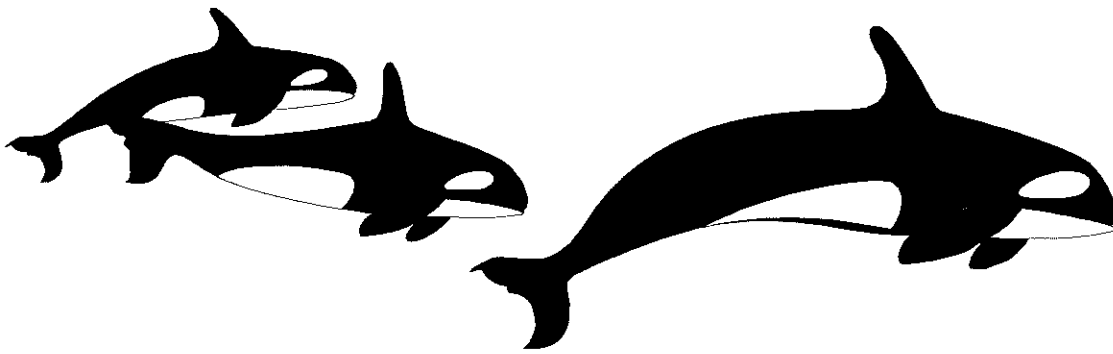


ATLANTIS

Holding Co, L.L.C



Riverhead, IDA
7/30/98

323 Long Island Avenue
Holtsville, New York 11742
516-289-3500, ext. 127

Atlantis Holding Company LLC

July 28, 1998

Riverhead Industrial Development Agency
Town of Riverhead Town Hall
200 Howell Avenue
Riverhead, NY 11901

Dear Sir or Madam:

The Atlantis Holding Company LLC has recently been selected by the Town of Riverhead to build and operate an aquarium or other economic generator for the Riverhead Downtown district in response to and in accordance with the Request for Proposal dated September 10, 1997 and the East Main Street Urban Renewal Plan dated October 19, 1993.

Atlantis will be building an interactive aquarium comprising an approximately 30,000 square feet indoor/ outdoor facility with 80 displays to include a wide variety of fish and marine mammals in their natural habitats from around the world. In addition, there will be a playground, outdoor exhibits, theme restaurant, and theme boat rides.

We will employ approximately 36 people and eventually draw up to 1,000,000 visitors per year. This attendance is expected to stimulate the revitalization of downtown Riverhead while creating numerous additional jobs through local businesses. We plan on constant change and improvements to induce repeat visitation while adding to first time attendance. Further, we will be supporting the Riverhead Foundation for Marine Research and Preservation (RFMRP); The New York State Licensed not for profit organization dedicated to the rehabilitation of marine mammals, education and research. We intend to work closely with the Town, County and State to provide not only a first class aquarium and economic generator, but directly involve businesses with projects, awareness programs, sponsorships, meeting and corporate functions, and special events.

Should attendance meet requirements, there will be additional phases added resulting in approximately 90,000 square feet of exhibit space and employment of over 100 people.

...continuing to improve Riverhead

July 28, 1998

Page 2

The Bissett and Petrocelli names are well known within the Long Island Community as leaders in their respective industries. Bissett Nursery Corp. and Petrocelli Corp. are both family owned and operated businesses ranking among the top 1% of privately held corporations on Long Island. Both companies attribute much of their success to a deep commitment to customer satisfaction. Testimony to this is evident in the dedication of repeat customers and a high volume of referrals.

The Bissett and Petrocelli families bring not only expertise in the business management and construction to this project but also strong family and community values. Continuous community involvement and a commitment to ensuring the continuation of a variety of community services have proven a benefit to many Long Islanders over the years.

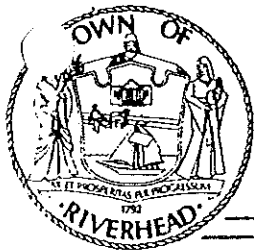
Jim Bissett, one of the project sponsors, has been researching aquarium feasibility on Long Island from 1992 to present. During this time period, Jim has traveled the country evaluating and researching many established aquariums and has organized the personnel needed to make this project a great success. The resulting project team is comprised of nationally recognized experts in aquarium design, as well as construction, environmental planning/ restoration, operation management and financial professionals. This exceptional association provides the benefit of construction and management for this project under "one roof". In addition, resources for future expansions are readily available.

We look forward to a long and rewarding relationship with the community of Riverhead.

Sincerely,

James Bissett

Joseph Petrocelli



RIVERHEAD INDUSTRIAL DEVELOPMENT AGENCY

TOWN OF RIVERHEAD

Town Hall
200 Howell Avenue
Riverhead, New York 11901

(516) 727-3200

APPLICATION FOR FINANCIAL ASSISTANCE

Date: _____

APPLICATION OF: ATLANTIS HOLDING CO. LLC.

COMPANY NAME

ATLANTIS HOLDING CO. LLC.

OWNERSHIP OF PROPOSED PROJECT

Type of Application: _____ Tax-Exempt X Taxable _____ Both
_____ Refunding _____ Not-For-Profit

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. This application must be filed in 12 copies. 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 Bond Issuance Fee at closing.

At the time of inducement, Bond Counsel will require a \$2,000 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 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.

I. COMPANY DATA

A. PROPOSED PROJECT OWNER (THE "COMPANY")

NAME ATLANTIS HOLDING CO. LLC.

ADDRESS P.O. BOX 386

CONTACT MR. ROBERT POSPISCHIL POSITION CFO.

PHONE 516-289-3500 ^{ext. 125} FEDERAL EMPLOYER I.D.# [REDACTED]

BUSINESS TYPE:

SOLE PROPRIETORSHIP ☐

GENERAL PARTNERSHIP ☐ or LIMITED PARTNERSHIP ☒ LLC.

State and Date of Organization NY 4/98

PRIVATELY HELD CORPORATION ☒

PUBLIC CORPORATION ☐ LISTED ON _____ EXCHANGE

State and Date of Incorporation: NEW YORK

ATTORNEY ERIC RUSSO 516-589-5000

B. FACILITY USER (tenant using more than 10% of the square footage of the Facility, if different than the Company) (THE "SUBLESSEE")

NAME RIVERHEAD FOUNDATION FOR MARINE RESEARCH & PRESERVATION

RFMRP

ADDRESS EAST MAIN STREET

CONTACT MIKE TORTORICE POSITION PRESIDENT

PHONE _____ FEDERAL EMPLOYER I.D.# _____

BUSINESS TYPE:

SOLE PROPRIETORSHIP ☐

GENERAL PARTNERSHIP ☐ or LIMITED PARTNERSHIP ☐

State and Date of Organization _____

PRIVATELY HELD CORPORATION ☒ 501 (C)(3)

PUBLIC CORPORATION ☐ LISTED ON _____ EXCHANGE

State and Date of Incorporation: NY

(Please provide additional names and information, if any, on a separate sheet and attach it to this questionnaire.)

- C. Any related person to the above proposed to be a user of the Project.

<u>NAME</u>	<u>BUSINESS TYPE</u>	<u>RELATIONSHIP</u>
N/A		

- D. Principal stockholders or partners of the Company or the Sublessee, if any (i.e., owners of 5% or more equity in the Company or the Sublessee):

<u>NAME</u>	<u>% OWNED</u>	<u>WHICH COMPANY</u>
JAMES J. BISSETT III	25%	ATLANTIS HOLDING CO. LLC.
JAMES J. BISSETT JR.	25%	ATLANTIS HOLDING CO. LLC.
JOSEPH PETROCELLI	50%	ATLANTIS HOLDING CO. LLC.

- E. If any of the above persons, or a group of them, owns more than a 50% interest in the Company or the Sublessee, list all other persons which are related to the Company or the Sublessee by virtue of such persons having more than a 50% interest in the Company or the Sublessee.

N/A

- F. Is the Company or the Sublessee related to any other person by reason of more than 50% common ownership? If so, indicate the name of each related person and the Company's or Sublessee's relationship to such person.

N/A

- G. List the Company's and the Sublessee's parent corporations, sister corporations and subsidiaries, if any.

N/A

- H. Has the Company or the Sublessee (or any other entity listed in answer to questions C-G above) been involved in or benefitted by any prior industrial development bond financing or JDA financing in the town in which this Project is located, whether through the Agency, JDA or another issuer? If so, please explain in full (e.g., name of issuer and beneficiary; original amount of issue; date of issue; current amount outstanding; purpose of issue; etc.).

