



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, August 8, 2019

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

Appeal No. 2019-005 – Christopher and Kristin Donnelly – 668 Sound Shore Road, Riverhead – SCTM No. 600-7-3-3 – RA40 Zoning - for variances and/or relief from Chapter 219 Section 10 B where proposed additions are within the Coastal Erosion Hazard Area which is not permitted; Chapter 301 Section 222 E where proposed eastern side yard setback is 9.6 feet and minimum required is 10 feet; proposed attached deck setbacks are 9.1 and 9.6 feet and minimum required is 10 feet; and proposed additions increase gross floor area within existing nonconforming side yard setbacks, representing an increase in degree of nonconformity. *REQUESTED ADJOURNMENT TO AUGUST 22, 2019*

Appeal No. 2019-026 – 1315 West Main LLC – 1315 West Main Street, Riverhead – SCTM No. 600-119-2-38 – RFC Zoning - for an interpretation of Chapter 301 Section 164 C where building for firearm testing/sighting is not customarily accessory to preexisting nonconforming retail use. *ADJOURNED FROM JULY 25, 2019*

Appeal 2019-017 – Anacletus Galasso III – 1116 Main Road, Aquebogue – SCTM No. 600-68-3-1 – RLC Zoning - for an interpretation of Chapter 301 Section 64 A(3) where the proposed retail store is outside of the permitted area; required to have frontage along New York State Route 25 between South Jamesport and Washington Avenues and their logical extensions.

Appeal 2019-030 – Robert Anthony Caputo – 533 Center Street, Jamesport – SCTM No. 600-92-3-20 – RB40 Zoning - for variances and/or relief from Chapter 217 Section 6 M(4) where second electrical service installed on detached accessory garage is not permitted; Chapter 301 Section 14 C where proposed habitable space in detached structure deemed not to be a customary accessory use to the principal single-family use and is not permitted; Section 222 E where proposed additions increase gross floor area within required rear yard abutting a rear street line representing an increase in degree of nonconformity of a preexisting nonconforming accessory structure which is not permitted; and, Section 17 where proposed additions increase impervious surface coverage to 22.2% and maximum permitted is 15%.

Appeal 2019-031 – Scott Markert – 1756 Edwards Avenue, Baiting Hollow – SCTM No. 600-39-2-50.2 – RA40 Zoning - for variances and/or relief from Chapter 301 Section 8 C where proposed habitable space in detached structure deemed not to be a customary accessory use to the principal single-family use which is not permitted; and, Section 11 where proposed accessory setbacks to side street line are 10 feet and 35.75 feet and minimum allowed is 50 feet.

Appeal 2019-032 – J. Petrocelli Development Associates – 420 East Main Street, Riverhead – SCTM Nos. 600-129-3-12 (DC-1 Zoning) & 600-129-3-14 (DC-5 Zoning) - for variances and/or relief from Chapter 301 Section 158 A on parcel described as SCTM # 600-129-3-14 where proposed impervious surface is 85.6% and

maximum permitted is 60%; and, Section 259 D(2) where lighting encroachment is 0.13 footcandles to the west and 0.14 footcandles to the east on adjacent properties and maximum permitted is 0.1 footcandles, whereas luminaires on commercially used properties shall be located and shielded in a manner to prevent light projection beyond the property line.

RESERVE DECISION

Appeal No. 2018-036 – Riverhead Dodge – 1716 Old Country Road, Riverhead – SCTM No. 600-101-1-10.21 (formerly 600-101-1-10.2 & p/o 6.3) – BC and DRC Zoning - for variances and/or relief from Chapter 301 Section 93 where the proposed impervious surface is 79.03% of the lot area and the maximum permitted is 75%. HELD OVER FROM JULY 12, 2018.

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.

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MEETING MINUTES OF THE BOARD – July 25, 2019

NEXT MEETING DATE – August 22, 2019 at 6:30