



# TOWN OF RIVERHEAD ZONING BOARD OF APPEALS

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

*Fred J. McLaughlin, Chairman*  
*Frank Seabrook, Member*

*Otto Wittmeier, Vice Chair*

*Lisa Worthington, Member*  
*Leroy Barnes, Jr, Member*

## AGENDA Thursday, December 8, 2016

The Zoning Board of Appeals may add or remove applications from the Agenda upon its discretion, without further notice. The order in which applications appear on the agenda may be changed at the discretion of the Zoning Board of Appeals.

Agendas may be viewed on the Town's Website @ <http://www.townofriverheadny.gov>

### **\*\*6:30 PM WORK SESSION\*\***

#### **PLEDGE OF ALLEGIANCE**

#### **DISCUSSION ITEMS**

- 1) Appeal No. 16-42 – NF Auto Body, 26 Edgar Ave, Aquebogue SCTM# 600-086-01-019 & 021.01** - for variances to and/or relief from the provisions of Chapter 108, Section 10.1, requesting to construct a new building with associated site improvements resulting in impervious surface coverage of 38.3% of the total lot area where a maximum of 15% is permitted, and with a proposed combined side yard of 37.3 feet where a minimum of 55 feet is required. **ADJOURNED FROM 7/28/16**
- 2) Appeal No. 16-57, Gendot Homes, Inc., 18 Wema Rd., Wading River, SCTM No. 33-6-15** - for variances to and/or relief from the provisions of Chapter 301 Section 31 to construct a dwelling having an impervious surface in excess of 15% of lot area where the maximum permitted is 15%, having a proposed front yard setback of 45 feet where the minimum required is 60 feet, having side yard setbacks of 16 feet where the minimum required is 30 feet, having a combined side yard of 32 feet where the minimum required is 65 feet, and having a rear yard setback of 38 feet where the minimum required is 75 feet. **ADJOURNED FROM 11/10/2016**
- 3) Appeal No. 16-58, August Groeber, 937 Old Country Road, Riverhead, SCTM No. 108-4-11.16** - for variances to and/or relief from the provisions of Chapter 301 Section 222 E to construct an addition which results in an increase in gross floor area within a required side yard of a preexisting non-conforming building and an increase in the degree of nonconformity where these increases are not permitted.
- 4) Appeal No. 16-59, Calverton Distribution PODS, 3651 Middle Country Road, Calverton, SCTM No. 117-2-9.2** - for variances to and/or relief from the provisions of Chapter 301 Section 115 proposing to construct a storage building with a height of 34.5 feet where the maximum permitted is 34 feet.
- 5) Appeal No. 16-60, Lincoln St., Riverhead, SCTM No 128-1-13** - for variances to and/or relief from the provisions of Chapter 301 Section 290 for a proposed storage/warehouse use where it is not a permitted use within the zoning district.
- 6) Appeal No. 16-61, Femmino Residence, 809 West Main Street, Riverhead, SCTM No. 124-4-13.1** - for variances to and/or relief from the provisions of Chapter 301 Section 162 proposing to reconstruct a

dilapidated storage building attached to a one car garage having a side yard setback to the storage building of 5 feet where the minimum required is 15 feet and a rear yard setback to the storage building of 26.833 feet where the minimum required is 50 feet.

**\*\*7:00 PM PUBLIC HEARINGS\*\***

**PLEASE BE REMINDED THAT ALL DOCUMENTS SUBMITTED TO THIS BOARD, MUST ALSO BE SUBMITTED TO THE ZONING BOARD SECRETARY.**

1) **Appeal No. 16-42 – NF Auto Body, 26 Edgar Ave, Aquebogue SCTM# 600-086-01-019 & 021.01** - for variances to and/or relief from the provisions of Chapter 108, Section 10.1, requesting to construct a new building with associated site improvements resulting in impervious surface coverage of 38.3% of the total lot area where a maximum of 15% is permitted, and with a proposed combined side yard of 37.3 feet where a minimum of 55 feet is required. **ADJOURNED FROM 7/28/16**

2) **Appeal No. 16-57, Gendot Homes, Inc., 18 Wema Rd., Wading River, SCTM No. 33-6-15** - for variances to and/or relief from the provisions of Chapter 301 Section 31 to construct a dwelling having an impervious surface in excess of 15% of lot area where the maximum permitted is 15%, having a proposed front yard setback of 45 feet where the minimum required is 60 feet, having side yard setbacks of 16 feet where the minimum required is 30 feet, having a combined side yard of 32 feet where the minimum required is 65 feet, and having a rear yard setback of 38 feet where the minimum required is 75 feet. **ADJOURNED FROM 11/10/2016**

3) **Appeal No. 16-58, August Groeber, 937 Old Country Road, Riverhead, SCTM No. 108-4-11.16** - for variances to and/or relief from the provisions of Chapter 301 Section 222 E to construct an addition which results in an increase in gross floor area within a required side yard of a preexisting non-conforming building and an increase in the degree of nonconformity where these increases are not permitted.

4) **Appeal No. 16-59, Calverton Distribution PODS, 3651 Middle Country Road, Calverton, SCTM No. 117-2-9.2** - for variances to and/or relief from the provisions of Chapter 301 Section 115 proposing to construct a storage building with a height of 34.5 feet where the maximum permitted is 34 feet.

5) **Appeal No. 16-60, Lincoln St., Riverhead, SCTM No 128-1-13** - for variances to and/or relief from the provisions of Chapter 301 Section 290 for a proposed storage/warehouse use where it is not a permitted use within the zoning district.

6) **Appeal No. 16-61, Femmino Residence, 809 West Main Street, Riverhead, SCTM No. 124-4-13.1** - for variances to and/or relief from the provisions of Chapter 301 Section 162 proposing to reconstruct a dilapidated storage building attached to a one car garage having a side yard setback to the storage building of 5 feet where the minimum required is 15 feet and a rear yard setback to the storage building of 26.833 feet where the minimum required is 50 feet.

**MEETING MINUTES OF THE BOARD**

1) **November 10, 2016**

**EXECUTIVE SESSION**

**CORRESPONDENCE**

**NEXT MEETING DATE – December 8, 2016 at 6:30 PM**