N/A

- I. Has the Company or the Sublessee (or any related person) made a public offering or private placement of its stock within the last year? If so, please describe and provide the Offering Statement used.

N/A

- J. Has the Company or the Sublessee (or any related person) applied to any town IDA in regard to this Project? If so, please provide details of any action taken with respect to and the current status of such application.

N/A

K. List the major bank references of the Company.

EAB BANK

730 VETERANS HIGHWAY, HAUPPAUGE, NY 11788

KEY BANK

1377 MOTOR PARKWAY, ISLANDIA, NY 11788

II. COMPANY'S OPERATIONS AT CURRENT LOCATION

A. Address NONE AT PRESENT

B. Acreage of existing facility _____

C. Number of buildings and square feet of each building _____

D. Owned or leased _____

E. Please describe the type of operation (e.g., manufacturing, wholesale, distribution, retail, etc.) and products and services at current location: _____

F. Employment (current number of full-time employees or the equivalent) _____

G. Annual payroll amount _____

III. PROPOSED PROJECT DATA

A. Location of Project - Please attach a map highlighting the location of the project. In addition, please give the real property tax map number and exact street address of the Project, including the village and town where the Project will be located. (If no street address, please include a survey and the most precise description available): _____

SUFFOLK COUNTY TAX MAP # 0600-129-4-18.5 & 19

B. Project Site - Please submit 3 copies of preliminary plans or sketches of the proposed acquisition, rehabilitation, or construction (under separate cover).

1. Acreage: 3.2

2. Acquisition of existing buildings:

a) Existing buildings to be acquired (number and square feet of each building): ONE APPROXIMATELY 8,000 S.F

b) Does the Project consist of additions and/or renovations to existing buildings? If so, indicate the nature of the expansion and/or renovation in reasonable detail.

YES-SEE ATTACHED SITE PLAN

3. New construction:

a) Number and square feet of each new building to be constructed:

ONE, APPROXIMATELY 30,000 S.F.

b) Builder or contractor and address:

J. PETROCELLI CONSTRUCTION INC.

100 COMAC STREET, RONKONKOMA, NY 11779

c) Architect and address:

BURTON BEHRENOT, & SMITH PC

244 EAST MAIN STREET, PATCHOGUE, NY 11772

4. Present use of the Project site:

TOWN OF RIVERHEAD USE

5. Present user of Project site:

TOWN OF RIVERHEAD

6. Relationship of present user of Project site to the Company: NONE

C. What will the building or buildings to be acquired, constructed or expanded be used for by the Company (include description of products to be manufactured, assembled or processed and services to be rendered; PLEASE NOTE: The Tax Reform Act of 1986 limits the type of facilities eligible for tax-exempt financing to manufacturing facilities)?

AQUARIUM

D. If any space in the Project is to be leased by the Agency or the Company to third parties, indicate the total square footage of the Project to be leased to each tenant, and the proposed use of that space by each tenant. Although the tenants may not yet be known, the purposes for which the Project will be used must still be indicated (e.g., manufacturing, office, warehouse, etc.). Use a separate sheet, if necessary.

RIVERHEAD FOUNDATION FOR MARINE RESEARCH & PRESERVATION RFMRP

E. List principal items or categories of equipment to be acquired as part of the Project.

AQUARIUM RELATED FIXTURES & EQUIPMENT

F. Has construction work on the Project begun? If so, complete the following:

- | | | | |
|----------------------------|------------------------------|-----------------------------|------------------|
| 1. Site clearance | <input type="checkbox"/> yes | <input type="checkbox"/> no | _____ % complete |
| 2. Foundation | <input type="checkbox"/> yes | <input type="checkbox"/> no | _____ % complete |
| 3. Footings | <input type="checkbox"/> yes | <input type="checkbox"/> no | _____ % complete |
| 4. Steel | <input type="checkbox"/> yes | <input type="checkbox"/> no | _____ % complete |
| 5. Masonry | <input type="checkbox"/> yes | <input type="checkbox"/> no | _____ % complete |
| 6. Other (describe below): | | | |

NO

G. Existing facilities within New York State:

1. Are there other facilities owned, leased or used by the Company (or any related person) within the state? If so, tell whether such facilities are owned, leased or otherwise used and describe the terms of the Company's (or any related person's) interest in such facilities.

NO

2. If there are other facilities within the state, is it expected that any of these other facilities will close or be subject to reduced activity as a result of the proposed Project?

☐ yes

☒ no

3. If you answered "No" to question 2, above, please explain in detail how current facilities will be utilized and whether the Project is reasonably necessary for the Company to maintain its competitive position in its industry.

N/A

4. If you answered "Yes" to question 2, above, please indicate whether the Project is reasonably necessary for the Company to maintain its competitive position in its industry and explain in detail.

N/A

5. Has the Company thought about moving to another state? If so, please explain.

PROJECT CONFORMS TO TOWN OF RIVERHEAD EAST MAIN STREET
URBAN RENEWAL PLAN DATED OCT 19, 1993

6. Will the Project meet current zoning requirements at its proposed location?

☒ yes

☐ no

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

H. Does the Company (or any related person) currently lease the Project site?

☐ yes ☒ no

I. Does the Company (or any related person) now own the Project site?

☐ yes ☒ no

1. If so, indicate:

a) Date of purchase _____

b) Purchase price _____

c) Balance of existing mortgage _____

d) Holder of mortgage _____

e) Special conditions _____

2. If not, does the Company (or any related person) have an option or a contract to purchase the site and/or any buildings on the site?

☒ yes ☐ no

3. If so, please attach a copy of the option or contract and indicate:

a) Date signed SEE ATTACHED M.O.U.

b) Purchase price _____

c) Proposed settlement/closing date _____

IV. PROJECT COSTS

A. Give an accurate estimate of the cost of each of the following items, specifying in each instance the portion of such costs to be financed with tax-exempt IDB proceeds, if applicable:

	<u>TOTAL COST AND % EXEMPT FINANCED</u>	
LAND*.....	<u>1,475,000</u>	<u>(24.5%)</u>
ACQUISITION AND REHABILITATION COSTS:		
Existing Building**	<u>275,000</u>	<u>(%)</u>
Cost of Rehabilitation.....	<u>100,000</u>	<u>(%)</u>
COSTS OF NEW CONSTRUCTION:		
Construction of New Building	<u>0</u>	<u>(%)</u>
New Additions to or Expansions of Existing Building.....	<u>2,845,000</u>	<u>(%)</u>
ENGINEERING & ARCHITECTURAL FEES.....	<u>450,000</u>	<u>(5.62%)</u>
EQUIPMENT TO BE INSTALLED AT FACILITY	<u>2,605,000</u>	<u>(%)</u>
LEGAL FEES (Bank, Bond & Company)....	<u>250,000</u>	<u>(%)</u>
FINANCIAL CHARGES (specify).....	<u>0</u>	<u>(%)</u>
OTHER FEES/CHARGES, etc. (specify):		
_____	<u>0</u>	<u>(%)</u>
_____	<u>0</u>	<u>(%)</u>
TOTAL PROJECT COSTS:	<u>\$ 8,000,000</u>	<u>(0 %)</u>
AMOUNT OF BOND REQUESTED:	<u>\$ 6,000,000</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).

B. Method of financing costs:

	<u>AMOUNT</u>	<u>TERM</u>
1. Tax-exempt IDB financing	\$ <u>0</u>	<u> </u> years
2. Taxable IDB financing	\$ <u>6,000,000</u>	<u> </u> years
3. JDA or other governmental funding	\$ <u>0</u>	<u> </u> years
4. Other loans	\$ <u>0</u>	<u> </u> years
5. Company's/Owner's equity contribution***	\$ <u>2,000,000</u>	
TOTAL PROJECT COSTS:	\$ <u>8,000,000</u>	

- C. Have any of the above costs, which are to be reimbursed out of tax-exempt bond proceeds, been paid or incurred (including contracts of sale or purchase orders) as of the date of this application? yes / no XX/.

If so, please give particulars on a separate sheet.

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

N/A

- E. Will any of the funds to be borrowed through the Agency be used to repay or refinance an existing mortgage, outstanding loan, or an outstanding IDB issue? Give details.

