



TOWN OF RIVERHEAD ZONING BOARD OF APPEALS

201 HOWELL AVENUE, RIVERHEAD, NEW YORK 11901-2596
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Fred J. McLaughlin, Chairman
Frank Seabrook, Member

Otto Wittmeier, Vice Chair

Lisa Worthington, Member
Leroy Barnes, Jr, Member

AGENDA Thursday, November 8, 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>

6:30 P.M. WORK SESSION

1) Appeal No. 2018-053 – William Wilson – 163 Eight Bells Road, Riverhead – SCTM No. 600-13-2-4.1 – RA40 Zoning - for variances and/or relief from Chapter 301 Section 9 A(1)(c) where the proposed deck setback is 15.9 feet and minimum required is 20 feet; Section 11 where the proposed impervious surface is 21.4% of the lot area and maximum permitted is 15%; where proposed front yard setback is 30 feet and minimum required is 50 feet; where proposed rear yard setback is 28 feet and minimum required is 60 feet; and where proposed side yard setback is 20 feet and minimum required is 50 feet.

2) Appeal No. 2018-054 – Joseph Calabrese – 28 Beach Road, Laurel – SCTM No. 600-71-2-16 – RB40 Zoning - for variances and/or relief from Chapter 301 Section 15 A(1)(d) where shed under 144 square feet is 0.9 & 1 feet from property lines and minimum required is 5 feet; Section 15 A(1)(c) where shed (8.3 x 12.3) is 6.6 & 9.4 feet from property lines and minimum required is 10 feet; Section 222 E where proposed pool setback is 8.167 feet from property line and minimum required is 10 feet, proposed deck setback is 9.42 feet from property line and minimum required is 10 feet, proposed rear yard setback is 37.83 feet and minimum required is 40 feet, and proposed additions increase gross floor area within the required rear yard, representing an increase in degree of nonconformity of a preexisting dwelling which is not permitted.

3) Appeal No. 2018-055 - Dominick Roselli - N/W/C Middle Country Road & Kay Road, Calverton - SCTM No. 600-115.1-1-53 - RB80 Zoning - for variances and/or relief from Chapter 301 Section 31 where proposed front yard setback is 40 feet and minimum required is 60 feet, and where proposed rear yard setback is 50 feet and minimum required is 75 feet.

4) Appeal No. 2018-057 – Golfo Development Corp. – 101 Long View Drive, Wading River – SCTM No. 600-25-3-9 – RB80 Zoning - for variances and/or relief from Chapter 301 Section 31 where proposed lots are 24,397 & 24,717 square feet and minimum required is 80,000 square feet; where proposed width of lots is 100 feet and minimum required is 175 feet; where proposed front yard setbacks are 50 feet and minimum required is 60 feet; where proposed rear yard setbacks are 50 feet and minimum required is 75 feet; where proposed side yard setbacks are 20 & 25 feet and minimum required is 30 feet; where proposed combined side yards are 45 feet and minimum required is 65 feet; and, Section 243 C(3) where proposed lots are 24,397 & 24,717 square feet which are less than one-half of the required lot area as the minimum required is 40,000 square feet.

PUBLIC HEARINGS

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

1) **Appeal No. 2018-053 – William Wilson – 163 Eight Bells Road, Riverhead – SCTM No. 600-13-2-4.1 – RA40 Zoning** - for variances and/or relief from Chapter 301 Section 9 A(1)(c) where the proposed deck setback is 15.9 feet and minimum required is 20 feet; Section 11 where the proposed impervious surface is 21.4% of the lot area and maximum permitted is 15%; where proposed front yard setback is 30 feet and minimum required is 50 feet; where proposed rear yard setback is 28 feet and minimum required is 60 feet; and where proposed side yard setback is 20 feet and minimum required is 50 feet.

2) **Appeal No. 2018-054 – Joseph Calabrese – 28 Beach Road, Laurel – SCTM No. 600-71-2-16 – RB40 Zoning** - for variances and/or relief from Chapter 301 Section 15 A(1)(d) where shed under 144 square feet is 0.9 & 1 feet from property lines and minimum required is 5 feet; Section 15 A(1)(c) where shed (8.3 x 12.3) is 6.6 & 9.4 feet from property lines and minimum required is 10 feet; Section 222 E where proposed pool setback is 8.167 feet from property line and minimum required is 10 feet, proposed deck setback is 9.42 feet from property line and minimum required is 10 feet, proposed rear yard setback is 37.83 feet and minimum required is 40 feet, and proposed additions increase gross floor area within the required rear yard, representing an increase in degree of nonconformity of a preexisting dwelling which is not permitted.

3) **Appeal No. 2018-055 - Dominick Roselli - N/W/C Middle Country Road & Kay Road, Calverton - SCTM No. 600-115.1-1-53 - RB80 Zoning** - for variances and/or relief from Chapter 301 Section 31 where proposed front yard setback is 40 feet and minimum required is 60 feet, and where proposed rear yard setback is 50 feet and minimum required is 75 feet.

4) **Appeal No. 2018-057 – Golfo Development Corp. – 101 Long View Drive, Wading River – SCTM No. 600-25-3-9 – RB80 Zoning** - for variances and/or relief from Chapter 301 Section 31 where proposed lots are 24,397 & 24,717 square feet and minimum required is 80,000 square feet; where proposed width of lots is 100 feet and minimum required is 175 feet; where proposed front yard setbacks are 50 feet and minimum required is 60 feet; where proposed rear yard setbacks are 50 feet and minimum required is 75 feet; where proposed side yard setbacks are 20 & 25 feet and minimum required is 30 feet; where proposed combined side yards are 45 feet and minimum required is 65 feet; and, Section 243 C(3) where proposed lots are 24,397 & 24,717 square feet which are less than one-half of the required lot area as the minimum required is 40,000 square feet.

MEETING MINUTES OF THE BOARD – October 11, 2018

NEXT MEETING DATE – December 13, 2018 at 6:30 PM