrees that the financial assistance granted to the project by the Agency is subject to recapture pursuant to Section 875 of the Act and the Agency's [Recapture and Termination] Policy, attached hereto as Schedule C.

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Continued on page 22

Continued from page 21

Date: 06/09/26


Applicant Signature

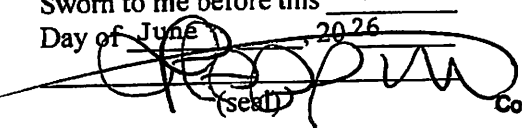
Joseph Petrocelli

Printed Name

Managing Member

Print Title

Sworn to me before this 9th
Day of June, 2026


(seal)

JOANIE PAPPACODA
Notary Public, State of New York
Reg. No. 01PA5009713
Qualified in Suffolk County
Commission Expires March 15, 2027

Continued from page 21

Date: _____

Facility User Applicant Signature

Printed Name

Print Title

Sworn to me before this _____
Day of _____, 20 _____

(seal)

Part VIII – Submission of Materials

1. A cover letter providing a narrative of the project and the purpose. (New build, renovations and/or equipment purchases). Identify specific uses occurring within the project. Describe any new tenants and end users. Provide an historical picture of the applicant(s) and overview of the project.
2. Certified financial statements for the last two fiscal years (unless included in the Applicant's annual report).
3. Applicant's annual reports (or 10-K's if publicly held) for the two most recent fiscal years.
4. Quarterly reports (form 10-Q's) and current reports (form 8-K's) since the most recent annual report, if any.
5. In addition, please attach the financial information described in items A, B, and C of any expected guarantor of the proposed bond issue.
6. Completed Long Environmental Assessment Form and/or applicable short form.
7. Most recent quarterly filing of NYS Department of Labor Form 45, as well as the most recent fourth quarter filing. Please remove the employee Social Security numbers and note the full-time equivalency for part-time employees.
8. A copy of the most recent real property tax bill for the proposed project location.
9. Attach a map highlighting the location of the project.
10. An electronic copy and 2 paper copies of preliminary plans or sketches of the proposed project.
11. Attach a detailed budget for the project and 5 year proforma
12. A copy of the proposed employment schedule reference on page 17 under Part VI Measures of Growth
13. Socio/Economic Impact Study or Market Study if requested or if you answered yes to questions 2 or 3 within the Retail Questionnaire on page 10, then you must also submit a third party market study.
14. Attach an explanation of how you calculated the requested sales tax exemption.
15. THE APPLICATION MUST BE PROVIDED IN ELECTRONIC FORM along with a separate electronic redacted version to be used by the Agency in the event of a FOIL request. Signatures, ID Numbers, personal contact phone numbers and other confidential information should be redacted. If you have any questions, please contact the Agency personnel.

Pursuant to Title 19 of the New York Codes, Rules, and Regulations Part 250.1(c), the Agency must post the completed application to its website. At the request of the Applicant, the Agency may delete or redact from copy posted to the website portions of its records that are specifically exempted from disclosure pursuant to Article 6 of the Public Officers Law. The Applicant shall be responsible for requesting any such redaction, and the Agency shall not be responsible to redact or delete any information not requested by the Applicant.

Part IX – Certification

***J. Petrocelli Riverhead Town Square LLC**

Joseph Petrocelli (name of representative of company submitting application) deposes and says that he ~~or she~~ is the Managing Member (title) of * see above, the (company) named in the attached application; that he or she has read the foregoing application and knows the contents thereof; and that the same is true to his or her knowledge.

Deponent further says that s/he is duly authorized to make this certification on behalf of the entity named in the attached Application (the "Applicant") and to bind the Applicant. The grounds of deponent's belief relative to all matters in said Application which are not stated upon his/her personal knowledge are investigations which deponent has caused to be made concerning the subject matter this Application, as well as in formation acquired by deponent in the course of his/her duties in connection with said Applicant and from the books and papers of the Applicant.

As representative of the Applicant, deponent acknowledges and agrees that Applicant shall be and is responsible for all costs incurred by the Riverhead Industrial Development Agency (hereinafter referred to as the "Agency") in connection with this Application, the attendant negotiations and all matters relating to the provision of financial assistance to which this Application relates, whether or not ever carried to successful conclusion. If, for any reason whatsoever, the Applicant fails to conclude or consummate necessary negotiations or fails to act within a reasonable or specified period of time to take reasonable, proper, or requested action or withdraws, abandons, cancels or neglects the application or if the Applicant is unable to find buyers willing to purchase the total bond issue required, then upon presentation of invoice, Applicant shall pay to the Agency, its agents or assigns, all actual costs incurred with respect to the application, up to that date and time, including fees to bond or transaction counsel for the Agency and fees of general counsel for the Agency. Upon successful conclusion of the transaction contemplated herein, the Applicant shall pay to the Agency an administrative fee set by the Agency in accordance with its fee schedule in effect on the date of the foregoing application, and all other appropriate fees, which amounts are payable at closing.


Applicant Signature

Sworn to me before this 9th
Day of June, 20 26

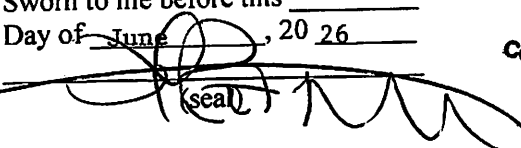

(seal)
JOANIE PAPPACODA
Notary Public, State of New York
Reg. No. 01PA5009713
Qualified in Suffolk County
Commission Expires March 15, 2007

EXHIBIT A

Proposed PILOT Schedule

Upon acceptance of the Application and completion of the Cost Benefit Analysis, the Agency will attach the proposed PILOT Schedule, together with the estimates of net exemptions based on estimated tax rates and assessment values to this Exhibit.

SCHEDULE A
RIVERHEAD INDUSTRIAL DEVELOPMENT AGENCY
FEE SCHEDULE

Application Fee

A non-refundable application fee of \$2,000 for applications for project costs up to and including \$5 million and \$4,000 for applications for project costs over \$5 million is required at the time of application. This fee will be credited to the Agency's Administrative Fee, payable at closing.

Administrative Fee

The Administrative Fee charged by the Agency at closing is based on the project costs as determined by the Agency (and as depicted in Section IV of the application for financial assistance) and is as follows:
¼ of 1% (0.0075) of the total project costs for financial assistance on the first \$10 million plus
¼ of 1% (0.0025) on the amount of the total project costs for financial assistance over \$10,000,000
1% of the increase of the total project over the original cost projections for amended applications post initial financial approval.

Reporting/Compliance Fee:

State law requires that the Town of Riverhead Industrial Development Agency file certain financial and compliance reports with the State of New York. Much of the information within these reports is required to be furnished by your company and the IDA is obligated to meet a state submission deadline.
All compliance fees apply to each phase of a project which necessitates a separate NYS filing for reporting.

		2023	2024
Annual Compliance Reporting Fee Single Entity Occupancy		\$600	\$750
Annual Compliance Reporting Fee Multi Corp Entity/Multi Residential Units/or Accommodations thereof (21 or more residential tenants and/or 3 or more commercial tenants/ multiple tenant or corporate entity)		\$1250	\$1500
Annual Compliance Reporting Fee Bond Projects		\$1000	\$1000

Late Reporting/Compliance Fee:

Late reporting compliance fees become due on the day following a report due date.
State law requires that the Town of Riverhead Industrial Development Agency file an Annual Financial and Compliance Report with the State of New York. Much of the information within this report is required to be furnished by your company and the IDA is obligated to meet a state submission deadline. In order to meet this deadline, the Agency will impose a \$500 penalty for late or incomplete filings (applied the day immediately following the due date) with an additional \$250 fee for every 30 days thereafter (pro rata) until the submission of the report or the benefit recapture provision is implemented. For timely incomplete submissions, the \$250 pro-ratable fee will commence from the date of notification by the Agency of the deficiencies.

Processing Fee:

During the course of IDA ownership/involvement, the Agency may occasionally be required, by the company, to consent to a variety of items, i.e. simple organizational changes, sales tax extension without increase, etc. The Agency will charge a \$500 processing fee for each request.