N/A

*** If a project financed 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.

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

SEE ATTACHED COMMITMENT LETTERS

V. MEASURES OF GROWTH AND BENEFITS

A. Please complete the chart below by indicating on line #1 the present number of full-time or equivalent employees and the annual payroll for all current facilities of the Company. On line #2, please provide the information with respect to Town of Riverhead facilities only. (If no facilities are currently in the Town of Riverhead, indicate "0".) On lines #3 and #4, provide projections of employment and payroll at the proposed Project in the Town of Riverhead for the first and second year after the Project's completion:

	Full Time or Equivalent Employees	Annual Payroll \$
1. PRESENT (All Current Facilities)	<u>0</u>	<u>0</u>
2. PRESENT (Riverhead Only)	<u>0</u>	<u>0</u>
3. FIRST YEAR (Riverhead Only)	<u>36</u>	<u>APPROX 850,000</u>
4. SECOND YEAR (Riverhead Only)	<u>44</u>	<u>APPROX 1,000,000</u>

B. What, if any, will be the expected increase in the annual dollar amount of sales?

\$ _____

C. Describe, if applicable, other benefits anticipated as a result of this Project.

SEE ATTACHED

VI. PROJECT CONSTRUCTION SCHEDULE

- A. What is the proposed date for commencement of construction or acquisition of the Project?

OCTOBER 98

- B. Give an accurate estimate of the time schedule to complete the Project and when the first use of Project is expected to occur (use additional sheets if necessary).

SEE ATTACHED

- C. At what time or times and in what amount or amounts is it estimated that funds will be required? Please provide your most accurate present estimate.

OCT 98 1,750,000 PURCHASE OF LAND, BALANCE PER CONSTRUCTION

TIME LINE

Construction timeline, timeline to start immediately after closing on property permits and all approvals will be in place prior to closing

ACTIVITY	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	MONTH 8	MONTH 9	MONTH 10	MONTH 11	MONTH 12
SITE												
EXCAVATION												
CONCRETE												
STEEL												
MASONRY												
CARPENTRY												
EXTERIOR FINISH												
DOORS WINDOWS												
ROOFING												
MECHANICAL												
ELECTRICAL												
PLUMBING												
INTERIOR FINISH												
EXHIBIT												
BURN IN												
LANDSCAPE												
OUTDOOR EXHIBITS												
GRAND OPENING												



OTHER BENEFITS

- Tourist attraction with visitorship of 800,000 plus.
- Revitalize downtown businesses.
- Spawn new local businesses.
- Addition to local culture, and entertainment opportunities
- Center for marine environment, and research - Tri-State and nationally.
- Increase regional education and conservation programs, plus outreach programs.
- Expand the RFMRP program while saving the town the expense of operations.
- Increase income to the Town of Riverhead, and the school districts.
- Additional jobs, and internships.
- Town of Riverhead to re-coupe monies invested.



RIVERHEAD INDUSTRIAL DEVELOPMENT AGENCY

TOWN OF RIVERHEAD

Town Hall
200 Howell Avenue
Riverhead, New York 11901

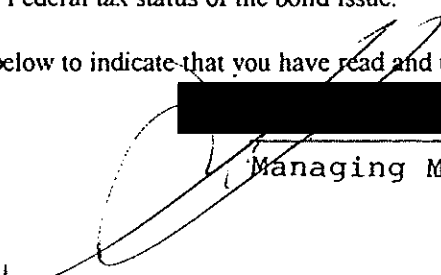
(516) 727-3200

NEW YORK STATE FINANCIAL REPORTING REQUIREMENTS FOR INDUSTRIAL DEVELOPMENT AGENCIES

Please be advised that Chapter 692 of the Laws of 1989 (signed into law July 22, 1989) amends Section 30 of the General Municipal Law to institute additional financial reporting requirements on all IDA's in New York State. Of particular importance to IDA applicants is Section 859 (copy attached). This section requires IDA's to transmit financial statements within 90 days following the end of an Agency's fiscal year (RIDA FY + 1/1-12/31), 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:

1. All bonds and notes issued, outstanding or retired during the period and whether or not they are obligations of the Agency.
2. All new bond issues shall be listed and for each new bond issue, the following information is required:
 - a. Name of the project financed with the bond proceeds.
 - b. Name and address of each owner of the project.
 - c. The amount of tax exemptions granted for each project.
 - d. Purpose for which the bond was issued.
 - e. Bond interest rate at issuance and, if variable, the rate of interest rates applicable.
 - f. Bond maturity date.
 - g. Federal tax status of the bond issue.

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




Managing Member / Date

CERTIFICATION

James J. Bissett III Managing Member
~~(Name of Chief Executive Officer of company~~
~~submitting application)~~ deposes and says that ~~(s)~~he is the Managing Member (title)
of Atlantis Holding Co. LLC. (company name), the ~~company~~^{entity} named
in the attached application; that ~~(s)~~he has read the foregoing application and knows the
contents thereof and that the same is true to his/her knowledge.

Deponent further says that the reason this verification is being made by the deponent and
not by Atlantis Holding Co. LLC (company name) is because said ~~company~~^{entity} is a
~~company~~^{corporation}. The grounds of deponent's belief relative to all matters in said application
which are not stated upon his/her own personal knowledge, are investigations which
deponent has caused to be made concerning the subject matter of this application as well
as information acquired by deponent in the course of his/her duties as ~~a member~~^{a member} of said
~~company~~^{company} and from the books and papers of said ~~corporation~~^{company}.


~~the Managing Member Company~~
As an ~~officer~~ of said ~~corporation~~ (hereinafter referred to as 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")
acting on behalf of Application in connection with this application and all matters relating
to the issuance of bonds. If, for any reason whatsoever, 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 Applicant is unable to find buyers willing to purchase the
total bond issue, then upon presentation of an 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 counsel for the Agency and fees of general counsel
for the Agency. Upon the successful conclusion and sale of the bond issue, the Applicant
shall pay to the Agency an administrative fee set by the Agency not to exceed an amount
equal to $\frac{3}{4}$ of one percent of the face amount of the bond issue, which amount is payable
at closing. The Applicant understands that the Agency's bond counsel's fees, general
counsel's fees and administrative fee are considered issuance expenses and, therefore, can
only be paid for or reimbursed out of the proceeds of any resultant tax-exempt bond issue
up to an aggregate amount not exceeding 2% of ~~the~~ face amount of such tax-exempt
issue.



Chief Executive Officer of Applicant
Managing Member

Sworn to before me this 29
day of July, 1998.

(Seal)


R. P. [Signature]

Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

DETERMINATION OF SIGNIFICANCE—Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: ☒ Part 1 ☐ Part 2 ☐ Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- ☐ A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore a **negative declaration will be prepared.**
- ☐ B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a **CONDITIONED negative declaration will be prepared.***
- ☐ C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a **positive declaration will be prepared.**

* A Conditioned Negative Declaration is only valid for Unlisted Actions

Proposed Atlantis Seaquarium of Long Island

Name of Action

Town of Riverhead

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

January 13, 1998

Date

PART 1—PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF ACTION <u>Atlantis Seaquarium of Long Island</u>		
LOCATION OF ACTION (Include Street Address, Municipality and County) <u>East Main Street, Riverhead, Suffolk County</u>		
NAME OF APPLICANT/SPONSOR <u>Bissett Nursery Corp./J. Petrocelli Contracting</u>		BUSINESS TELEPHONE <u>516-289-3500</u>
ADDRESS <u>323 Long Island Avenue - PO Box 386</u>		
CITY/PO <u>Holtsville,</u>	STATE <u>NY</u>	ZIP CODE <u>11742</u>
NAME OF OWNER (If different) <u>Town of Riverhead</u>		BUSINESS TELEPHONE <u>()</u>
ADDRESS <u>200 Howell Avenue</u>		
CITY/PO <u>Riverhead,</u>	STATE <u>NY</u>	ZIP CODE <u>11901</u>
DESCRIPTION OF ACTION <u>SEE ATTACHED PROJECT DESCRIPTION</u>		

Please Complete Each Question—Indicate N.A. if not applicable

A. Site Description

Physical setting of overall project, both developed and undeveloped areas.

