

**TOWN OF RIVERHEAD
PLANNING BOARD**

200 HOWELL AVENUE, RIVERHEAD, NEW YORK 11901-2596
(631) 727-3200, EXT. 240, FAX (631) 727-9101

Book

*Richard M. O'Dea, Chairman
Joseph H. Baier, Vice-Chair/Secretary*

Stanley Carey, Member

*Ed Densieski, Member
Lyle Wells, Member*

February 6, 2014

Martin Sendlewski, AIA
215 Roanoke Avenue
Riverhead, NY 11901

Authorizes Planning Board Clerk to Publish and Post Notice of Public Hearing
Preliminary Site Plan of Blue River Estates
Resolution No. 2014-0013

Dear Mr. Sendlewski;

The following resolution was duly adopted by the Town of Riverhead Planning Board at a meeting held on February 6, 2014:

WHEREAS, the Riverhead Planning Board is in receipt of a preliminary site plan petition of Blue River Estates for demolition of the existing buildings and construction of a five (5) story residential structure (one and two bedroom apartments) with on-site parking for 48 stalls, and associated site improvements, upon real property located at 11 West Main Street, Riverhead, New York, known and designated as Suffolk County Tax Map Number No. 0600-128-3-68.2; and

WHEREAS, the Riverhead Town Planning Board had previously adopted a resolution setting a public hearing on the above-referenced site plan for February 6, 2014; and

WHEREAS, section 108-131 (B)(5) of the Riverhead Town Code requires the applicant, among other things, the applicant to erect a sign to be displayed on the parcel upon which the site plan application is made and to mail a notice of the public hearing date, at least 10 days prior thereto, to every property owner within 200 feet of the borders of the property which is the subject of the public hearing; and

WHEREAS, the applicant failed to comply with requirements of section 108-131 (B)(5) of the Town Code;

WHEREAS, in order to reschedule the public hearing the Planning Board is required to republish and repost the notice of public hearing setting forth the new date and time of the rescheduled public hearing; now

THEREFORE BE IT

RESOLVED, that the Clerk to the Planning Board hereby be authorized to publish and post the attached notice of public hearing.

Very truly yours,
PLANNING BOARD

Richard M. O'Dea

Richard M. O'Dea
Chairman

KEYB

RMO:kf

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

THE VOTE

BAIER YES ___ NO CAREY YES ___ NO
WELLS YES ___ NO DENSIESKI YES ___ NO
O'DEA YES ___ NO

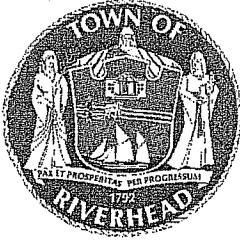
THIS RESOLUTION WAS ___ WAS NOT
THEREFORE DULY ADOPTED

**THE PLANNING BOARD OF THE TOWN OF RIVERHEAD
NOTICE OF PUBLIC HEARING**

PLEASE TAKE NOTICE that a public hearing will be held before the Planning Board of the Town of Riverhead at the Riverhead Town Hall, 200 Howell Avenue, Riverhead, New York, on the 6th Day of March, 2014 at 7:00 o'clock pm, to consider a preliminary site plan petition of Blue River Estates demolition of the existing buildings and construction of a five (5) story residential structure (one and two bedroom apartments) with on-site parking for 48 stalls, and associated site improvements, upon real property located at 11 West Main Street, Riverhead, New York, known and designated as Suffolk County Tax Map Number No. 0600-128-3-68.2.

Dated: Riverhead, New York
February 20, 2014

BY THE ORDER OF THE PLANNING BOARD
OF THE TOWN OF RIVERHEAD



TOWN OF RIVERHEAD PLANNING BOARD

200 HOWELL AVENUE, RIVERHEAD, NEW YORK 11901-2596
(631) 727-3200, EXT. 240, FAX (631) 727-9101

Richard M. O'Dea, Chairman
Joseph H. Baier, Vice-Chair/Secretary

Stanley Carey, Member

Ed Densieski, Member
Lyle Wells, Member

February 6, 2014

Douglas J. Hynes, Managing Member
Design Development Group, LLC
P.O. Box 808
Stony Brook, NY 11790

**Re: Chapter 12 application of Bruce T. Hamilton and Rosemary McAndrew,
114 Cliff Road, Wading River. SCTM 0600-27-3-20**

Dear Mr. Hynes:

The following resolution was duly adopted by the Town of Riverhead Planning Board at a meeting held on February 6, 2014:

**Resolution No. PB.2014.0014:
Chapter 12 permit of Hamilton and McAndrew**

WHEREAS, the Riverhead Planning Board is in receipt of a petition pursuant to Chapter 12 of the Town Code from Design Development (Douglas J. Hynes, Managing Member) as authorized agent to Bruce T. Hamilton and Rosemary McAndrew (contract vendees) for removal of an existing wood platform and a shed and construction of a two story addition with attached decking on an existing single family dwelling located on a 0.23ac. parcel zoned Residence B-80 and known as SCTM 0600-27-3-20, and