Assignments & Assumptions:

Occasionally, the IDA is asked to transfer benefits that were assigned to the original company, i.e. PILOT or mortgage recording tax benefits, to a different company, typically upon the sale of the IDA property or a related entity. The new company often wishes to continue IDA involvement to maintain the viability of the project and needs to retain the incentives. The Agency will charge a \$4000 application fee and a \$5000 assignment/assumption fee for each of these transactions if requests are made prior to any transfer for related entities, otherwise the assignment/assumption will require a full administrative fee based on guidelines set out above on a case by case basis.

Reprocessing/Refinance Fee:

During the course of IDA ownership/involvement, the Agency may be required, by the company, to consent to a variety of simple refinancing mechanisms i.e. second mortgages, additional secured financing, refinancing, etc. The Agency will charge a \$2500 processing fee for each request and reserves the right to increase the fee to reflect the complexity of each transaction, but not to exceed the basic administrative application fee.

Late PILOT Payment:

In addition to requirements of GML 874(5), the Agency shall impose its own 5% penalty, plus \$1000 administrative fee for delinquent PILOT payments that are 5 days late, commencing on the sixth day.

Re-Notification Fee

Occasionally, an applicant will cause an adjournment of a public hearing. The IDA will charge a fee of \$100 per requested adjournment to re-notify and repost public notice and payment by the applicant of any necessary stenography or incidental costs associated with the reprocessing and publishing.

Termination Fee

A termination fee is applied to all projects at the time inducement ends and the fee amount is at the discretion of the Agency between \$750-2,000.

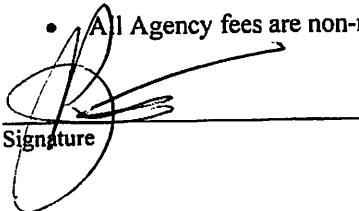
Recapture Fee

Ten percent 10% of the recapture amount will be assessed on the amount determined to be recaptured.

Counsel

All costs of issuance of bonds, including local counsel and bond counsel, shall be borne separately by the applicant.

- All Agency fees are non-refundable and are as amended from time to time.


Signature

Adopted as amended
9-20-23

SCHEDULE B

Agency's Local Labor Policy

Purpose

The purpose of this part is to request companies benefitting from the Riverhead Industrial Development Agency (the "Agency") programs to engage local residents from the Town of Riverhead and the County of Suffolk during the construction phase of projects through the addition of an amendment to the Agency project application. All Agency projects are subject to monitoring by the Riverhead IDA.

Construction Jobs

Construction jobs, although limited in duration, are vital to the overall employment opportunities within the region since construction wages earned by local residents are reinvested in the local economy. It is hereby established to be the policy of the Agency that companies to which it has provided inducement use best efforts to employ local residents during the construction phase of projects. This will ensure that maximum public benefit is realized from Agency assistance.

Requirements of the Applicant

As a condition of receiving inducement and/or financial assistance from the Agency, the Company will agree to satisfy the following requirements, in form and substance satisfactory to the Agency.

The Company hereby represents and warrants that it will use commercially reasonable efforts to advertise, hire and cause any agent of the Company, general contractor, subcontractor, or subcontractor to a subcontractor working on the Project, to hire employees who live within Suffolk County, prioritizing Riverhead Residents. The Agency understands and acknowledges that at certain times local labor may not be available.

Submit to the Agency a "Construction Completion Report" listing the names and business locations of prime contractors, subcontractors and vendors who have been engaged for the construction phase of the project by companies benefitting from the Agency programs. Said report shall identify the name, title, mailing address, phone/fax/email of the project contact person who will be responsible and accountable for providing information about the award of construction contracts relative to the project.

3. The Agency, may at any time during the benefit period, enhance the monitoring and reporting requirements relative to tracking and encouraging the use of local labor.


Initial

SCHEDULE C
RECAPTURE AND TERMINATION POLICY
RIVERHEAD INDUSTRIAL DEVELOPMENT AGENCY
EFFECTIVE June 16, 2016

Pursuant to Sections 874(10) and (11) of Title 1 of Article 18-A of the New York State General Municipal Law (the "Act"), the Riverhead Industrial Development Agency (the "Agency") is required to adopt policies (i) for the discontinuance or suspension of any financial assistance provided by the Agency to a project or the modification of any payment in lieu of tax agreement and (ii) for the return of all or part of the financial assistance provided by the Agency to a project.

Termination or Suspension of Financial Assistance

The Agency, in its sole discretion and on a case-by-case basis, may determine (but shall not be required to do so) to terminate or suspend the Financial Assistance (defined below) provided to a project upon the occurrence of an Event of Default, as such term is defined and described in the Lease Agreement entered into by the Agency and a project applicant (the "Applicant") or any other document entered into by such parties in connection with a project (the "Project Documents"). Such Events of Default may include, but shall not be limited to, the following:

- 1) Sale or closure of the Facility (as such term is defined in the Project Documents);
- 2) Failure by the Applicant to pay or cause to be paid amounts specified to be paid pursuant to the Project Documents on the dates specified therein;
- 3) Failure by the Applicant to create and/or maintain the FTEs as provided in the Project Documents;
- 4) A material violation of the terms and conditions of the Project Documents; and
- 5) A material misrepresentation contained in the application for Financial Assistance, any Project Documents or any other materials delivered pursuant to the Project Documents.

The decision of whether to terminate or suspend Financial Assistance and the timing of such termination or suspension of Financial Assistance shall be determined by the Agency, in its sole discretion, on a case-by-case basis, and shall be subject to the notice and cure periods provided for in the Project Documents.

For the purposes of this policy, the term "Financial Assistance" shall mean all direct monetary benefits, tax exemptions and abatements and other financial assistance, if any, derived solely from the Agency's participation in the transaction contemplated by the Project Documents including, but not limited to:

- (i) any exemption from any applicable mortgage recording tax with respect to the Facility on mortgages granted by the Agency on the Facility at the request of the Applicant;
- (ii) sales tax exemption savings realized by or for the benefit of the Applicant, including the savings realized by any agent of the Applicant pursuant to the Project Documents in connection with the Facility; and

- (iii) real property tax abatements granted under the Project Documents.

I. Recapture of Financial Assistance

The Agency, in its sole discretion and on a case-by-case basis, may determine (but shall not be required to do so) to recapture all or part of the Financial Assistance provided to a project upon the occurrence of a Recapture Event, as such term is defined and described in the Project Documents at least as stringent as stated in the attached Exhibit A and Exhibit B. Such Recapture Events may include, but shall not be limited to the following:

- 1) Sale or closure of the Facility (as such term is defined in the Project Documents);
- 2) Failure by the Applicant to pay or cause to be paid amounts specified to be paid pursuant to the Project Documents on the dates specified therein;
- 3) Failure by the Applicant to create and/or maintain the FTEs as provided in the Project Documents;
- 4) A material violation of the terms and conditions of the Project Documents; and
- 5) A material misrepresentation contained in the application for Financial Assistance, any Project Documents or any other materials delivered pursuant to the Project Documents.

The timing of the recapture of the Financial Assistance shall be determined by the Agency, in its sole discretion, on a case-by-case basis, and is subject to the notice and cure periods provided for in the Project Documents. The percentage of such Financial Assistance to be recaptured shall be determined by the provisions of the Project Documents along with statutory interest as provided by law.

All fees and costs including reasonable attorney fees shall be paid by the Applicant.

All recaptured amounts of Financial Assistance shall be redistributed to the appropriate affected taxing jurisdiction, unless agreed to otherwise by any local taxing jurisdiction.

The Agency may determine to terminate, suspend and/or recapture Financial Assistance in its sole discretion. Such actions may be exercised simultaneously or separately and are not mutually exclusive of one another.

II. Modification of Payment In Lieu of Tax Agreement

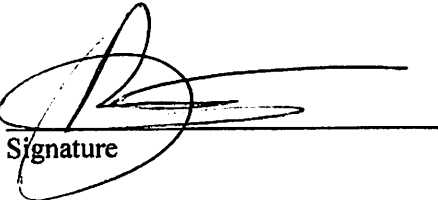
In the case of any Event of Default or Recapture Event, in lieu of terminating, suspending or recapturing the Financial Assistance, the Agency may, in its sole discretion, adjust the payments in lieu of taxes due under the Project Documents, so that the payments in lieu of taxes payable under the Project Documents are adjusted upward retroactively and/or prospectively for each tax year until such time as the Applicant has complied with the provisions of the Project Documents. The amount of such adjustments shall be determined by the provisions of the Project Documents.