1. Present land use: ☐ Urban ☐ Industrial ☒ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Other _____

2. Total acreage of project area: 3.2 acres.

APPROXIMATE ACREAGE

	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u>0.20</u> acres	<u>-0-</u> acres
Forested	<u>-0-</u> acres	<u>-0-</u> acres
Agricultural (Includes orchards, cropland, pasture, etc.)	<u>-0-</u> acres	<u>-0-</u> acres
Wetland (Freshwater or tidal as per Articles 24, 25 of ECL)	<u>0.10</u> acres	<u>0.40</u> acres*see mitigation summary
Water Surface Area	<u>-0-</u> acres	<u>-0-</u> acres
Unvegetated (Rock, earth or fill)	<u>2.1</u> acres	<u>-0-</u> acres
Roads, buildings and other paved surfaces	<u>0.8</u> acres	<u>1.51</u> acres
Other (Indicate type) <u>Native Habitats</u>	<u>-0-</u> acres	<u>0.66</u> acres (Phase I/II)

3. What is predominant soil type(s) on project site? UR-(Urban land) 0- Fill and impervious surfaces

- a. Soil drainage: ☐ Well drained _____ % of site ☒ Moderately well drained 98 % of site
☒ Poorly drained 2 % of site

- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? n/a acres. (See 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? ☐ Yes ☒ No

- a. What is depth to bedrock? 600+ (in feet)

5. Approximate percentage of proposed project site with slopes: ☒ 0-10% 99 % ☒ 10-15% 1 %
☐ 15% or greater _____ %
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Registers of Historic Places? ☐ Yes ☒ No
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? ☐ Yes ☒ No
8. What is the depth of the water table? 0-8' (in feet)
9. Is site located over a primary, principal, or sole source aquifer? ☒ Yes ☐ No
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? ☒ Yes ☐ No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?
☒ Yes ☐ No According to Field inspection (see attached Natural Resource Inventory)
Identify each species Least terns, Osprey and Diamondback terrapins utilized adjacent Peconic River environs.
12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations)
☐ Yes ☒ No Describe _____
13. Is the project site presently used by the community or neighborhood as an open space or recreation area?
☐ Yes ☒ No If yes, explain _____
14. Does the present site include scenic views known to be important to the community?
☒ Yes ☐ No Municipal riverfront has been maintained/revitalized with scenic vistas eastward along river.
15. Streams within or contiguous to project area: Peconic River
a. Name of Stream and name of River to which it is tributary _____
16. Lakes, ponds, wetland areas within or contiguous to project area:
a. Name Small intertidal fringe marsh along Peconic River Shoreline b. Size (In acres) <0.10
17. Is the site served by existing public utilities? ☒ Yes ☐ No
a) If Yes, does sufficient capacity exist to allow connection? ☒ Yes ☐ No
b) If Yes, will improvements be necessary to allow connection? ☒ Yes ☐ No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? ☒ Yes ☐ No (see attached Natural Resource Inventory)
20. Has the site ever been used for the disposal of solid or hazardous wastes? ☐ Yes ☒ No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
- a. Total contiguous acreage owned or controlled by project sponsor ** Seagrass site = 3.2 acres
Adjacent Treasure Cove Marina = 5.0 acres
- b. Project acreage to be developed: 3.2 acres initially; 3.2 acres ultimately.
- c. Project acreage to remain undeveloped 0 acres. (Phase I-III) Additional 12.0 acres Phase IV
- d. Length of project, in miles: n/a (If appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed 0 %;
- f. Number of off-street parking spaces existing n/a; proposed n/a.
- g. Maximum vehicular trips generated per hour * (upon completion of project)?
- h. If residential: Number and type of housing units:
- | | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially | <u>0</u> | <u>0</u> | <u>0</u> | <u>0</u> |
| Ultimately | <u>0</u> | <u>0</u> | <u>0</u> | <u>0</u> |
- i. Dimensions (in feet) of largest proposed structure 35' height; _____ width; _____ length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? 135' ft.

*Parking/traffic concerns 3 have been addressed in EIS previously prepared.

2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? -0- tons/cubic yards
3. Will disturbed areas be reclaimed? ☒ Yes ☐ No ☐ N/A
- a. If yes, for what intended purpose is the site being reclaimed? Exhibit construction and habitat creation
- b. Will topsoil be stockpiled for reclamation? ☐ Yes ☒ No (no topsoil present)
- c. Will upper subsoil be stockpiled for reclamation? ☒ Yes ☐ No (if suitable material)
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 0.20 acres.
(to be replaced with wetland/native habitat installation)
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?
☐ Yes ☒ No
6. If single phase project: Anticipated period of construction _____ months, (including demolition).
7. If multi-phased:
- a. Total number of phases anticipated IV (number).
- b. Anticipated date of commencement phase upon approval month 1998 year, (including demolition).
- c. Approximate completion date of final phase April month 1999 year. (Phase I) Phase II-IV depends on planning & approval process.
- d. Is phase 1 functionally dependent on subsequent phases? ☐ Yes ☒ No
8. Will blasting occur during construction? ☐ Yes ☒ No
9. Number of jobs generated: during construction 100; after project is complete 36
10. Number of jobs eliminated by this project -0-
11. Will project require relocation of any projects or facilities? ☐ Yes ☒ No If yes, explain _____
12. Is surface liquid waste disposal involved? ☒ Yes ☐ No (Existing SDES permit to be enhanced)
- a. If yes, indicate type of waste (sewage, industrial, etc.) and amount Aquarium/stranding program tank waste water
- b. Name of water body into which effluent will be discharged Peconic River (see mitigation sheet for description)
- Is subsurface liquid waste disposal involved? ☐ Yes ☒ No Type _____
14. Will surface area of an existing water body increase or decrease by proposal? ☐ Yes ☒ No
Explain _____
15. Is project or any portion of project located in a 100 year flood plain? ☒ Yes ☐ No
16. Will the project generate solid waste? ☒ Yes ☐ No
- a. If yes, what is the amount per month 7.5 tons
- b. If yes, will an existing solid waste facility be used? ☒ Yes ☐ No
- c. If yes, give name Commercial transfer station; location Riverhead or Southampton
- d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? ☐ Yes ☒ No
- e. If Yes, explain _____
17. Will the project involve the disposal of solid waste? ☐ Yes ☒ No
- a. If yes, what is the anticipated rate of disposal? _____ tons/month.
- b. If yes, what is the anticipated site life? _____ years.
18. Will project use herbicides or pesticides? ☒ Yes ☐ No Pest control limited to restaurant and facility requirements per NYDEC/SOHS approvals for use.
19. Will project routinely produce odors (more than one hour per day)? ☐ Yes ☒ No
20. Will project produce operating noise exceeding the local ambient noise levels? ☐ Yes ☒ No
21. Will project result in an increase in energy use? ☒ Yes ☐ No
If yes, indicate type(s) Elect./fuel oil/propane
22. If water supply is from wells, indicate pumping capacity 1500 gallons/day. (River water intake for tank maintenance)
Total anticipated water usage per day 7,000 gallons/day. (freshwater from municipal source)
24. Does project involve Local, State or Federal funding? ☐ Yes ☒ No
If Yes, explain _____

25. Approvals Required:

		Type	Submittal Date
City, Town, Village Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Approval of Project Sponsor	
City, Town, Village Planning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site plan approval	Pending approval
City, Town Zoning Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
City, County Health Department	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Sewer connection	Pending approval
Other Local Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Other Regional Agencies	<input type="checkbox"/> Yes <input type="checkbox"/> No		
State Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSOS/NYSEC Art. 25/15/SPES	Pending approval
Federal Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	USACE	Pending approval

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? ☒ Yes ☐ No

If Yes, indicate decision required:

- ☐ zoning amendment ☐ zoning variance ☒ special use permit ☐ subdivision ☒ site plan
☐ new/revision of master plan ☐ resource management plan ☐ other _____

2. What is the zoning classification(s) of the site? Business D

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

Commercial development per zoning permitted uses

4. What is the proposed zoning of the site? Business D with special permit issued for Aquarium use

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

Aquarium use - 100% lot coverage

6. Is the proposed action consistent with the recommended uses in adopted local land use plans? ☒ Yes ☐ No

7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?

