

**RESOLUTION NO. 761 -2016, AUTHORIZING PLANNING  
STEPS FOR IMPLEMENTATION OF SUFFOLK COUNTY  
WORKFORCE HOUSING PROGRAM (SPEONK COMMONS)**

**WHEREAS**, Article XXXVI of the SUFFOLK COUNTY ADMINSTRATIVE CODE establishes the County's Workforce Housing Program; and

**WHEREAS**, Section 36-2(D) of said Article authorizes funding of qualifying workforce housing developments, through the use of Capital Bond proceeds (CP 8704 and CP 6411), to subsidize certain land and infrastructure costs in connection with such workforce housing developments; and

**WHEREAS**, the County Department of Economic Development and Planning has identified a combined approximate 4.28 acre site on North Phillips Avenue, in Speonk, in the Town of Southampton, which would be appropriate for development as workforce housing and which is identified by the Suffolk County Tax Map Number 0900-350.00-02.00-018.000 (the "Parcel"); and

**WHEREAS**, the proposed workforce housing development, to be known as "Speonk Commons," contemplates the construction of 51 studio, one, and two bedroom units to be developed by Georgica Green Ventures LLC and the Town of Southampton Housing Authority; and

**WHEREAS**, pursuant to Section 36-2(D) of Article XXXVI of the Suffolk County Administrative Code, it is proposed that the County acquire the Parcel; now, therefore be it

**1<sup>st</sup>** **RESOLVED**, that this Legislature, being the State Environmental Quality Review Act (SEQRA) lead agency, hereby finds and determines that this constitutes a Type II action pursuant to Section 617.5 (c) (20), (21) and (27) of Title 6 of the NEW YORK CODE OF RULES AND REGULATIONS (6 NYCRR) in that the resolution authorizes information collection and preliminary planning processes necessary to formulate a proposal for an action, but does not commit the County to commence or approve an action and because the resolution constitutes routine or continuing agency administration; and since this law is a Type II action, the Legislature has no further responsibilities under SEQRA; and be it further

**2<sup>nd</sup>** **RESOLVED**, that this Legislature hereby finds that the Parcel in the Town of Southampton meet the acquisition and infrastructure funding requirements of the County Workforce Housing Program and the need to fill the critical shortage of workforce housing in Suffolk County; and be it further

**3<sup>rd</sup>** **RESOLVED**, that the Director of Real Estate within the Suffolk County Department of Economic Development and Planning, is hereby authorized, empowered and directed, to plan for the acquisition of and/or infrastructure improvements for the parcel listed below:

**SUFFOLK COUNTY  
TAX MAP NUMBER**

0900-350.00-02.00-018.000

**ACREAGE:**

4.36 Acres

**REPUTED OWNER**

Sandborn Land LLC

and be it further

**4<sup>th</sup>**               **RESOLVED**, that the County Department of Economic Development and Planning, the Division of Real Property Acquisition and Management, and the County Department of Law are hereby authorized, empowered and directed to take such other actions as may be necessary and appropriate to accomplish such planning purposes, including, but not limited to, securing and expending funds for appraisals, surveys, engineering reports, environmental audits, title search and to utilize such valid appraisals for the subject parcel as may be made available to the County by any pertinent municipality; either voluntarily or upon request by the County of Suffolk; and be it further

**5<sup>th</sup>**               **RESOLVED**, that the expenses for such planning purposes shall be paid from funds appropriated pursuant to Article XXXVI of the Suffolk County Administrative Code and shall not exceed \$100,000; and be it further

**6<sup>th</sup>**               **RESOLVED**, that the County of Suffolk may reimburse any entity, whose appraisal is utilized for the above-described purpose, for the cost of obtaining such appraisal in the event that the County elects to utilize such appraisals for the subject parcel.

DATED: September 7, 2016

APPROVED BY:

/s/ Steven Bellone  
County Executive of Suffolk County

Date: September 9, 2016