RIVERHEAD INDUSTRIAL DEVELOPMENT AGENCY
Background, Credit and Litigation Review Authorization Form

I give, consent and authorize to the Riverhead Industrial Development Agency, including its officers, directors, affiliates, agents and representatives (the "Agency") the right to contact and obtain information from all references, credit reporting companies, financial institutions, governmental agencies or departments, and other agencies regarding my creditworthiness and background and to otherwise verify the accuracy of the information that I have provided in my application or other information which I have provided to the Agency for the purpose of applying for financial assistance.

In connection with my application for financial assistance with the Agency, I understand that investigative background inquiries may be requested and obtained, including credit and criminal background history information. I hereby release from liability the Agency and its agents, employees and representatives for seeking, gathering, and using such information and all other persons, corporations, or organizations for furnishing such information.

I shall cooperate with the reasonable requests made by the Agency in connection with obtaining and completing the background, credit and litigation review process referenced herein. I agree to be responsible for the cost of such background, credit and litigation review and agree to reimburse the Agency for such expenses. This authorization shall be perpetual and shall remain in full force and effect unless revoked by me in writing to the Agency. My revocation shall not affect in any way or manner any activities of the Agency in accordance with this authorization that occur or in process on or before the date that the Agency receives my written notice of revocation of this authorization.


Signature

04/09/26
Date

Joseph Petrocelli

Print Name

RIVERHEAD INDUSTRIAL DEVELOPMENT AGENCY
TOWN OF RIVERHEAD



4 West Second Street
Riverhead, NY 11901

(631) 369-5129

NEW YORK STATE FINANCIAL REPORTING
REQUIREMENTS FOR INDUSTRIAL DEVELOPMENT AGENCIES

Section 859 of the General Municipal Law requires additional financial reporting requirements by all IDA's in New York State and is of particular importance to IDA applicants. (copy attached). This section requires the Agency to transmit financial statements within 90 days following each December end of the Agency's fiscal year., prepared by an independent, certified public accountant, to the New York State Comptroller, the Commissioner of the New York State Department of Economic Development, and the governing body of the municipality for whose benefit the Agency was created (Town of Riverhead). These audited financial statements shall include supplemental schedules listing the following information:

All bonds and notes issued, outstanding or retired during the period and whether or not they are obligations of the Agency.

All new bond issues shall be listed and for each new bond issue, the following information is required:

Name of the project financed with the bond proceeds.

Name and address of each owner of the project.

The amount of tax exemptions granted for each project.

Purpose for which the bond was issued.

Bond interest rate at issuance and, if variable, the range of interest rates applicable.

Bond maturity date.

Federal tax status of the bond issue.

The Public Authorities Reform Act of 2009, Section 2800 requires annual reports of operations and accomplishments which includes projects undertaken by the Agency. The Annual Compliance Reports shall include company provided information relative to individual projects including but not limited; to capital investment made, salaries, employee classifications, employee count, NYSDOL Form 45, exemptions received, and pilot payments made. Your company must submit this information no later than February 10th of each year.

Please sign below to indicate that you have read and understood the above.

Chief Executive Officer of Applicant

Date



TOWN OF RIVERHEAD PLANNING BOARD

4 WEST SECOND STREET, RIVERHEAD, NEW YORK 11901-2702
(631) 727-3200, EXT. 240

7

Edward Densieski, Chairperson
John Hogan Vice-Chair

Ken Zilnicki, Member

Joseph H. Baier, Member
George Nunnaro, Member

March 5, 2026

Eric Russo, Esq.
Vanbrunt, Juzwiak & Russo PC
Sayville, NY 11783
eric@vbjr.com

Resolution No. 2026-015
Grants Conditional Approval for the Lot Line Modification Application Entitled
Town Square Hotel & Town Square Lot Line Modifications
Situate at the south side of East Main Street, Town of Riverhead
SCTM Nos. 600-128-6-86.1 & 600-129-1-12; 13; 14; 15 & 23

Dear Mr. Russo:

The following resolution was duly adopted by the Town of Riverhead Planning Board at a meeting held on March 5, 2026.

WHEREAS, the Riverhead Planning Board is in receipt of a Lot Line Modification Application entitled *Town Square Hotel & Town Square Lot Line Modifications*, with said application made pursuant to and in connection with the Master Developer Agreement for the Town Square. Lot Lines of the subject parcels will be modified to create a single lot for the Hotel Project, by the Master Developer, at the Master Developer's sole cost and expense, as well as creating a unified Town Square Parcel, within the Downtown Center 1: Main Street (DC-1) Zoning Use District, situate at the south side of East Main Street, Town of Riverhead, more particularly identified as SCTM Nos. 600-128-6-86.1 & 600-129-1-12; 13; 14; 15 & 23; and

WHEREAS, the Planning Board has received and reviewed a three-sheet Lot Line Modification Map prepared by VHB Engineering, Landscape Architecture and Geology, P.C. dated June 20, 2024; and

WHEREAS, by Resolution No. 2026-012, dated February 5, 2026, the Planning Board classified the Lot Line Modification Application as a Type II Action pursuant 6NYCRR 617.5(C)(9) and Chapter 225-12 B. (3) of the Riverhead Town Code, requiring no further environmental review and scheduled a public hearing; and

WHEREAS, the Planning Board held and closed a public hearing on the proposed Lot Line Modification Application on February 19, 2026, with no public comments received. Now, therefore, be it

Town Square Hotel & Town Square Lot Line Modifications

RESOLVED, the Riverhead Planning Board hereby grants Approval for the Lot Line Modification application entitled *Town Square Hotel & Town Square Lot Line Modifications* as shown on the Lot Line Modification Map prepared by VHB Engineering, Landscape Architecture and Geology, P.C. dated June 20, 2024 subject to the following conditions:

1. Submission of Covenants and Restrictions for:
 - a. No Further Subdivision of all lots or newly configured lots without Planning Board Approval.
 - b. No Further Lot Line Modifications of all lots or newly configured lots without Planning Board Approval.
2. Submission of four (4) mylar and six (6) paper prints of the approval Lot Line Modification map shall be submitted to the Riverhead Planning Department for the Chair of the Planning Board to affix their signature to; and be it further,

RESOLVED, that prior to the Planning Board Chair signing the Lot Line Modification Map, the following conditions shall be met:

1. Revisions to the Lot Line Modification Map:
 - a. Include dimensional chart for each involved parcel that indicates the existing parcel areas, the areas to be transferred and resulting lot areas.
 - b. Revise title to: *"Town Square Hotel & Town Square Lot Line Modifications"*
 - c. Add the following notation:
 - i. *"A Declaration of Covenants and Restrictions have been recorded with the Office of the Suffolk County Clerk that affect some or all of the lots shown hereon. Such Covenants run with the land. See recorded document for details."*
 - d. Add Surveyor's certifications as follows:
 - i. *"I hereby certify that all lots shown on this plat comply with the Zoning Ordinance of the Town of Riverhead.";* and
 - ii. *"I hereby certify that this Map was made by Actual Survey Completed on (insert date) and that all monuments shown and their positions are correctly shown and all dimensional and geodetic details are correct."*
2. The Lot Line Modification map shall receive approval from the Suffolk County Department of Health Services.
3. Counsel to the Planning Board review and approval of all legal documents, including but not limited to draft confirmatory deeds for final approved configuration as a result of transfers; and be it further,

Town Square Hotel & Town Square Lot Line Modifications

RESOLVED, that the time period for the Chair of the Planning Board to affix their signature to the map shall expire on September 1, 2026, a period of six months (180 days) from the date of this resolution; and be it further,

RESOLVED, that upon the Chair of the Planning Board signing the subdivision map, the applicant shall:

1. File the approved map, legal documents, and confirmatory deeds with the Suffolk County Clerk.
2. File the approved map, legal documents and confirmatory deeds with Suffolk County Real Property Tax Services.
3. File a certified copy of the filed map, legal documents and confirmatory deeds with the Riverhead Planning Department; and be it further,