Active municipal parking lot/park and various commercial operations - some water dependent

8. Is the proposed action compatible with adjoining/surrounding land uses within a ¼ mile? ☒ Yes ☐ No

9. If the proposed action is the subdivision of land, how many lots are proposed? n/a

a. What is the minimum lot size proposed? n/a

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? ☐ Yes ☒ No

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)? ☒ Yes ☐ No (see tax revenue analysis)

a. If yes, is existing capacity sufficient to handle projected demand? ☒ Yes ☐ No

12. Will the proposed action result in the generation of traffic significantly above present levels? ☒ Yes ☐ No

a. If yes, is the existing road network adequate to handle the additional traffic? ☒ Yes ☐ No
 (See EIS prepared for former project)

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

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

Applicant/Sponsor Name [Redacted] Date January 13, 1998

Signature Charles W. Bowman/Land Use Co., Inc. Title Consultant

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

Part 2—PROJECT IMPACTS AND THEIR MAGNITUDE

Responsibility of Lead Agency

General Information (Read Carefully)

- In completing the form the reviewer should be guided by the question: Have my responses and determinations been reasonable? The reviewer is not expected to be an expert environmental analyst.
- The Examples provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- The number of examples per question does not indicate the importance of each question.
- In identifying impacts, consider long term, short term and cumulative effects.

Instructions (Read carefully)

- Answer each of the 20 questions in PART 2. Answer Yes if there will be any impact.
- Maybe answers should be considered as Yes answers.
- If answering Yes to a question then check the appropriate box (column 1 or 2) to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- Identifying that an impact will be potentially large (column 2) does not mean that it is also necessarily significant. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the Yes box in column 3. A No response indicates that such a reduction is not possible. This must be explained in Part 3.

IMPACT ON LAND

1. Will the proposed action result in a physical change to the project site?
☐ NO ☐ YES

Examples that would apply to column 2

- Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%.
- Construction on land where the depth to the water table is less than 3 feet.
- Construction of paved parking area for 1,000 or more vehicles.
- Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.
- Construction that will continue for more than 1 year or involve more than one phase or stage.
- Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.
- Construction or expansion of a sanitary landfill.
- Construction in a designated floodway.
- Other impacts _____

2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.) ☐ NO ☐ YES
- Specific land forms: _____

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

3. Will proposed action affect any water body designated as protected?
(Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)

- Developable area of site contains a protected water body.
- Dredging more than 100 cubic yards of material from channel of a protected stream.
- Extension of utility distribution facilities through a protected water body.
- Construction in a designated freshwater or tidal wetland.
- Other impacts: _____

- A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease.
- Construction of a body of water that exceeds 10 acres of surface area.
- Other impacts: _____

- Proposed Action will require a discharge permit.
- Proposed Action requires use of a source of water that does not require approval to serve proposed (project) action.

Other impacts: _____

Proposed Action would change flood water flows.

7

- Proposed Action may cause substantial erosion.
- Proposed Action is incompatible with existing drainage patterns.
- Proposed Action will allow development in a designated floodway.
- Other impacts: _____

IMPACT ON AIR

7. Will proposed action affect air quality? ☐ NO ☐ YES
- Examples that would apply to column 2
- Proposed Action will induce 1,000 or more vehicle trips in any given hour.
 - Proposed Action will result in the incineration of more than 1 ton of refuse per hour.
 - Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour.
 - Proposed action will allow an increase in the amount of land committed to industrial use.
 - Proposed action will allow an increase in the density of industrial development within existing industrial areas.
 - Other impacts: _____

IMPACT ON PLANTS AND ANIMALS

8. Will Proposed Action affect any threatened or endangered species? ☐ NO ☐ YES
- Examples that would apply to column 2
- Reduction of one or more species listed on the New York or Federal list, using the site, over or near site or found on the site.
 - Removal of any portion of a critical or significant wildlife habitat.
 - Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.
 - Other impacts: _____

9. Will Proposed Action substantially affect non-threatened or non-endangered species? ☐ NO ☐ YES
- Examples that would apply to column 2**
- Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.
 - Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.

IMPACT ON AGRICULTURAL LAND RESOURCES

10. Will the Proposed Action affect agricultural land resources? ☐ NO ☐ YES
- Examples that would apply to column 2**
- The proposed action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON CRITICAL ENVIRONMENTAL AREAS

14. Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6 NYCRR 617.14(g)? ☐ NO ☐ YES

List the environmental characteristics that caused the designation of the CEA.

Examples that would apply to column 2

- Proposed Action to locate within the CEA?
- Proposed Action will result in a reduction in the quantity of the resource?
- Proposed Action will result in a reduction in the quality of the resource?
- Proposed Action will impact the use, function or enjoyment of the resource?
- Other impacts: _____

Circumstance	Percentage (%)
If someone is attacking you	85
If someone is threatening you	75
If someone is harassing you	65
If someone is insulting you	55
If someone is annoying you	45

IMPACT ON TRANSPORTATION

15. Will there be an effect to existing transportation systems? ☐ NO ☐ YES

Examples that would apply to column 2

- Alteration of present patterns of movement of people and/or goods.
- Proposed Action will result in major traffic problems.
- Other impacts: _____

Circumstance	Percentage (%)
If someone is attacking you	~85
If someone is threatening you	~75
If someone is harassing you	~65
If someone is insulting you	~55
If someone is annoying you	~45

IMPACT ON ENERGY

16. Will proposed action affect the community's sources of fuel or energy supply? ☐ NO ☐ YES

Examples that would apply to column 2

- Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.
- Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use.

- Other impacts: _____

Circumstance	Percentage (%)
If someone is attacking you	85, 90, 95
If someone is threatening you	75, 80, 85
If someone is harassing you	65, 70, 75
If someone is insulting you	55, 60, 65
If someone is annoying you	45, 50, 55

[illegible]

NOISE AND ODOR IMPACTS

17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action? ☐ NO ☐ YES

Examples that would apply to column 2

Blasting within 1,500 feet of a hospital, school or other sensitive facility.

- Odors will occur routinely (more than one hour per day).
- Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.
- Proposed Action will remove natural barriers that would act as a noise screen.
- Other impacts: _____

IMPACT ON PUBLIC HEALTH

18. Will Proposed Action affect public health and safety? ☐ NO ☐ YES

Examples that would apply to column 2

- Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission.
- Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)
- Storage facilities for one million or more gallons of liquified natural gas or other flammable liquids.
- Proposed action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.
- Other impacts: _____

IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

19. Will proposed action affect the character of the existing community?
☐ NO ☐ YES

Examples that would apply to column 2

- The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.
- The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.
- Proposed action will conflict with officially adopted plans or goals.
- Proposed action will cause a change in the density of land use.
- Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.
- Development will create a demand for additional community services (e.g. schools, police and fire, etc.)
- Proposed Action will set an important precedent for future projects.
- Proposed Action will create or eliminate employment.
- Other impacts: _____

[illegible]

10. Is there, or is there likely to be, public controversy related to potential adverse environmental impacts? ☐ NO ☐ YES

If any action in Part 2 is identified as a potential large impact or if you cannot determine the magnitude of impact, proceed to Part 3

Part 3—EVALUATION OF THE IMPORTANCE OF IMPACTS

Responsibility of Lead Agency

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

Instructions

Discuss the following for each impact identified in Column 2 of Part 2:

1. Briefly describe the impact.
2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).
3. Based on the information available, decide if it is reasonable to conclude that this impact is **important**.

To answer the question of importance, consider:

- The probability of the impact occurring
- The duration of the impact
- Its irreversibility, including permanently lost resources of value
- Whether the impact can or will be controlled
- The regional consequence of the impact
- Its potential divergence from local needs and goals
- Whether known objections to the project relate to this impact.

(Continue on attachments)

PROJECT DESCRIPTION

SITE HISTORY:

The subject parcels were previously owned and operated by Riverhead Building Supply Corp. as a lumber and storage yard. In 1993, the Riverhead Town Board adopted the East Main Street Urban Renewal Plan which among other recommendations, identified the property then occupied by the Riverhead Building Supply Corp. as underutilized and set forth the premise that give the infrastructure available to the site, development in the form of a major traffic generator should occur at the site.

In 1995, the Riverhead Community Development Agency purchased the property in furtherance of the development of an aquarium facility and undertook the establishment of an aquarium Preview Center at the site. The Atlantic Coast Aquarium, a private no-for-profit corporation, was formed to pursue the development of an aquarium on the site. Currently, to secure financing for the development of an aquarium facility, it might be required for the Atlantic Coast Aquarium to secure a loan guaranty of the Town of Riverhead. In order to full assess the feasibility of providing such a loan guaranty, it is the decision of the Town Board to consider the alternative uses and interest of the private sector in the development of this parcel as a traffic generator key to the revitalization of the downtown business corridor of the Town of Riverhead.

