

**EARLY NOTICE OF A PROPOSED ACTIVITY  
IN A 100-YEAR FLOODPLAIN  
RIVERVIEW LOFTS  
RIVERHEAD, SUFFOLK COUNTY, NEW YORK  
JUNE 8, 2017**

To: All interested Agencies, Groups, and Individuals

This is to provide notice that the Governor's Office of Storm Recovery (GOSR), an office of the New York State Homes & Community Renewal's (HCR) Housing Trust Fund Corporation (HTFC), has received an application from Georgia Green Ventures, LLC. to fund construction of Riverview Lots (hereinafter, the "Proposed Activity") and is conducting an evaluation as required by Executive Order 11988 and Executive Order 11990 in accordance with U.S. Department of Housing and Urban Renewal (HUD) regulations (24 CFR Part 55). There are three primary purposes for this notice. First, to provide the public an opportunity to express their concerns and share information about the Proposed Activity, including alternative locations outside of the Floodplain. Second, adequate public notice is an important public education tool. The dissemination of information about floodplains and wetlands facilitates and enhances governmental efforts to reduce the risks associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the government determines it will participate in actions taking place in floodplains or wetlands, it must inform those who may be put at greater or continued risk. Funding for the Proposed Activity will be provided by the HUD Community Development Block Grant – Disaster Recovery (CDBG-DR) program for storm recovery activities in New York State.

The Proposed Activity is needed to address the need for storm resistant affordable housing in the Town of Riverhead. On August 28, 2011, Hurricane Irene caused flooding, fallen trees, property damage, and power outages in Suffolk County. On October 29, 2012, a little over a year after Irene, Hurricane Sandy made landfall over the New York coast. Flooding along the coast, overland flooding, and wind-damaged communities throughout New York adding to damage suffered the year before. Although the Town of Riverhead was not as hard hit as communities on the South Shore, Riverhead did experience significant damage from the storm. The storm surge flooded much of downtown Riverhead and low-lying residential areas. Much of downtown Riverhead's southern side was under water even before the peak of the storm. In the wake of such devastation, the importance of building more resilient structures is vital to establish a more storm-resistant Long Island. Creation of new affordable housing in eastern Long Island is a vital component of Suffolk County's overall recovery.

The Proposed Activity entails the redevelopment of a 0.85-acre site located the southwestern corner of the intersection of East Main Street and McDermott Avenue in the Town of Riverhead. The project site is currently occupied by two buildings (221 East Main Street [26,600 square feet] and 31 McDermott Avenue [10,600 square feet]) and their associated parking lots. The Proposed Action includes the demolition of the existing buildings and parking lots and construction of a new five-story mixed-use structure on the north end of the site with a lower level for parking. The structure would feature about 16,000 square feet of street level (at-grade with East Main Street) commercial spaces and four floors of apartments (118 units). The lower parking level with 58 spaces would have an entrance located at the lower elevation on McDermott Avenue near the riverfront. In addition to providing resident parking, this parking level arrangement would raise critical structural and mechanical components out of the most likely flood area. Other flood

resilient measures proposed include automatic flood barriers, on-site backup power and wind and water resistant materials.

The southern portion of the site, approximately 0.5 acres, lies within the Special Flood Hazard Area Zone AE, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) number 36103C0466H, Revised September 25, 2009. The Base Flood Elevation for this part of the AE Zone is 7 feet above sea level (asl). The first floor of the proposed building will be above 7 feet asl.

Floodplain maps based on the FEMA Base Flood Elevation Maps have been prepared and are available for review with additional information at <http://www.stormrecovery.ny.gov/environmental-docs>.

Any individual, group, or agency may submit written comments on the Proposed Activity or request further information by contacting Lori A. Shirley, Certifying Environmental Officer, Governor's Office of Storm Recovery, NYS Homes & Community Renewal, 38-40 State, Albany, NY 12207; e-mail NYSCDBG\_DR\_ER@nyshcr.org. Standard office hours are 9:00 AM to 5:00 PM Monday through Friday. For more information call 518-474-0755. All comments received by June 23, 2017 will be considered.