RESOLVED, that the Clerk of the Planning Board is hereby authorized to forward a copy of this resolution to the Riverhead Building Department; the Office of the Town Attorney; the Planning Board Attorney; the Town Clerk; and be it further

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

Very truly yours,



Ed Densieski
Planning Board Chairperson

A motion was made by Mr. Nunnaro and seconded by Mr. Zilnicki that the aforementioned resolution be approved:

THE VOTE

BAIER X YES ___ NO HOGAN X YES ___ NO
NUNNARO X YES ___ NO ZILNICKI X YES ___ NO
DENSIESKI ABSENT

THIS RESOLUTION X WAS ___ WAS NOT
THEREFORE DULY ADOPTED

[illegible]

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

Survey of Properties
Town of Riverhead
Suffolk County,
New York
SCTM NO. 125-1-12,13,14 &
PORTION OF 23 & 125-6-56 *
E Main Street (Rt 25)
Riverhead New York

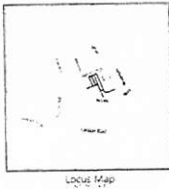
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Proposed Lot Line Exhibit

\$1.0

2 1

20977 00



ZONING INFORMATION TABLE				
Map Sheet	Block	Lot	Area	Notes
1	2	3	4	5

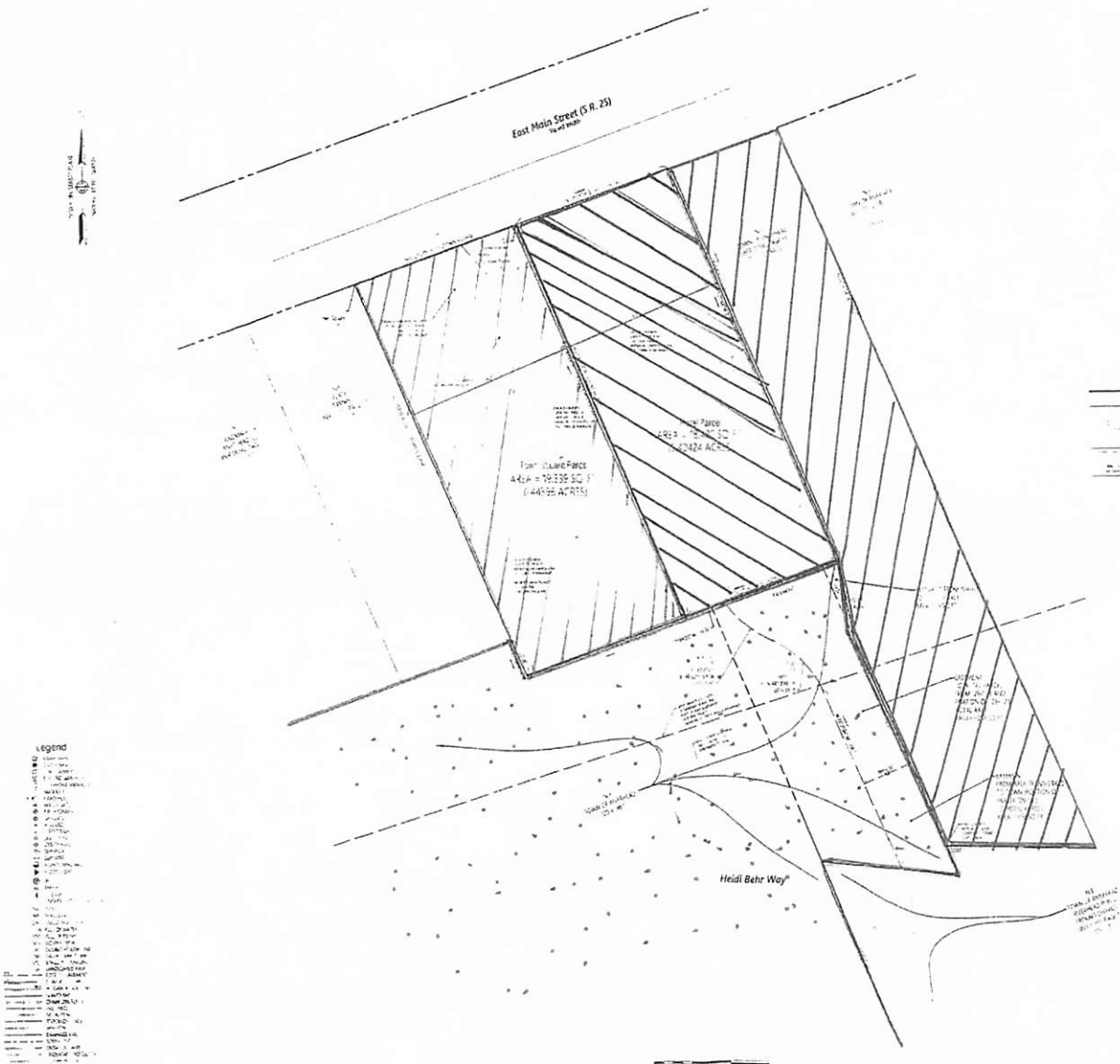
**Survey of Properties
Town of Riverhead
Suffolk County,
New York**
S.C.T.M. NO. 129-1-12,13,14 &
PORTION OF 25 & 120-6-85-1
[Main Street (Rt 25)
Riverhead, New York

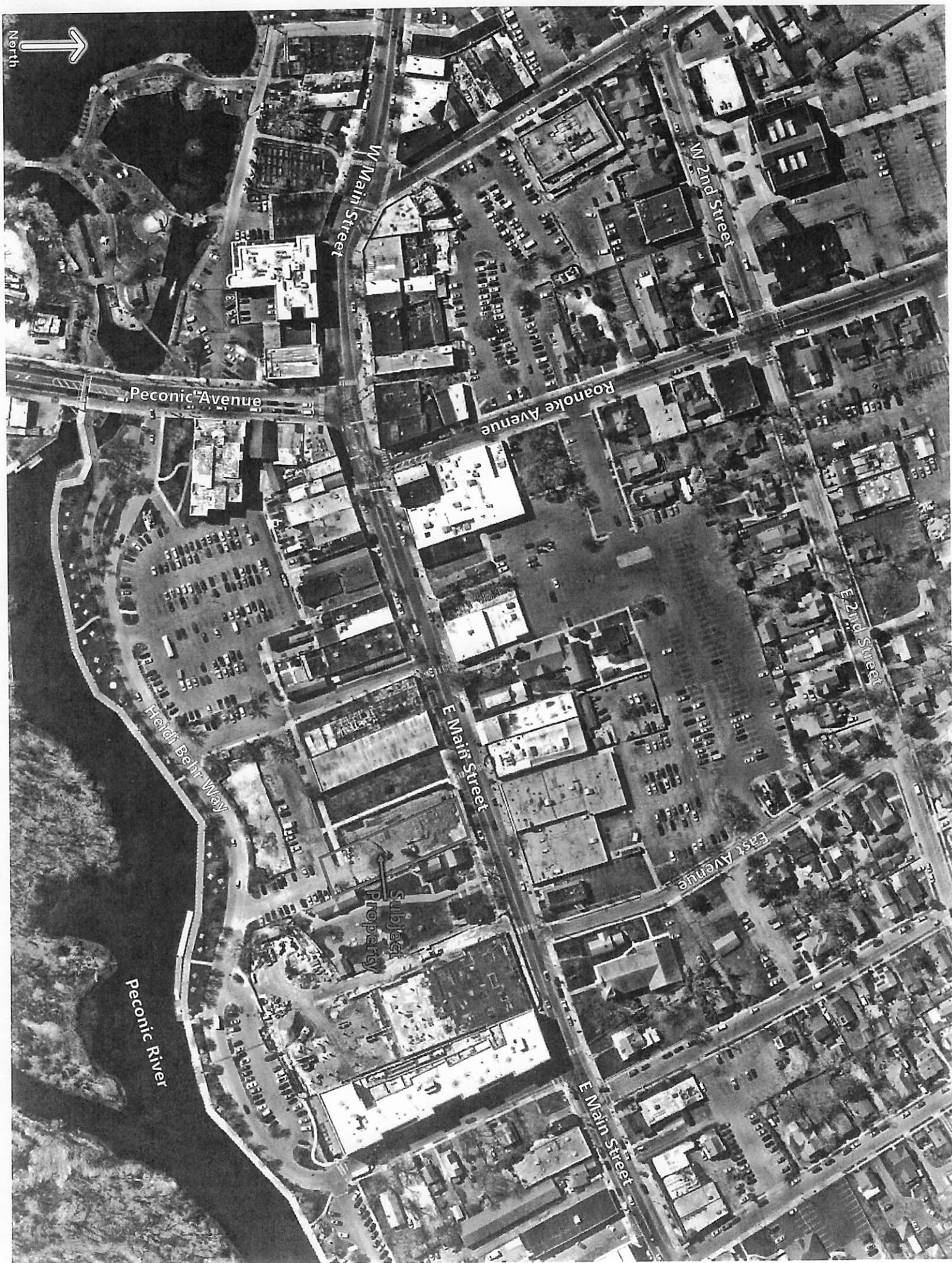
CLIENT June 29, 2024

Proposed Lot Line
Exhibit
PROPOSED PARCELS

\$1.0

3 3

[illegible]