The subject property is presently occupied by the Riverhead Foundation for Marine Research and Preservation (RFMRP) which operates and New York State and federally permitted marine mammal and sea turtle rehabilitation facility and is the sole contractee with New York State to operate the

Marine Mammal and Sea Turtle Stranding Program. RFMRP occupies the subject site through an agreement with the Riverhead CDA.

SITE DESCRIPTION:

The subject property is located on the south side of East Main Street, 516' east of McDermott Avenue, Riverhead, Suffolk County, New York, more particularly described as Suffolk County Tax Map No. 0600-129-4-18.5 & 19. The topography is level and the street frontage is improved with concrete sidewalk, curb and a curb cut. The subject property is in a Flood Zone. The subject parcel is included within and served by the Riverhead Sewer District, the Riverhead Water District and Public Parking District.

The site is currently improved with a one-story office building of 1,185 square feet and two warehouse/storage style buildings previously utilized as lumber storage buildings and currently used to house marine mammal and sea turtle display tanks. The site is located along the Peconic River with an is particularly improved by bulkheading and 15 boat slips.¹

¹Town of Riverhead, Suffolk County, New York, Request for Proposals for Aquarium or Similar Economic Generator for Downtown Riverhead

EXECUTIVE SUMMARY

The *Atlantis Seaquarium of Long Island* will be New York's only aquarium and ocean research facility to open since the New York Aquarium was built in Brooklyn over 40 years ago. All studies have shown that the attendance at zoos and aquariums will be greater than that of professional football, hockey and baseball combined. The construction of the *Atlantis Seaquarium of Long Island (ASLI)*, coupled with the existing town improvements, will transform Riverhead into a major tourist destination. The *ASLI* alone will attract over 1 million people after completion of Phase IV. Phase I of *ASLI* will immediately provide the crucial magnet to draw the multitudes of Splish Splash and Tanger Mall visitors to downtown Riverhead. The ripple effect of many visitors to the downtown will not only boost existing businesses, but will be responsible for the spawning of many new businesses as well.

Phase I will creatively and uniquely display over 80 exhibits within the 30,000 square foot viewing area, offering more attractions per square foot than most established aquariums, while providing over a 2 hour stay time. The Main Street entrance will have a convenient transportation drop off area located next to a 25' diameter fountain with a 15' breaching humpback whale. Behind the fountain is a 20' long and 40' wide natural rockscape pool which will house six playful and intriguing harbor seals. This exhibit will be free to the public to enjoy while strolling down Main Street, and will entice them to explore the wonders and excitement waiting for them inside the Seaquarium. Upon entering, the visitor's first encounter will be the *Riverhead Foundation for Marine Research and Preservation (RFMRP)*, whose exhibits focus on the Long Island habitats and the New York State Marine Mammal and Sea Turtle Stranding Program. Displays and graphics show how marine animals are rescued and rehabilitated and also inform the visitors on how they can partake by volunteering their time to care for these sick and injured animals.

After exiting the *RFMRP* visitors will then cross over Sand Shark Lagoon via a wooden bridge. This 40' wide and 80' long lagoon housing multitudes of marine fishes and sharks ends at the cave-like entrance to the main display area. Once inside, the visitor is greeted by a towering acrylic cylinder with hundreds of silver shimmering fish, while high above, life size replicas of great white sharks and killer whales appear to swim overhead. The journey continues through dark passages, guided by the brightly lit exhibits that replicate habitats from around the world. Halfway through these exciting and informative displays, the visitor comes upon the 120,000 gallon shark tank, complete with rock caverns and shipwrecks that will excite all, especially with above tank viewing from the mezzanine level. Now at eye level, the pod of life size killer whales and great white sharks suspended from the ceiling appear to swim by.

Exiting the rock caverns of the shark tank, the visitors will then explore the Amazon River, complete with towering trees and large river creatures. Graphics will depict the importance of rain forest preservation. The adjacent exhibit will feature the country's largest public live coral reef display complete with a beach, mangrove forest and shoreline palm trees.

After enjoying the remaining displays, exiting the main exhibit building finds the visitor on beautifully landscaped trails that lead to the sea lion exhibit with above and below water viewing. Scheduled demonstrations throughout the day will highlight the natural abilities of these amazing animals.

Nearby, there will be a large outdoor touch tank filled with urchins, seastars, horseshoe crabs and other tide pool dwellers. A short walk then finds the visitor at the Ray Bay touch pool, where visitors can touch 4' stingrays, creating a memorable and exciting experience for both the young and old. A bridge across Ray Bay leads to the Atlantis Café for a snack or lunch. Late evening hours at *ASLI* will encourage visitors to Riverhead after dark.

Combining these previous exhibits with the following displays, the average customer will spend at least 4-5 hours exploring the *ASLI* experience.

ECO-HABITAT TRAIL AND POND- These nature trails wind around a stream leading to a pond filled with a variety of Long Island plants, ducks, turtles and fresh water fish.

ECOLOGICAL WETLANDS EXHIBITS- A marsh reclamation and pond display along the banks of the serene Peconic River with elevated nature trails and Ecology/ Education Center. This exhibit will be connected to the Town's recently renovated Boardwalk and will be free to the public. The nature trail ends at a beautifully landscaped picnic area and Nature Playground also available to the general public at no charge.

SPECIAL EVENTS AREA- There will be a 4,000 sq. ft. structure to house a variety of shows, special travelling exhibits and holiday events.

ENVIRONMENTAL TOUR BOAT ADVENTURE- Onboard naturalists will guide and educate the 92 passengers while trolling along the banks of the Peconic River and Flanders Bay. This interactive, hands on cruise will be directed toward the environmental awareness and conservation needs of the local wetlands, and the variety of mammals, fish and birds that depend on its preservation. This service is offered independently from the *ASLI* general admission.

WILDERNESS PARK- Visitors board the Atlantis Ferry to venture across the Peconic River into this 12 acre Nature Preserve for relocated wild animals that will be located on the southern banks of the Peconic River, directly across from the aquarium site and Riverboats. *Skyline Express*, a 131 foot high elevator/ observation tower will provide a unique view of the East End of Long Island.

AFFILIATIONS

ASLI is currently involved with the Shinnecock Indian Reservation regarding renovations to their long dormant Aquaculture facility to be used by *ASLI* as an off-site holding facility. Offsite holding at the Reservation allows for more dynamic seasonal exhibits, more onsite exhibits, added holding space for surplus stranded animals from the *RFMRP* and provides a source of revenue for the Shinnecock.

Long term professional/ personal relationships already exist between *ASLI* staff and many aquariums throughout the country including the New England Aquarium, National Aquarium in Baltimore, Mystic Marinelife Aquarium, Jenkinsons Aquarium, The Maritime Aquarium at Norwalk, The New Jersey State Aquarium at Camden, Mote Marine Laboratory in Florida, Waikiki Aquarium, and the New York Aquarium.

EDUCATIONAL ASPECTS

All exhibits, displays and demonstrations will emphasize the educational aspects of the *ASLI* from preschool through graduate school. In-house and outreach programs will be an integral part of the *ASLI* experience, while providing valuable internship programs to students from around the country. A private classroom with its own viewing window to the shark tank will further the educational experience and studies.

ORGANIZATIONAL STRUCTURE

The organizational structure is as follows: The Executive Director will oversee the Finance and Administrative Director, Maintenance Director, Husbandry Director, Educational Director, Marine Mammal Director and Marketing Director. These six senior management positions will oversee 30 full time employees.

PRIMARY SPONSORS

BISSET NURSERY CORPORATION-(James Bissett)
J. PETROCELLI CONTRACTING-(Joseph Petrocelli)

The Bissett and Petrocelli names are well known within the Long Island community as leaders in their respective industries. Bissett Nursery Corp. and Petrocelli Corp. are both family owned and operated businesses ranking among the top 1% of privately held corporations on Long Island. Both companies attribute much of their success to a deep commitment to customer satisfaction. Testimony to this is evident in the dedication of repeat customers and a high volume of referrals.

