



# 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, September 14, 2017

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. 2016-033 – Edward Roth – 111 Sunset Blvd, Wading River, SCTM No. 30-2-29 –** For variances to and/or relief from the provisions of Chapter 301 Section 31 requesting permission to construct a new dwelling with a proposed front yard setback of 45 feet where the minimum required is 60 feet, and proposing a rear yard setback of 57 feet where the minimum required is 75 feet. **Extension Request**
- 2) Appeal No. 2017-047 – Hampton Bays Properties, LLC – 840 West Main Street, Riverhead, SCTM No. 600-124-3-8, PRC Zoning -** To seek a special exception pursuant to the provisions of Chapter 301 Section 222 B proposing to change the use from one nonconforming use of a contractor's yard to another nonconforming use of a towing and motor vehicle repair business. **Reserve Decision**
- 3) Appeal No. 2017-045 – Andrew Malguarnera – 4 Birch Lane, Wading River, SCTM No. 600-33-5-29, RB80 Zoning -** for variances to and/or relief from the provisions of Chapter 301 Section 29 A(1)(c) where the deck is constructed one foot from the side property line where the minimum required is 20 feet. **Adjourned from 8/10/17**
- 4) Appeal No. 2017-048 – Reynaldo Fuentes – 12 Andrea Ct., Riverhead, SCTM No. 600-65-3-24, RA-40 Zoning -** for variances to and/or relief from the provisions of Chapter 301 Section 12 proposing to construct an addition having a front yard setback of 36 feet where the minimum required is 40 feet and a rear yard setback of 34 feet where the minimum required is 40 feet. **Adjourned from 8/24/17**
- 5) Appeal No. 2017-050 – EP Equity Holdings Four, LLC – 582 Edwards Avenue, Calverton – SCTM No. 117-2-2.7, Industrial A Zoning –** For variances to and/or relief from the provisions of Chapter 301 Section 114 proposing an office use on a parcel where such use is not a specifically permitted principal use.
- 6) Appeal No. 2017-051 – Larry Simms – 1501-1595 West Main Street, Riverhead, SCTM Nos. 119-2-56, 57 & 58, Riverfront Corridor Zoning –** For variances to and/or relief from the provisions of

Chapter 301 Section 164 A where the proposed uses of office space, restaurant, non-river related retail, and storage/warehousing are not permitted uses in the Riverfront Corridor zoning use district.

**7) Appeal No. 2017-052 – Thomas McCarthy/McCarthy Management – 1377 Pulaski Street, Riverhead – SCTM No. 121-1-4, Industrial C Zoning** – For variances to and/or relief from the provisions of Chapter 301 Section 123 having a proposed front yard setback of 12 feet where the minimum required is 30 feet and a proposed side yard setback of 5 feet where the minimum required is 30 feet and Chapter 301 Section 236 A(2) having a proposed buffer from a residential use of 5 feet where the minimum required is 10 feet.

**8) Appeal No. 2017-053 – 84 Lumber – 1751 West Main Street, Riverhead – SCTM No. 118-4-10, Industrial A Zoning** – For variances to and/or relief from the provisions of Chapter 301 Section 254 G(1) where the proposed wall sign is not permitted in the Industrial A Zoning Use District and Chapter 301 Section 254 G(3) where internal illumination of the freestanding sign is not permitted.

**9) Appeal No. 2017-054 – Atlantis Holdings – 4670 Middle Country Road, Calverton – SCTM No. 97-1-82, Industrial B Zoning** - For variances to and/or relief from the provisions of Chapter 301 Section 254 H(1) proposing an internally illuminated gas station price sign, canopy signs, and all wall signs where internal sign illumination is not permitted within the Industrial B zoning use district.

**\*\*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. 2017-045 – Andrew Malguarnera – 4 Birch Lane, Wading River, SCTM No. 600-33-5-29, RB80 Zoning** - for variances to and/or relief from the provisions of Chapter 301 Section 29 A(1)(c) where the deck is constructed one foot from the side property line where the minimum required is 20 feet. **Adjourned from 8/10/17**

**2) Appeal No. 2017-048 – Reynaldo Fuentes – 12 Andrea Ct., Riverhead, SCTM No. 600-65-3-24, RA-40 Zoning** - for variances to and/or relief from the provisions of Chapter 301 Section 12 proposing to construct an addition having a front yard setback of 36 feet where the minimum required is 40 feet and a rear yard setback of 34 feet where the minimum required is 40 feet. **Adjourned from 8/24/17**

**3) Appeal No. 2017-050 – EP Equity Holdings Four, LLC – 582 Edwards Avenue, Calverton – SCTM No. 117-2-2.7, Industrial A Zoning** – For variances to and/or relief from the provisions of Chapter 301 Section 114 proposing an office use on a parcel where such use is not a specifically permitted principal use.

**4) Appeal No. 2017-051 – Larry Simms – 1501-1595 West Main Street, Riverhead, SCTM Nos. 119-2-56, 57 & 58, Riverfront Corridor Zoning** – For variances to and/or relief from the provisions of Chapter 301 Section 164 A where the proposed uses of office space, restaurant, non-river related retail, and storage/warehousing are not permitted uses in the Riverfront Corridor zoning use district.

**5) Appeal No. 2017-052 – Thomas McCarthy/McCarthy Management – 1377 Pulaski Street, Riverhead – SCTM No. 121-1-4, Industrial C Zoning** – For variances to and/or relief from the provisions of Chapter 301 Section 123 having a proposed front yard setback of 12 feet where the minimum

required is 30 feet and a proposed side yard setback of 5 feet where the minimum required is 30 feet and Chapter 301 Section 236 A(2) having a proposed buffer from a residential use of 5 feet where the minimum required is 10 feet.

**6) Appeal No. 2017-053 – 84 Lumber – 1751 West Main Street, Riverhead – SCTM No. 118-4-10, Industrial A Zoning** – For variances to and/or relief from the provisions of Chapter 301 Section 254 G(1) where the proposed wall sign is not permitted in the Industrial A Zoning Use District and Chapter 301 Section 254 G(3) where internal illumination of the freestanding sign is not permitted.

**7) Appeal No. 2017-054 – Atlantis Holdings – 4670 Middle Country Road, Calverton – SCTM No. 97-1-82, Industrial B Zoning** - For variances to and/or relief from the provisions of Chapter 301 Section 254 H(1) proposing an internally illuminated gas station price sign, canopy signs, and all wall signs where internal sign illumination is not permitted within the Industrial B zoning use district.

### **MEETING MINUTES OF THE BOARD**

1) August 24, 2017

### **EXECUTIVE SESSION**

### **CORRESPONDENCE**

**NEXT MEETING DATE** – September 28, 2017 at 6:30 PM