North

W Main Street

W 2nd Street

Peconic Avenue

Roanoke Avenue

E 2nd Street

Heidi Behr Way

E Main Street

East Avenue

Peconic River

Subject Property

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Peconic River Hotel		
Project Location (describe, and attach a general location map): 117-127 East Main Street, hamlet of Riverhead, Town of Riverhead, Suffolk County, New York (SCTM: District 600 - Section 129 - Block 1 - P/o Lots 13, 14 and 15) (see attached Site Location map)		
Brief Description of Proposed Action (include purpose or need): See Attachment.		
Name of Applicant/Sponsor: J. Petrocelli Riverhead Town Square, LLC		Telephone: (631) 981-5200
		E-Mail: joe@petrocelliinc.com
Address: 100 Comac Street		
City/PO: Ronkonkoma	State: New York	Zip Code: 11779
Project Contact (if not same as sponsor; give name and title/role): Eric Russo Esq. - VanBrunt, Juzwiak & Russo, PC		Telephone: (631) 589-5000
		E-Mail: eric@vbjr.com
Address: 140 Main Street		
City/PO: Sayville	State: New York	Zip Code: 11782
Property Owner (if not same as sponsor): Applicant (same as above) and the Town of Riverhead Town Board		Telephone: (631) 727-3200
		E-Mail: info@townofriverheadny.gov
Address: Town Hall - 4 West Second Street		
City/PO: Riverhead	State: New York	Zip Code: 11901

B. Government Approvals *See Attachment**B. Government Approvals, Funding, or Sponsorship.** ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, ☒ Yes ☐ No or Village Board of Trustees		
b. City, Town or Village ☐ Yes ☒ No Planning Board or Commission		
c. City, Town or ☐ Yes ☒ No Village Zoning Board of Appeals		
d. Other local agencies ☒ Yes ☐ No		
e. County agencies ☒ Yes ☐ No		
f. Regional agencies ☒ Yes ☐ No		
g. State agencies ☒ Yes ☐ No		
h. Federal agencies ☐ Yes ☒ No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		☒ Yes ☐ No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		☐ Yes ☒ No
iii. Is the project site within a Coastal Erosion Hazard Area?		☐ Yes ☒ No

C. Planning and Zoning**C.1. Planning and zoning actions.**

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☒ Yes ☐ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☒ Yes ☐ No

If Yes, identify the plan(s):

Town of Riverhead Downtown Revitalization Projects Study Area; Town of Riverhead Peconic River/Route 25 Corridor Brownfield Opportunity Area (BOA)

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district?	☒ Yes ☐ No
<u>Downtown Center 1: Main Street (DC-1) Zoning Use District of the Town of Riverhead</u>	
b. Is the use permitted or allowed by a special or conditional use permit?	☒ Yes ☐ No
c. Is a zoning change requested as part of the proposed action? If Yes,	☐ Yes ☒ No
i. What is the proposed new zoning for the site? _____	
C.4. Existing community services.	
a. In what school district is the project site located?	<u>Riverhead Central School District</u>
b. What police or other public protection forces serve the project site?	<u>Riverhead Town Police Department</u>
c. Which fire protection and emergency medical services serve the project site?	<u>Riverhead Fire Department and Riverhead Ambulance</u>
d. What parks serve the project site?	<u>Riverhead Town Square (proposed to be adjacent to the hotel), Peconic Riverfront Park, John Lombardi Memorial Park, Milton L. Burns Park, Grangabel Park</u>

D. Project Details

D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? <u>Commercial (Hotel with Ground-floor Restaurant, Retail)</u>	
b. a. Total acreage of the site of the proposed action?	<u>0.42±</u> acres
b. Total acreage to be physically disturbed?	<u>0.42±</u> acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	<u>0.42±</u> acres
c. Is the proposed action an expansion of an existing project or use?	☐ Yes ☒ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____	
d. Is the proposed action a subdivision, or does it include a subdivision?	☐ Yes ☒ No
If Yes,	
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____	
ii. Is a cluster/conservation layout proposed? ☐ Yes ☒ No	
iii. Number of lots proposed? _____	
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	
e. Will the proposed action be constructed in multiple phases?	☐ Yes ☒ No
i. If No, anticipated period of construction: <u>14±</u> months	
ii. If Yes:	
• Total number of phases anticipated _____ • Anticipated commencement date of phase 1 (including demolition) _____ month _____ year • Anticipated completion date of final phase _____ month _____ year • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____	

f. Does the project include new residential uses? ☐ Yes ☒ No				
If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☒ Yes ☐ No	
If Yes,	
i. Total number of structures _____ 1	
ii. Dimensions (in feet) of largest proposed structure: _____ 60± height; _____ 70± width; and _____ 217± length	
iii. Approximate extent of building space to be heated or cooled: _____ 69,738± square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☒ No	
If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____	
iii. If other than water, identify the type of impounded/contained liquids and their source. _____	
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres	
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☒ No	
If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
• Volume (specify tons or cubic yards): _____ • Over what duration of time? _____	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____	
iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No	
If yes, describe. _____	
v. What is the total area to be dredged or excavated? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? ☐ Yes ☐ No	
ix. Summarize site reclamation goals and plan: _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☒ No	
If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: _____ 14,166± gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No

If Yes:

- Name of district or service area: Riverhead Water District
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No *
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☒ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

N/A

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: _____ 14,166± gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

Sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: Riverhead Sewage Treatment Plant
- Name of district: Riverhead Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No *
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No

*Consultations with the Riverhead Water District and Riverhead Sewer District are ongoing. The Applicant will secure confirmation of water and sewer availability prior to construction.

• Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____	☒ Yes ☐ No ☐ Yes ☒ No	
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____ If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	☐ Yes ☒ No	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____ <u>N/A</u>		
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ <u>N/A</u>		
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____ If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or _____ acres (impervious surface) _____ Square feet or _____ acres (parcel size) ii. Describe types of new point sources. _____ iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____ _____ • If to surface waters, identify receiving water bodies or wetlands: _____ _____ • Will stormwater runoff flow to adjacent properties? _____	☐ Yes ☒ No ☐ Yes ☐ No ☐ Yes ☐ No	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____		
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____ If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) <u>Delivery vehicles</u> ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) <u>Typical construction equipment and vehicles</u> iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) <u>HVAC equipment (to be determined)</u>	☒ Yes ☐ No	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____ If Yes: i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)		☐ Yes ☒ No ☐ Yes ☐ No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☒ Yes ☐ No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☒ Weekend
☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____
2 trucks per day (including delivery and refuse removal)

iii. Parking spaces: Existing 0 Proposed 9 Net increase/decrease +9

iv. Does the proposed action include any shared use parking? ☐ Yes ☒ No *

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:
Access to service areas (utilities, refuse) and the parking at the building will be from Heidi Behr Way.