The Bissett and Petrocelli families bring not only expertise in business management and construction to this project but also strong family and community values. Continuous community involvement and a commitment to ensuring the continuation of a variety of community services have proven a benefit to many Long Islanders over the years.

Jim Bissett, one of the project sponsors, has been researching aquarium feasibility on Long Island from 1992 to present. During this time period, Jim has traveled the country evaluating and researching many established aquariums and has organized the personnel needed to make this project a great success. The resulting project team is comprised of nationally recognized experts in aquarium design, as well as construction, environmental planning/ restoration, operation management and financial professionals. This exceptional association provides the benefit of construction and management for this project under "one roof". In addition, resources for future expansions are readily available.

CONSTRUCTION TIMELINE

Phase I is anticipated to take 8 months after site plan and building permit approval. Phase II, Phase III and Phase IV are scheduled to be built at 1 year intervals.

PHASE II- will consist of a towering 45' high, 12,000 sq' glass enclosure housing a tropical rain forest exhibit with exotic flora, birds and reptiles. Beneath the canopy will be a 400,000 gallon coral reef lagoon tank, complete with an underwater acrylic viewing tunnel. A suspended wooden walkway winds its way up through the tropical rain forest, around a waterfall with scenic overlooks throughout the trip, to a height of 20' above the reef lagoon below.

PHASE III- will feature a 1000 seat *Marine Mammal Exhibition Stadium* with educational shows featuring dolphins, sea lions, otters and other fascinating animals.

PHASE IV- will be located on a 12 acre site along the southern banks of the Peconic River, opposite the aquarium site and Riverboats. Features include a *Wildlife Refuge*, *Marine Mammal Pavilion* with endangered manatees, polar bears, and walrus, *Aviary World* will be a sanctuary for birds from around the world including penguins, *Reptile Island* with exotic reptiles including the Galapagos Tortoise, *Dino-Park* with fully automated Jurassic dinosaurs and realistic archaeological digs will all be displayed in an educational and entertaining fashion.

FUTURE EXPANSION- is available on the adjacent 5 acres of waterfront property to include a sport fishing exhibit, appealing to the 600,000 plus sport fishermen on Long Island.

SUMMARY PLAN/YEARS 1-6

Recent economic and financial studies have shown that the intended market is capable of reaching and maintaining attendance levels in excess of one million visitations based on the size and quality of the aquarium.

Our plan is to build an aquarium and entertainment facility to take full advantage of this market. History has shown that aquariums will consistently bring in repeat business with little expansion after opening. However, we have found that most successful operations are those that phase in the expansions, resulting in maintaining the highest repeat customer base possible. With the proper marketing of upcoming displays and additions, this repeat/ new customer base will be fully exploited, developing a very local following and a feeling of belonging to and growing with the aquarium.

Phase I of *Atlantis* will display over 80 exhibits covering 30,000 square feet, providing the average customer with over two hours of stay time. This is exhibit time exclusive of the Special Events Area, Environmental Playground, Ecological Wetland Exhibits, Boat Tour Adventures, the Eco-Habitats Trails and Pond displays and the 12 acre Wilderness Park. (The Park will not be part of Phase I due to extensive environmental studies required, but will be incorporated into a future phase). With all displays, the average customer can expect to spend at least 4-5 hours visiting the

Aquarium. At the completion of Phase II and Phase III, total exhibit area on the 3.2 acre site will be approximately 94,000 square feet.

This square footage does not include the administration office since it will be located on the adjacent marina property, where long range future expansion will take place. The marina will immediately cater to tourists wishing to visit the *ASLI* by boat.

Phase IV will initially include a 12 acre Nature Preserve and Observation Tower to be developed into a 12 acre Wildlife Park including relocated wild animals, a large Marine Mammal Pavilion, Aviary World, Reptile Island and Dinosaur Park. Utilizing all three sites, *ASLI* will encompass 20+ acres.

The synergistic affect of utilizing these properties with complementary exhibits and displays will allow for the full potential market of Long Island and New York City with over one million visitors per year.

LOCATION: Long Island and Downtown Riverhead

Long Island's town and counties enjoy a range of identities including dense "bedroom" communities of New York City, bustling suburban centers with an inward focus, exclusive vacation properties, and rural agricultural lands. What these all have in common is a sense of the water around them. Local residents grow up with a strong appreciation of the seas whether swimming, fishing, boating or just being concerned about local water resources. In addition to this almost universal interest in the marine environment, Long Island boasts a large population devoted to its local cultural and leisure opportunities. An aquarium on Long Island will find a natural home in the midst of these interests and activities.

With a resident population of 2.6 million, Long Island has a substantial local audience for such an attraction. After evaluating several potential sites, the *ASLI* has chosen downtown Riverhead as its future home based on the available infrastructure and easy access to the LIE and other major routes. In addition to the resident population, eastern Long Island attracts considerable weekend and vacation crowds. The summer months attract several million visitors every year. Tourists will find a trip to the aquarium the perfect activity for a rainy day or a welcome relief from too much sunshine at the beach. On busy days, the overflow crowds will stroll down Main Street bringing tremendous commercial potential into this relatively quiet downtown.

Aquariums perhaps more than any major visitor attraction, relate themselves to their surroundings. They interpret aquatic communities and the life of the seas. Their greatest success, traditionally, has been in towns or cities where these connections are the most evident and Riverhead, located along the banks of the Peconic River, beautifully fulfills this requirement. The site for the *ASLI* is particularly well suited to take advantage of the Peconic with direct access to the river boardwalk with views of the water and the estuary habitat on the riverbanks beyond.

Beyond providing a magnet for tourists and casual visitors, the *ASLI* will play a critical role in the region's educational programs. Increasingly, schools introduce conservation and ecology in early education and continue to focus on these subjects throughout the elementary, middle and high school years. Program development will allow the *ASLI* to complement the classroom curricula in these areas. It will be an ideal setting for class visits tying into a variety of topics in aquatic biology as well as providing an important local focus on conservation issues. Outreach programs that bring the *ASLI* into community schools will share its resources even further.

The *ASLI* has the opportunity to serve the community and region in all these ways. It will provide a commercial focus in the community for visitors to the region, enhance the educational opportunities for Long Island's student population, and create an important addition to Long Island's local cultural and entertainment opportunities while providing a center for monitoring the health of the region's marine environment.

NATURAL RESOURCE INVENTORY

EXISTING TERRESTRIAL AND AQUATIC ECOLOGY

TERRESTRIAL VEGETATION:

Inspection of the site revealed that the majority of the 3.2 acre site has been severely disturbed by past commercial use. Accordingly, most of the parcel consists of areas of grasses and herbaceous weeds, colonizing compacted, disturbed soils. Currently, existing building covers approximately 18,785 s.f. with pavement and impervious surfaces encompassing an additional 16,000 s.f. Turf areas and ornamental landscaping are confined to the northern portion of the site. The extreme southern portion of the parcel adjoins the Peconic River estuary and contains upland pioneer species such as Ragweed (Ambrosia artemisiifolia), Honey Locust (Gleditsia triacanthos) and Common Reed (Phragmites communis), dominating the site.

At present, shoreline areas incorporate dense stands of Phragmites communis with several sparse clumps of S. alterniflora within the intertidal zone. A complete inventory of the Terrestrial Vegetation is identified below as Table No. 1.

TABLE 1

Terrestrial Vegetation:

COMMON NAME

Common Ragweed
Common Milkweed
Lambs Quarter
Queen Anns Lace
Common Plantain
Red Clover
Chicory
Evening Primrose
Honeysuckle
Common Reed
Japanese Knotweed
Cordgrass
Red Maple
Tree of Heaven
White Oak
Groundsel Bush
Black Cherry
Winged Sumac
Virginia Creeper

ORNAMENTALS

White Cedar
Norway Maple
American Holly
Rhododendron
Azalea

SCIENTIFIC NAME

Ambrosia artemisiifolia
Asclepias syrica
Chenopodium album
Daucas carota
Plantago major
Trifolium pratense
Cichorium intybus
Oenothera sp.
Lonicera sp.
Phragmites communis
Polygonum sp.
Spartina alterniflora
Acer rubrum
Ailanthus altissima
Quercus alba
Baccharis halmifolia
Prunus serotina
Rhus copallina
Parthenocissus quinquefolia

Thuja occidentalis
Acer platanoides
Ilex opaca
Rhododendron sp.
Azalea sp.

