



# 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, June 14, 2018

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>

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### 6:30 P.M. WORK SESSION

- 1) **Appeal No. 2018-019 – Brixmor Riverhead Development LLC – 1762 Old Country Road, Riverhead – SCTM No. 600-101.1-1-2 – DRC Zoning** - for variances and/or relief from Chapter 301 Section 249 E(4) for a proposed directory panel not coordinated in color or letter and is therefore, not permitted.
- 2) **Appeal No. 2018-022 – Overlook Dr. LLC – 254 Overlook Drive, Aquebogue – SCTM No. 600-113-1-11 – RB40 Zoning** – for variances and/or relief from Chapter 301 Section 17 where the proposed impervious surface coverage is 15.1% of the lot and the maximum permitted is 15%; proposed front yard setback is 23 feet where the minimum required is 50 feet; proposed side yard setbacks are 13 and 15 feet where the minimum required is 25 feet; and the proposed combined side yard is 28 feet where the minimum required is 55 feet.
- 3) **Appeal No. 2018-025 – Thomas Marceau – 17 Plainview Drive, Wading River – SCTM No. 600-49-3-3 – RB80 Zoning** - for variances and/or relief from Chapter 301 Section 34 where the proposed side yard setback is 11.2 feet, and the minimum required is 20 feet.
- 4) **Appeal No. 2018-026 – Old Steeple Church – 656 Main Road, Aquebogue – SCTM No. 600-67-1-25.1 – VC Zoning** - for variances and/or relief from Chapter 301 Section 254 F(1) where the proposed replacement freestanding sign is internally illuminated which is not permitted.
- 5) **Appeal No. 2018-028 – Ann and Carl Verdi – 135 South Road, Wading River – SCTM No. 600-30-3-12 – RB80 Zoning** - for variances and/or relief from Chapter 301 Section 29 where proposed accessory garage is partially located in the front yard and is not permitted and Section 34 where proposed garage is 8.6 feet from the principal dwelling and minimum required is 10 feet and proposed garage in side yard is 10 feet from the property line and minimum required is 20 feet.
- 6) **Appeal No. 2018-029 – Charity Osuna – 81 Beach Road, Wading River – SCTM No. 600-26-3-28.1 – RB80 Zoning** - for variances and/or relief from Chapter 301 Section 31 where the proposed property line will create a rear setback of 2.6 feet to the detached garage on Lot 1 and the minimum required is 20 feet; the resultant impervious surface will be 22.5% of the total Lot 1 area and the maximum permitted is 15 %; the

proposed lots are 12,000 and 12,600 square feet and the minimum required is 80,000 square feet; the proposed width of Lot 2 is 120 feet and the minimum required is 175 feet; the proposed front yard setback of Lot 2 is 30 feet and the minimum required is 60 feet; the proposed rear yard setback of Lot 2 is 30 feet and the minimum required is 75 feet; the proposed side yard setback of Lot 2 is 25 feet and the minimum required is 30 feet; and the proposed combined side yard of Lot 2 is 50 feet and the minimum required is 65 feet.

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### RESERVED DECISION

1) **Appeal No. 2018-021 – Wenkwei Guo – 65 W. Alfred Avenue, Baiting Hollow – SCTM No. 600-79-1-7.10 – APZ Zoning** - for variances and/or relief from Chapter 301 Section 37 A(2) for a proposed deer fence 8 feet in height erected in the front yard of a residential lot where the maximum permitted height is four feet in the front yard.

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### 7:00 P.M. PUBLIC HEARINGS

*Please be reminded that all documents submitted to this board, must also be submitted to the zoning board secretary.*

1) **Appeal No. 2018-019 – Brixmor Riverhead Development LLC – 1762 Old Country Road, Riverhead – SCTM No. 600-101.1-1-2 – DRC Zoning** - for variances and/or relief from Chapter 301 Section 249 E(4) for a proposed directory panel not coordinated in color or letter and is therefore, not permitted.

2) **Appeal No. 2018-022 – Overlook Dr. LLC – 254 Overlook Drive, Aquebogue – SCTM No. 600-113-1-11 – RB40 Zoning** – for variances and/or relief from Chapter 301 Section 17 where the proposed impervious surface coverage is 15.1% of the lot and the maximum permitted is 15%; proposed front yard setback is 23 feet where the minimum required is 50 feet; proposed side yard setbacks are 13 and 15 feet where the minimum required is 25 feet; and the proposed combined side yard is 28 feet where the minimum required is 55 feet.

3) **Appeal No. 2018-025 – Thomas Marceau – 17 Plainview Drive, Wading River – SCTM No. 600-49-3-3 – RB80 Zoning** - for variances and/or relief from Chapter 301 Section 34 where the proposed side yard setback is 11.2 feet, and the minimum required is 20 feet.

4) **Appeal No. 2018-026 – Old Steeple Church – 656 Main Road, Aquebogue – SCTM No. 600-67-1-25.1 – VC Zoning** - for variances and/or relief from Chapter 301 Section 254 F(1) where the proposed replacement freestanding sign is internally illuminated which is not permitted.

5) **Appeal No. 2018-028 – Ann and Carl Verdi – 135 South Road, Wading River – SCTM No. 600-30-3-12 – RB80 Zoning** - for variances and/or relief from Chapter 301 Section 29 where proposed accessory garage is partially located in the front yard and is not permitted and Section 34 where proposed garage is 8.6 feet from the principal dwelling and minimum required is 10 feet and proposed garage in side yard is 10 feet from the property line and minimum required is 20 feet.

6) **Appeal No. 2018-029 – Charity Osuna – 81 Beach Road, Wading River – SCTM No. 600-26-3-28.1 – RB80 Zoning** - for variances and/or relief from Chapter 301 Section 31 where the proposed property line will create a rear setback of 2.6 feet to the detached garage on Lot 1 and the minimum required is 20 feet; the

resultant impervious surface will be 22.5% of the total Lot 1 area and the maximum permitted is 15 %; the proposed lots are 12,000 and 12,600 square feet and the minimum required is 80,000 square feet; the proposed width of Lot 2 is 120 feet and the minimum required is 175 feet; the proposed front yard setback of Lot 2 is 30 feet and the minimum required is 60 feet; the proposed rear yard setback of Lot 2 is 30 feet and the minimum required is 75 feet; the proposed side yard setback of Lot 2 is 25 feet and the minimum required is 30 feet; and the proposed combined side yard of Lot 2 is 50 feet and the minimum required is 65 feet.

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**MEETING MINUTES OF THE BOARD**

1) May 24, 2018

**EXECUTIVE SESSION**

**CORRESPONDENCE**

**NEXT MEETING DATE** – June 28, 2018 at 6:30 PM