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☒ Yes ☐ No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☒ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☒ Yes ☐ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☒ Yes ☐ No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
TBD

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
Connection to local grid via PSEG-Long Island

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☒ No

l. Hours of operation. Answer all items which apply.

i. During Construction: - Monday - Friday: <u>7:00 a.m. - 8:00 p.m. **</u> - Saturday: <u>7:00 a.m. - 8:00 p.m. **</u> - Sunday: <u>None</u> - Holidays: <u>None</u>	ii. During Operations: - Monday - Friday: <u>24/7 - Hotel</u> - Saturday: <u>24/7 - Hotel</u> - Sunday: <u>24/7 - Hotel</u> - Holidays: <u>24/7 - Hotel</u>
--	---

*Parking on-site is for hotel staff. Parking for other non-residential uses will be provided in the proposed off-site Town parking garage or in interim parking facilities (during construction of the parking garage), as designated by the Town.

**Construction would occur during hours permitted in Chapter 251 of the Town of Riverhead Code.

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☒ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:
Noise levels may temporarily exceed the ambient noise levels during construction, but would be restricted to permitted hours of construction of between 7:00 a.m. and 8:00 p.m. Monday through Saturday.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☒ No
Describe: _____

n. Will the proposed action have outdoor lighting? ☒ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
Placement of exterior lighting is to be determined, as a lighting plan has not yet been developed. All proposed lighting will be properly shielded and directed downward to eliminate or minimize light spill to the maximum extent possible in conformance with the Town's Dark Sky requirements.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☒ No
Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☒ No

If Yes:

i. Describe proposed treatment(s): _____

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☒ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: 2.00± tons per month (unit of time)
- Operation: 27.24± tons per month (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Construction waste will be minimized and recyclable materials will be separated and disposed of in accordance with Town requirements.
- Operation: Recyclable materials will be collected on site and managed in compliance with applicable Town recycling regulations.

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Transported off-site by a private licensed carrier to a licensed solid waste facility and C&D facility, as applicable.
- Operation: Transported off-site by a private licensed carrier to a licensed solid waste facility.

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☒ Aquatic ☒ Other (specify): Recreation: Riverhead Town Square (proposed), Peconic River Waterfront

ii. If mix of uses, generally describe:

The Subject Property is located in downtown Riverhead. It is located adjacent to proposed Town Square, with the Peconic River to the south. Surrounding land uses are mixed in character consisting of commercial retail, restaurants, civic uses, and multi-family residential developments in a downtown setting.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.33±	0.42±	+0.09
• Forested	--	--	-
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	--	--	--
• Agricultural (includes active orchards, field, greenhouse etc.)	--	--	--
• Surface water features (lakes, ponds, streams, rivers, etc.)	--	--	--
• Wetlands (freshwater or tidal)	--	--	--
• Non-vegetated (bare rock, earth or fill)	--	--	--
• Other Describe: <u>Landscaped Areas</u>	0.09±	0.00±	-0.09

Page 10 of 13

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No									
• If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No • Explain: _____									
E.2. Natural Resources On or Near Project Site									
a. What is the average depth to bedrock on the project site? _____ 1,300± feet below grade surface (bgs)									
b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %									
c. Predominant soil type(s) present on project site: <table style="width: 100%; border: none;"> <tr> <td style="border: none;">Urban Land (Ur)</td> <td style="border: none; text-align: right;">100 %</td> </tr> <tr> <td style="border: none;">_____</td> <td style="border: none; text-align: right;">_____ %</td> </tr> <tr> <td style="border: none;">_____</td> <td style="border: none; text-align: right;">_____ %</td> </tr> </table>		Urban Land (Ur)	100 %	_____	_____ %	_____	_____ %		
Urban Land (Ur)	100 %								
_____	_____ %								
_____	_____ %								
d. What is the average depth to the water table on the project site? Average: _____ 7± feet bgs									
e. Drainage status of project site soils: <table style="width: 100%; border: none;"> <tr> <td style="border: none;">☒ Well Drained:</td> <td style="border: none; text-align: right;">100 % of site</td> </tr> <tr> <td style="border: none;">☐ Moderately Well Drained:</td> <td style="border: none; text-align: right;">_____ % of site</td> </tr> <tr> <td style="border: none;">☐ Poorly Drained</td> <td style="border: none; text-align: right;">_____ % of site</td> </tr> </table>		☒ Well Drained:	100 % of site	☐ Moderately Well Drained:	_____ % of site	☐ Poorly Drained	_____ % of site		
☒ Well Drained:	100 % of site								
☐ Moderately Well Drained:	_____ % of site								
☐ Poorly Drained	_____ % of site								
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border: none;"> <tr> <td style="border: none;">☒ 0-10%:</td> <td style="border: none; text-align: right;">100 % of site</td> </tr> <tr> <td style="border: none;">☐ 10-15%:</td> <td style="border: none; text-align: right;">_____ % of site</td> </tr> <tr> <td style="border: none;">☐ 15% or greater:</td> <td style="border: none; text-align: right;">_____ % of site</td> </tr> </table>		☒ 0-10%:	100 % of site	☐ 10-15%:	_____ % of site	☐ 15% or greater:	_____ % of site		
☒ 0-10%:	100 % of site								
☐ 10-15%:	_____ % of site								
☐ 15% or greater:	_____ % of site								
g. Are there any unique geologic features on the project site? ☐ Yes ☒ No If Yes, describe: _____									
h. Surface water features.									
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☒ No									
ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☒ No									
If Yes to either i or ii, continue. If No, skip to E.2.i.									
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☐ No									
iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border: none;"> <tr> <td style="border: none;">• Streams: Name _____</td> <td style="border: none;">Classification _____</td> </tr> <tr> <td style="border: none;">• Lakes or Ponds: Name _____</td> <td style="border: none;">Classification _____</td> </tr> <tr> <td style="border: none;">• Wetlands: Name _____</td> <td style="border: none;">Approximate Size _____</td> </tr> <tr> <td colspan="2" style="border: none;">• Wetland No. (if regulated by DEC) _____</td> </tr> </table>		• Streams: Name _____	Classification _____	• Lakes or Ponds: Name _____	Classification _____	• Wetlands: Name _____	Approximate Size _____	• Wetland No. (if regulated by DEC) _____	
• Streams: Name _____	Classification _____								
• Lakes or Ponds: Name _____	Classification _____								
• Wetlands: Name _____	Approximate Size _____								
• Wetland No. (if regulated by DEC) _____									
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☐ No If yes, name of impaired water body/bodies and basis for listing as impaired: _____									
i. Is the project site in a designated Floodway? ☐ Yes ☒ No									
j. Is the project site in the 100-year Floodplain? ☒ Yes ☐ No									
k. Is the project site in the 500-year Floodplain? ☒ Yes ☐ No									
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☒ Yes ☐ No If Yes:									
i. Name of aquifer: Nassau-Suffolk Sole Source Aquifer									

m. Identify the predominant wildlife species that occupy or use the project site: _____ <u>Songbirds, squirrels, and other typical suburban species.</u> _____ _____	
n. Does the project site contain a designated significant natural community? ☐ Yes ☒ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☒ Yes ☐ No If Yes: i. Species and listing (endangered or threatened): _____ <u>Located in the vicinity of the Northern Long-eared Bat (<i>Myotis septentrionalis</i>) - Endangered (Federally and New York State)*</u>	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No If Yes: i. Species and listing: _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☒ No If yes, give a brief description of how the proposed action may affect that use: _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☒ Yes ☐ No If Yes: i. CEA name: <u>Peconic Bay and Environs</u> ii. Basis for designation: <u>Protect public health, water, vegetation, and scenic beauty.</u> iii. Designating agency and date: <u>Suffolk County on 7-12-88</u>	

*While there are non-site-specific records of potential habitat for the Northern Long-eared Bat, the entire Subject Property previously contained a building and is currently vacant and situated within a developed downtown. The Subject Property does not contain any trees that would provide habitat for this species.