WILDLIFE AND AQUATIC RESOURCES:

As mentioned previously, the majority of the site contains very limited habitat of any kind. Buildings pavement, and compacted soils have resulted in only small areas of pioneer vegetative species. However, it should be noted that the parcel adjoins the Peconic River and as such, its use will impact upon the exceptional aquatic and wildlife resources found within this existing estuary. A resource inventory outlining the wildlife and aquatic resources contained within the project site and immediate environs is shown as Table No. 2.

TABLE 2

Birds:

<u>COMMON NAME</u>	<u>SCIENTIFIC NAME</u>
American Robin	<u>Turdus migratorius</u>
Northern Mockingbird	<u>Mimus polyglottus</u>
Blue Jay	<u>Cyanocitta cristata</u>
Tree Swallow	<u>Tachycineta bicolor</u>
Barn Swallow	<u>Hirundo rustica</u>
American Crow	<u>Corvus brachyrhynchos</u>
Fish Crow	<u>Corvus ossifragus</u>
House Wren	<u>Troglodytes aedon</u>
Gray Catbird	<u>Dumetella carolinensis</u>
European Starling	<u>Sternus vulgaris</u>
Yellow Warbler	<u>Dendroica petechia</u>
Song Sparrow	<u>Melospiza melodia</u>
House Sparrow	<u>Passer domesticus</u>
Red-Winged Blackbird	<u>Agelaius phoeniceus</u>
Common Grackle	<u>Quiscalus quiscula</u>
Common Yellowthroat	<u>Geothlypis trichas</u>
House Finch	<u>Carpodacus mexicanus</u>
Mourning Dove	<u>Zenaida macroura</u>
Osprey	<u>Pandion haliaetus</u>
Great Black-backed Gull	<u>Larus marinus</u>
Herring Gull	<u>Larus argentatus</u>
Ring-Billed Gull	<u>Larus delawarensis</u>
Laughing Gull	<u>Larus atricilla</u>
Common Tern	<u>Sterna hirundo</u>
Least Tern	<u>Sterna antillarum</u>
Double-Crested Cormorant	<u>Phalacrocorax pelagicus</u>
Great Egret	<u>Casmerodius albus</u>
Snowy Egret	<u>Egretta thula</u>
Green Heron	<u>Butorides striatus</u>
Glossy Ibis	<u>Plegadis falcinellus</u>
Canada Goose	<u>Branta canadensis</u>
Mallard	<u>Anas platyrhynchos</u>
American Black Duck	<u>Anas rubripes</u>
Mute Swan	<u>Cygnus olor</u>
Seaside Sparrow	<u>Ammodramus maritimus</u>
Killdeer	<u>Charadrius vociferus</u>

TABLE 2

(Continued)

Birds:

<u>COMMON NAME</u>	<u>SCIENTIFIC NAME</u>
American Oystercatcher	<u>Haematopus palliatus</u>
Greater Yellowlegs	<u>Tringa melanoleuca</u>
Lesser Yellowlegs	<u>Tringa flavipes</u>
Least Sandpiper	<u>Calidris minutilla</u>
Oldsquaw	<u>Clangula hyemalis</u>
Bufflehead	<u>Bucephala albeola</u>
Greater Scaup	<u>Aythya marila</u>
Common Goldeneye	<u>Bucephala clangula</u>
Red-Breasted Merganser	<u>Mergus serrator</u>

Mammals/Reptiles:

Norway Rat	<u>Rattus norvegicus</u>
Raccoon	<u>Procyon lotor</u>
Diamondback Terrapin	<u>Malaclemys terrapin</u>

Finfish Resources:

American Eel	<u>Anguilla rostrata</u>
Atlantic Menhaden	<u>Brevoortia tyrannus</u>
Atlantic Needle Fish	<u>Strongylura marina</u>
Sheepshead Minnow	<u>Cyprinodon variegatus</u>
Mummichog	<u>Fundulus heteroclitus</u>
Striped Killifish	<u>Fundulus majalis</u>
Atlantic Silversides	<u>Menidia menidia</u>
Fourspine Stickleback	<u>Apeltes quadracus</u>
Northern Pipefish	<u>Syngnathus fuscus</u>
Bay Anchovy	<u>Anchoa mitchelli</u>
Bluefish	<u>Pomatomus saltatrix</u>
Scup	<u>Stenotomus chrysoura</u>
Silver Perch	<u>Bairdiella chrysoura</u>
Northern Kingfish	<u>Menticirrhus saxatilis</u>
Striped Mullet	<u>Mugil cephalus</u>

TABLE 2

(Continued)

COMMON NAME

SCIENTIFIC NAME

White Mullet	<u>Mugil curema</u>
Summer Flounder	<u>Paralichthys dentatus</u>
Striped Bass	<u>Morone americana</u>
Winter Flounder	<u>Pleuronectes americanus</u>
Northern Puffer	<u>Sphoeroides maculatus</u>
Alewife	<u>Alosa pseudoharengus</u>
Yellow Perch	<u>Perca flavescens</u>
Tomcod	<u>Microgadus tomcod</u>
Blackfish	<u>Tautoga oneidas</u>

Shellfish Resources:

Long-clawed Hermit Crab	<u>Pagurus longicarpus</u>
Blue Crab	<u>Callinectes sapidus</u>
Lady Crab	<u>Ovalipes ocellatus</u>
Fiddler Crab	<u>Uca pugnax</u>
Horshoe Crab	<u>Limulus polyphemus</u>
Blue Mussel	<u>Mytilus edulis</u>
Atlantic Ribbed Mussel	<u>Geukensia demissa</u>
Razor Clam	<u>Ensis directus</u>
Channeled Whelk	<u>Busycotypus canaliculatus</u>
Northern Quahog	<u>Mercenaria mercenaria</u>
False Angelwing	<u>Petriocola pholadiformis</u>
Softshell Clam	<u>Mya arenaria</u>
Common Periwinkle	<u>Littorina littorea</u>
Three-lined Mudsmall	<u>Nassarius trivittatus</u>
Grass Shrimp	<u>Hippolyte sp.</u>
Myrid Shrimp	<u>Mysidae</u>
Mud Crab	<u>Xanthidae</u>

MITIGATION SUMMARY

The ASLI project will incorporate numerous habitat improvement/mitigation measures within the project design. Said items are outlined below.

1.) Wetland Filtration System

Existing discharge from Riverhead Stranding Program under NYSDEC SPDES authorization will be incorporated within the Seaquarium discharge/treatment design parameters. This design will seek to reduce contaminant levels and will incorporate construction of tidal/freshwater filtration basins to accomplish final treatment prior to discharge. Said filtration basins can also be utilized as a demonstration project and educational resource for wetland values.

2.) Shoreline Restoration

Currently, the entire project shoreline is comprised of a Phragmites communis monoculture with limited habitat value. The ASLI proposal will incorporate a comprehensive shoreline restoration designed to re-establish intertidal and high marsh areas present at the site prior to the historical filling and development. Said restoration will also serve as an educational resource on wetland values.

3.) Native Habitat Ecology

The ASLI design will incorporate the installation of native habitat areas to be utilized for education and research purposes. Each habitat will be constructed to mimic native ecological areas and will include:

- Red Maple/Kettlehole Ecology
- Dunal Habitats
- Cranberry Bog
- Pine Barrens Habitats
- Open Pond/Stream Habitat

Construction of those areas will enable visitors to appreciate the value and importance of Long Island ecology inclusive of flora and fauna.

4.) Ecology Center

The ASLI proposes to construct an educational facility and ecology center along the Peconic River shoreline of the parcel. Said center will be utilized for

presenting education programs on wetland values, Peconic estuary, Peconic River resources and historic commercial fishing methodology. Incorporated in the Ecology Center area will be Eco-tour boats utilized for transporting patrons to the open bay for encounters with marine life and shorebirds.. Said boats will be equipped for scientific research and collection that will be utilized to further the learning process.

TAX IMPACT SUMMARY

The Atlantis Seaquarium will pay Suffolk County, Town Riverhead, Riverhead School District and Special District taxes. Said revenue, based upon a \$3,200,000.00 assessment (32.44 equalization rate), is calculated at \$342,400.00/year. Said tax revenue will offset impact on increased service demand, especially as referenced to Riverhead School District. This district will benefit from approximately \$174,457.00 in revenue with no increased demand on district faculty or staff.