WHEREAS, the submission meets the minimal requirements of these petitions including an EAF and original survey plans which identify the extent of Chapter 12 interest and which also demonstrates authorization of the landowner Mark B. Carroll to the contract vendees, and

WHEREAS, the applicant was directed by the administrator Planning Board to seek relief from the strict application of Chapter 12; the intent being considered new development in the Erosion Hazard Area and not allowed under Section 12-14A.(2), and

WHEREAS, the Zoning Board of Appeals in its function as the Erosion Hazard Board of Review issued its determination by Appeal No. 14-02, dated 1/9/14 granting that relief as sought with the sole condition that proposed decks remain unenclosed and uncovered, now

THEREFORE, BE IT

RESOLVED, that the Chapter 12 petition of Bruce T. Hamilton and Rosemary McAndrew for additions to an existing single family dwelling and related improvements as shown on plans consisting of McAndrew Residence, by Richard Ebert, PE, dated 10/10/13 and survey by Pat T. Seccafico, LS (Survey of Lots 61 and 62 Map of Wildwood Hills), dated 8/14/13 be approved, and

BE IT FURTHER

RESOLVED, that the action be considered Type II pursuant to 6NYCRR Part 617.5(c)(9),(12)&(13) as residential expansion on an approved lot and granting setback and dwelling area variances, and

BE IT FURTHER

RESOLVED, That this approval is subject to the following terms and conditions:

1. A copy of this resolution, which shall represent the Town's authorized approval under Chapter 12, shall together with the plans cited above be available for inspection at the work site when work is in progress. The permitted site or facility, including relevant records, is subject to inspection at reasonable hours and intervals by authorized representatives of the Town of Riverhead to determine whether the permittee is complying with this permission. Such representative may order the work suspended pursuant to Section 12-31 of the Town Code. The permittee shall require that any contractor, project engineer or other person responsible for the overall supervision of this project reads, understands and complies with this permit and all of its conditions. Any failure to comply precisely with the terms and conditions of this permit, unless authorized in writing, shall be treated as a violation of the Town Code. If any of the permit conditions are unclear, the permittee must contact the Riverhead Planning Department at the letterhead address or by telephone at (631) 727-3200, ext. 207;
2. If the permittee intends to undertake any project design modifications after permit issuance, the permittee must submit the appropriate plan changes to the Riverhead Planning Department for approval prior to undertaking any such changes. The permittee is advised that substantial modification may require submission of a new permit application. This approval is specified for a one year lifetime. To ensure its uninterrupted coverage, any request for renewal should be made at least 30 days prior to expiration. Pursuant to Section 12-23, construction allowed by variance granted by the Coastal Erosion Hazard Board of Review must be completed within one year from the date of approval. Variance expires at the end of that period without further hearing or action by the Coastal Erosion Hazard Board of Appeals. The proposed decks are also to remain unenclosed and uncovered under the terms of Appeal No. 14-02;
3. The permittee has expressly accepted by the execution of the application, the full legal responsibility for all damages, direct or indirect, of whatever nature and by whomever suffered, arising out of the project described herein and has agreed to indemnify and save harmless the Town of Riverhead from suit, actions, damages and costs of every name and description resulting from said project. This permit shall not be construed as conveying to the applicant any right to trespass upon the lands or interfere with the riparian rights of others in order to perform

the permitted work or as authorizing the impairment of any rights, title or interest in real or personal property held or vested in a person not a party to the permit. The permittee is responsible for obtaining any other permits, approvals, lands, easements and rights of way which may be required for this project such as from the NYSDEC and specifically including a building permit from the Town of Riverhead;

4. All construction and demolition debris shall be removed completely from the site and disposed of at an approved upland location. Disposal of debris in tidal wetlands, waters, adjacent area or Erosion Hazard Area is prohibited. Contamination of tidal wetlands and the waters of New York State by sediments or any other environmentally deleterious materials associated with the project is prohibited. Towards these ends, the applicant shall erect and maintain a suitable sediment barrier such as staked haybales across the site between the construction activity and the top of bluff, and shall vegetatively stabilize all disturbed areas as soon as possible. The barrier shall remain in place until vegetation has taken hold.

**A motion was made by Mr. Baier and seconded by Mr. Wells that the
aforementioned resolution be duly adopted:**

THE VOTE

BAIER X YES ___ NO CAREY X YES ___ NO

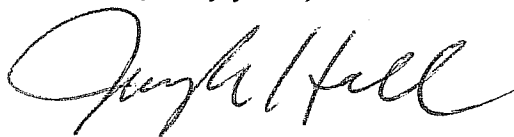
WELLS X YES ___ NO DENSIESKI X YES ___ NO

O'DEA X YES ___ NO

THIS RESOLUTION X WAS ___ WAS NOT

THEREFORE DULY ADOPTED

Very truly yours,



602 Richard O'Dea, Chairman
Riverhead Planning Board

CC: Rich Downs, code enforcement officer
Building Department