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☒ Yes ☐ No
If Yes:	
i. Nature of historic/archaeological resource: ☐ Archaeological Site ☒ Historic Building or District	
ii. Name: <u>Riverhead Main Street Historic District and other listed buildings (see Attachment).</u>	
iii. Brief description of attributes on which listing is based: <u>See Attachment.</u>	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒ Yes ☐ No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	☐ Yes ☒ No
If Yes:	
i. Describe possible resource(s): _____	
ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	☐ Yes ☒ No
If Yes:	
i. Identify resource: _____	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
iii. Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	☐ Yes ☒ No
If Yes:	
i. Identify the name of the river and its designation: _____	
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
	☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name <u>J. Petrocelli Riverhead Town Square, LLC</u>	Date <u>April 7, 2026</u> Revised April 25, 2026 Revised May 1, 2026 Revised June 2, 2026
Signature <u><i>Christiana Kastalek</i></u> Christiana Kastalek VHB Engineering, Surveying, Landscape Architect and Geology, P.C., as Environmental Consultant to the Applicant	Title <u>Environmental Planner</u>

Site Location

Peconic River Hotel

117-127 East Main Street, Hamlet of Riverhead, Town of Riverhead, Suffolk County



 Subject Property (boundaries are approximate)

Source: Suffolk County Tax Map; VHB (2026); Nearmap (2026)

**Peconic River Hotel
117-127 East Main Street, Riverhead
Town of Riverhead, Suffolk County
Part 1 – Environmental Assessment Form**

Attachment

Page 1, Item A - Brief Description of Proposed Action (include purpose or need)

The Proposed Action involves special permit and site plan approval, among other approvals, for the development of a five-story, 94-key boutique hotel with amenity space, retail spaces/restaurants and common spaces on the first floor, with parking underneath the building, to be known as the Peconic River Hotel. The Proposed Action would be located at 117-127 E Main Street, in the hamlet of Riverhead, Town of Riverhead, Suffolk County, New York (the "Subject Property") (see attached Site Location map). The Subject Property was created as part of an approved tax lot line modification that involved SCTM Nos. 600-128-6-86.1 & 600-129-1-12; 13; 14; 15 & 23. As part of the Riverhead Downtown Revitalization Projects, the lot lines for these parcels were approved to be modified to create a single lot for the proposed hotel, as well as creating a unified Town Square Parcel.

The Proposed Action would result in a 69,738±-square-foot (sf) mixed-used building. There would be a 5,100±-sf, 116-seat restaurant (including 20 bar seats) and a terrace, located at the south end of the building, as well as an 818±-sf, 20± seat coffee shop and approximately 2,861 sf of retail spaces (all open to the public from the Town Square to the west), as well as the hotel reception and lobby, lounge/bar space, hotel kitchen and internal gym.

The 94 hotel keys would comprise rooms and suites and would be distributed as follows: 26 rooms on the second floor, 28 rooms on the third floor, 26 rooms on the fourth floor and 14 suites on the fifth floor. Some rooms on the fourth floor would contain terraces overlooking Main Street, and the suites on the fifth floor would each contain a balcony or terrace.

Additionally, the Proposed Action would contain an 8,856± sf lower-level parking area which includes nine parking stalls, as well as space for the hotel laundry and storage, trash room, and mechanical spaces.

A hearing regarding a proposed tax lot line modification to consolidate a number of tax lots to better align the properties within the Town Square with their proposed future uses was held by the Town Planning Board at its meeting of February 19, 2026. The proposed lot line modification was approved at the Planning Board meeting of March 5, 2026. As part of the Proposed Action, based on the lot line modification, the proposed project will require an easement across newly modified lot SCTM No. 600-128-6-86.1 from the Town to the Applicant for the purposes of permitting an overhang from the building (terrace space with seating) over the Town-owned lot and from the Applicant to the Town for the drive aisle to access the proposed mixed-use building from the rear (south) portion of the site.

The Subject Property is located within the Riverhead Water and Sewer Districts. In addition, the Subject Property would utilize PSEG-Long Island for electricity and National Grid for natural gas service. The Proposed Action would include various infrastructure updates and aesthetic improvements, such as new lighting and signage. Stormwater runoff would be collected and piped to off-site concrete leaching galleys located within the Town Square to the west for discharge to groundwater.

Page 2, Item B - Government Approvals: Government Approvals, Funding, or Sponsorship

Government Entity	Agency and Approval(s) Required	Application Date (Actual or Projected)
Town of Riverhead Town Board	Special Permit Approval for Hotel; Site Plan Approval; Easement for Deck Overhang	April 2026
Riverhead Fire Marshal	Site Plan Review and Approval	April 2026
Town of Riverhead Sewer District	Sewer District Connection	TBD
Town of Riverhead Water District	Water Supply Connection	TBD
Town of Riverhead Industrial Development Agency	Financial Assistance	June 2026
Suffolk County Department of Health Services	Sanitary	TBD
Suffolk County Planning Commission	239-m Approval	TBD
New York State Department of Environmental Conservation	SPDES General Permit for Stormwater Discharges from Construction Activity (GP 0-25-001) and Notice of Intent	TBD
LIPA-PSEG Long Island	Electrical Utility Connection Review	TBD
National Grid	Natural Gas Connection Review	TBD

Page 13, Item E.3.e - Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?

Yes; beyond being situated within the Riverhead Main Street Historic District (11NR06291), the Subject Property is located within and/or is substantially contiguous to a number of historic buildings that are listed on the New York State and/or National Registers of Historic Places, or that have been determined eligible for listing by the Commissioner of the New York State Office of Parks, Recreation and Historic Preservation.

Consultation with OPRHP has previously been completed in accordance with Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law in connection with the East Main Street Town Square redevelopment project. A formal Letter of Resolution was executed among OPRHP, Empire State Development, and the Town of Riverhead addressing the demolition of the historic buildings formerly located at 117, 121, and 127 East Main Street, which were contributing resources to the Riverhead Historic District and listed on the National Register of Historic Places. That consultation determined that no feasible or prudent alternatives existed to avoid the adverse impacts and established mitigation measures, including, prior to demolition, architectural documentation, salvage and reuse of character-defining features, public interpretive materials, historic trail markers, and OPRHP review of new construction and site plans.

The execution of that resolution and implementation of its stipulations fulfilled the applicable State Historic Preservation consultation requirements for the undertaking. No additional consultation with OPRHP is anticipated, provided the Proposed Project proceeds in accordance with the approved plans and previously agreed-upon mitigation measures and does not result in new or materially different impacts to historic or archaeological resources.

PROPERTY ACQUISITION AND TRANSACTION COST ESTIMATES

<i>Name Parcels:</i>	Project 1	Project 2 (if any)	Total
<i>Do not include capitalized interest or construction loan interest payments; these go in the pro forma</i>			
Property Acquisition Cost	\$ 2,625,000		\$ 2,625,000
Closing and bank fees	\$ 481,600		\$ 481,600
Fees paid to IDA up front			\$ -
Legal fees	\$ 442,500		\$ 442,500
Required reseerves or escrows	\$ 1,680,000		\$ 1,680,000
Other (Equity Brokerage Fee)			\$ -
Total Acquisition and Transaction Costs	\$ 5,229,100	\$ -	\$ 5,229,100

CONSTRUCTION COST ESTIMATES

	Project 1	Project 2 (if any)	Total
Hard costs			
Building demolition and construction	\$ 16,233,240		\$ 16,233,240
Site work (paving, etc.)	\$ 2,214,450		\$ 2,214,450
Infrastructure (sewer, e.g.)	\$ 2,279,160		\$ 2,279,160
Environmental remediation if any			\$ -
Amenities/FF&E	\$ 2,628,500		\$ 2,628,500
Machinery and equipment	\$ 2,821,650		\$ 2,821,650
Labor costs (if costs can be separated from materials)			\$ -
Soft costs			
Architecture and engineering fees	\$ 990,000		\$ 990,000
Other professional fees associated with construction	\$ 1,413,850		\$ 1,413,850
Permits, inspections	\$ 340,000		\$ 340,000
Other (Contingency on Hard Costs)	\$ 998,090		\$ 998,090
Total Construction Costs	\$ 29,918,940	\$ -	\$ 29,918,940
TOTAL PROJECT COSTS	\$ 35,148,040	\$ -	\$ 35,148,040

COST PER SQUARE FOOT CALCULATIONS

Project Name: Riverhead Town Square Mixed-Use Deveopment

6/1/2026

	Project 1	Project 2 (if any)	Total
Gross Square footage of building(s)	77,710	-	77,710
Construction Cost per GSF	\$ 385.01		\$ 385.01
Total Project Costs per GSF	\$ 452.30		\$ 452.30

OPERATING ASSUMPTIONS

	Project 1	Project 2 (if any)
Stabilized Vacancy Rate, Residential	0%	
Stabilized Vacancy Rate, Commercial or Industrial	5.00%	
Income Growth Factor after Project Stabilization	2.00%	
Expense Growth Factor after Project Stabilization	2.00%	

