

Minutes of Chapter 54 Public Hearings held at Riverhead Town Hall, Howell Avenue, Riverhead, New York on Thursday, April 29, 1999 at 1:23 p.m.

Present:

Barbara Grattan,	Town Clerk
Laury Dowd, Esq.,	Town Attorney's Office
Melissa White,	Deputy Town Clerk
Leroy Barnes,	Building Administrator
Sharon Klos	

Public Hearing opened: 1:23 p.m.

Melissa White: "The time is 1:23. This public hearing is open. I have affidavits of publishing and posting for a public hearing to be held at Riverhead Town Hall, Riverhead, New York, at 1:00 p.m. on April 29, 1999 to hear all interested persons who wish to be heard regarding Chapter 54, Unsafe Buildings and Collapsed Structures for the property owned by Thelma Booker."

Laury Dowd: "Okay, so this is the public hearing on the property owned by Thelma Booker, location 23 Zion Street, Aquebogue, tax map #0600-85-3-063.1. Do we normally swear you in? Would you be sworn in?"

Do you promise to tell the truth, the whole truth, and nothing but the truth, so help you God?"

Leroy Barnes: "I do."

Laury Dowd: "Would you state your name and position with the Town of Riverhead?"

Leroy Barnes: "Leroy Barnes, Building Department Administrator. And I would like to submit for the record my qualifications in writing."

Laury Dowd: "Thank you. Did you inspect the property owned by Thelma Booker located at 23 Zion Street, Aquebogue?"

Leroy Barnes: "Yes, I did. I inspected the property on February 10, 1999 on or about 1:00 p.m."

Laury Dowd: "What did you find when you did that inspection?"

Leroy Barnes: "As the inspection, I went to the site. I found it structurally unsafe. It was structurally dangerous, it was definitely unsanitary. You can see it has inadequate maintenance, it's dilapidated, obsolescence, abandonment. The exterior doors are open, some are missing; there are broken windows, leaks. The building is collapsed in the center and at this time I would recommend that the building be demolished as soon as possible.

I would also like to add for the record that Mrs. Booker came in for a demolition permit; she's filed for the permit on March 10 of '99. She has assured me that she will do everything in her power to find a contractor to remove and demolish the building. We have issued a demolition permit on 3/15/99. However, I felt it was necessary to continue the hearing process so that we can make sure that the Town follows through on that demolition."

Laury Dowd: "Do you know whether or not any action has been taken on that demolition permit by this date?"

Leroy Barnes: "I inspected the premises yesterday afternoon and it has not been done to this date."

Laury Dowd: "Seeing nobody else here to speak on this matter, this public hearing is closed."

Public Hearing closed: 1:26 p.m.

Public Hearing opened: 1:26 p.m.

Melissa White: "The time is 1:26. This public hearing is opened. I have affidavits of publishing and posting for a public hearing to be held at Riverhead Town Hall, Riverhead, New York at 1:00 p.m., April 29, 1999 to hear all interested persons who wish to be heard regarding Chapter 54 Unsafe Buildings and Collapsed Structures, property owned by Ellen M. Goldberg, Thomas C. Lupia, and Michael T. Marra, located at 417-425 West Main Street, Riverhead, New York."

Laury Dowd: "All right. I'll open the public hearing on the unsafe structure located at 417-425 West Main Street, Riverhead. I'd like to swear the inspector in.

Do you promise to tell the truth, the whole truth, and nothing but the truth, so help you God?"

Sharon Klos: "I do."

Laury Dowd: "Would you state your name and position with the Town of Riverhead, please?"

Sharon Klos: "My name is Sharon Klos. My position is Building Permits Coordinator."

Laury Dowd: "Would you please review your qualifications to review unsafe structures pursuant to Chapter 54 of the Riverhead Town Code?"

Sharon Klos: "Approximately 25 years in the private sector as a contracted project manager or construction supervisor. Six years with the Town of Babylon as commercial building inspector. Seven years with the Town of Riverhead as bulding permits coordinator, during-- duties of which are construction inspections during all phases of construction, letters of pre-existing use, inspections for-- on complaints issuance of appearance tickets, condemnations of unsafe structures and associated duties."

Laury Dowd: "Thank you. Did you inspect the property owned by Ellen Goldberg, Thomas Lupia and Michael Marra, located at 417-425 West Main Street?"

Sharon Klos: "I did."

Laury Dowd: "When did you perform this inspection?"

Sharon Klos: "That was March 2, 1999."

Laury Dowd: "What did you find when you did that inspection?"

Sharon Klos: "The building is abandoned and in poor condition, severely weathered, open and accessible at the rear. There were structural faults in that the second story over the rear porch was not properly supported by the columns. The staircase returning wall was unstable, structurally unstable, and required railing was improperly supported, wiring is exposed. The building is unfit for human habitation."

My recommendation to the Town Board at this point in time would be to demolish this building. It has a history of being difficult to maintain in a secured manner and as such I would deem this building to be also an attractive nuisance and definitely a detriment to the health, safety and welfare of the people in the Town of Riverhead."

Laury Dowd: "Have there been previous efforts to secure this building?"

Sharon Klos: "Yes, there have."

Laury Dowd: "And what happened to those efforts?"

Sharon Klos: "They're breached."

Laury Dowd: "Is there anything else you'd like to add to your testimony?"

Sharon Klos: "Nothing other than this is a structure which I feel should be acted on in as timely a fashion as possible."

Laury Dowd: "Thank you. Seeing nobody else here to speak on this matter, the public hearing on this property is closed."

Public Hearing closed: 1:30 p.m.

Barbara Gattan
Gour Club