



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, March 14, 2019 **AMENDED**

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. 2018-054 – 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)(c) where attached outdoor shower is 5.67 feet from the property line and minimum required is 10 feet; Section 222 E where proposed rear yard setback is 37.83 feet and minimum required is 40 feet; and where proposed additions increase gross floor area within the required rear yard, representing an increase in degree of nonconformity of a preexisting dwelling with is not permitted.

2) Appeal No. 2019-006 – Leszek Fabiszewski – 821 Northville Turnpike, Riverhead – SCTM #600-109-1-6.1 – RA40 Zoning - for variances and/or relief from Chapter 301 Section 222 E where roofed-over porch addition increases gross floor area within a required front yard setback of a preexisting non-conforming dwelling, representing an increase in degree of nonconformity which is not permitted.

ADJOURNMENT

1) Appeal No. 2019-001 – Robert and Kathleen Glass – 120 Louise Court, Riverhead – SCTM No. 600-17-1-8.3 – RA40 Zoning - for variances and/or relief from Chapter 301 Section 9 A(1)(a) where the proposed pool, trellis & cabana are located in front yard which is not permitted. ADJOURNING to March 28, 2019

REQUEST FOR EXTENSION

Appeal No. 2017-010 – Timothy Murphy – West Main Street, Riverhead – SCTM No. 600-119-2-8 – RFC Zoning – for variances to and/or relief from the provisions of Chapter 301 Section 165 where the proposed building lot coverage is 9.5% of the lot area where the maximum is 8%, the proposed floor area ratio is .18 of the lot area where the maximum permitted is .15, the proposed front yard setback is 59.5 feet where the minimum required is 100 feet, the proposed side yard setbacks are 10 feet and 13.3 feet where the minimum required is 30 feet, the proposed combined side yard is 23.3 feet where the minimum required is 60 feet, and the proposed rear yard setback is 95 feet where the minimum required is 100 feet. (By letter dated March 1, 2019 and received March 7, 2019, request for second extension, thus expiring March 9, 2020.)

PUBLIC HEARINGS

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

1) **Appeal No. 2018-054 – 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)(c) where attached outdoor shower is 5.67 feet from the property line and minimum required is 10 feet; Section 222 E where proposed rear yard setback is 37.83 feet and minimum required is 40 feet; and where proposed additions increase gross floor area within the required rear yard, representing an increase in degree of nonconformity of a preexisting dwelling with is not permitted.

2) **Appeal No. 2019-006 – Leszek Fabiszewski – 821 Northville Turnpike, Riverhead – SCTM #600-109-1-6.1 – RA40 Zoning** - for variances and/or relief from Chapter 301 Section 222 E where roofed-over porch addition increases gross floor area within a required front yard setback of a preexisting non-conforming dwelling, representing an increase in degree of nonconformity which is not permitted.

MEETING MINUTES OF THE BOARD – February 28, 2019

NEXT MEETING DATE – March 28, 2019 at 6:30 PM