PROJECT FINANCING

Sources of Funds	<u>Amount</u>	<u>Percent</u>	Long Term Financing	
Bank Financing	\$ 19,603,734	56%	% Loan to Value (LTV)	55.77%
Tax Credits	\$ -	0%	Interest Rate	6.20%
Other (Restore NY Grant)	\$ 1,000,000	3%	Long Term Loan Principal	\$ 19,603,734
Equity and Working Capital	\$ 14,544,306	41%	Loan Amortization Period (years)	30
Total Sources	\$ 35,148,040	100%	Number of payments per year	12
			Number of years of interest-only, if any	0

Uses of Funds		
Total Acquisition and Transaction Costs	\$ 5,229,100	15%
Total Construction Costs	\$ 29,918,940	85%
Total Uses	\$ 35,148,040	100%

SOURCES AND USES MUST BE EQUAL

Project Name: Riverhead Town Square Mixed-Use D Date		6/1/2026																			
Annual Cashflows (Pro Forma)																					
	Construction	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Operating Cash Flow																					
Residential Income																					
Gross Operating Income	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Less: Vacancy Allowance (enter as a negative number)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Net Rental Income, Residential	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Commercial/Industrial Income																					
Gross Operating Income (Hotel and Retail)	\$	\$	6,021,359	6,319,962	6,522,056	6,723,386	6,865,515	6,972,670	7,105,472	7,234,851	7,315,705	7,360,767	7,425,912	7,492,591	7,579,985	7,630,799	7,702,457	7,771,779	7,841,725	7,912,301	7,983,511
Less: Vacancy Allowance (enter as a negative number)	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Net Rental Income, Commercial/Industrial	\$	\$	6,021,359	6,319,962	6,522,056	6,723,386	6,865,515	6,972,670	7,105,472	7,234,851	7,315,705	7,360,767	7,425,912	7,492,591	7,579,985	7,630,799	7,702,457	7,771,779	7,841,725	7,912,301	7,983,511
Other Income																					
Parking Income	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Other Income	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Other Income	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Net Income, Other	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Effective Gross Income (EGI)	\$	\$	6,021,359	6,319,962	6,522,056	6,723,386	6,865,515	6,972,670	7,105,472	7,234,851	7,315,705	7,360,767	7,425,912	7,492,591	7,579,985	7,630,799	7,702,457	7,771,779	7,841,725	7,912,301	7,983,511
Operating Expenses (enter positive numbers)																					
Departmental Expenses	\$	\$	1,478,944	1,555,555	1,794,830	1,847,853	1,885,348	1,924,311	1,961,314	1,997,332	2,019,476	2,031,296	2,048,737	2,066,455	2,090,084	2,102,996	2,121,757	2,137,670	2,151,703	2,169,255	2,186,129
Undistributed Operating Expenses	\$	\$	1,605,214	1,687,500	1,798,181	1,912,258	1,951,413	1,980,547	2,016,474	2,051,765	2,071,824	2,081,865	2,097,601	2,113,646	2,135,543	2,146,697	2,163,729	2,177,794	2,191,649	2,206,197	2,220,517
Deposit to replacement reserve	\$	\$	90,320	126,379	130,441	134,468	137,110	139,453	142,109	144,697	146,314	147,215	148,518	149,852	151,609	152,616	154,049	155,235	156,369	157,541	158,723
Insurance	\$	\$	120,000	123,600	127,308	131,127	133,110	135,113	137,143	139,286	141,585	143,912	146,270	148,658	151,091	152,616	154,049	155,235	156,369	157,541	158,723
Other	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Operating Expenses	\$	\$	3,294,479	3,493,034	3,850,760	4,025,716	4,111,302	4,183,424	4,263,183	4,340,879	4,389,627	4,416,949	4,456,128	4,496,101	4,548,318	4,578,533	4,621,046	4,657,624	4,694,585	4,731,935	4,769,681
Pre-Tax Operating Income (Revenue less Operating Expenses)	\$	\$	2,726,880	2,826,927	2,671,296	2,697,670	2,754,133	2,789,246	2,842,289	2,893,972	2,926,079	2,943,818	2,969,784	2,996,490	3,031,667	3,052,266	3,081,411	3,114,155	3,147,140	3,180,365	3,213,830
Real Property Taxes (assuming no PILOT)	\$	\$	1,565	275,000	275,000	280,500	286,110	291,832	297,669	303,622	309,695	315,889	322,206	328,650	335,223	341,928	348,766	355,742	362,857	370,114	377,516
Net Operating Income (NOI) after Taxes	\$	\$	(3,565)	2,451,880	2,551,927	2,390,796	2,411,560	2,462,301	2,491,577	2,538,666	2,584,278	2,610,190	2,621,611	2,641,134	2,661,267	2,689,740	2,703,499	2,725,669	2,751,298	2,777,026	2,802,849
Loan or Mortgage (Debt Service)																					
Interest Payment	\$	\$	1,104,123	1,178,387	1,161,647	1,141,819	1,124,985	1,104,742	1,081,304	1,060,499	1,036,238	1,010,430	982,975	953,770	922,701	889,650	854,490	817,688	777,400	744,973	
Principal Payment	\$	\$	246,676	262,415	279,155	295,963	315,937	336,059	357,497	380,303	404,563	430,372	457,826	487,032	516,101	551,152	586,311	621,714	663,502	705,628	
Debt Service	\$	\$	1,440,801	1,440,801	1,440,801	1,440,801	1,440,891	1,440,801	1,440,801	1,440,801	1,440,801	1,440,801	1,440,801	1,440,801	1,440,801	1,440,801	1,440,801	1,440,801	1,440,801	1,440,801	1,440,801
Cash Flow After Financing and Reserve	\$	\$	(3,565)	1,011,079	1,111,126	949,995	970,758	1,021,409	1,050,776	1,097,865	1,143,476	1,169,389	1,180,810	1,200,332	1,220,465	1,248,938	1,262,698	-	-	-	-
Debt Service Coverage Ratio (DSCR)			1.70	1.77	1.66	1.67	1.71	1.73	1.76	1.79	1.81	1.82	1.83	1.85	1.87	1.88	1.89	1.91	1.93	1.95	1.96

Project Name: Riverhead Town Square Mixed-Use Deveopment**6/1/2026**

	Information to be Provided	Note (e.g. no equalization)
Total Project Cost	\$ 35,148,040	(pulls from Tab 1)
Current Assessed Value	\$ 72,600	
Most recent tax year	24-25	
Total property taxes owed - attach bill if possible	\$ -	
Anticipated Full Market Value after Project Completion	\$ 35,148,040	Construction Budget w/ land acquisiiton
Anticipated Assessed Value after Project Completion	\$ 1,600,000	Includes Land
Equalization Rate as % of Fair Market Value	8.34	
County tax rate	1.611	
Town tax rate	66.041	
School & Library tax rate	122.203	

Project Name: Riverhead Town Square Mixed-Use Deveopment **6/1/2026**

RESIDENTIAL UNITS

	Unit Type	Number of Units	Rent/Month	Rent/Year
Market Rate	Studio		\$ -	\$ -
	1BR		\$ -	\$ -
	2BR		\$ -	\$ -
	3BR		\$ -	\$ -
Affordable	Studio		\$ -	\$ -
	1BR		\$ -	\$ -
	2BR		\$ -	\$ -
	3BR		\$ -	\$ -
Total		0	\$ -	\$ -

Instructions: Enter information in field rows and changes labels as needed.

Totals will calculate automatically.

Project Name**6/1/2026**

COMMERCIAL UNITS

	Location	Unit	Square Feet	\$/sf	Rent/Month	Rent/Year
Commercial Rent	Ground Floor	GF A Retail	3,250	\$ 30.00	\$ 8,125.00	\$ 97,500.00
	Ground Floor	GF B Retail	3,250	\$ 30.00	\$ 8,125.00	\$ 97,500.00
	Ground Floor	GF C Retail	1,168	\$ 30.00	\$ 2,920.00	\$ 35,040.00
	Ground Floor	GF D Retail	1,168	\$ 30.00	\$ 2,920.00	\$ 35,040.00
					\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
Total			8,836		\$ 22,090.00	\$ 265,080.00