



TOWN OF RIVERHEAD ZONING BOARD OF APPEALS

201 HOWELL AVENUE, RIVERHEAD, NEW YORK 11901-2596
(631) 727-3200, EXT. 240

Fred J. McLaughlin, Chairman
Daniel Zaweski, Member

Otto Wittmeier, Vice Chair

Ralph Gazzillo, Member
Leroy Barnes, Jr, Member

AGENDA Thursday, December 9, 2021 Amended 12/9/2021

PUBLIC NOTICE

NOTICE is hereby given that the Thursday, December 9, 2021 7:00 PM scheduled Zoning Board of Appeals meeting will be held at Riverhead Town Hall, 200 Howell Ave, Riverhead, NY. Members of the public may attend the meeting in-person subject to New York State COVID-19 guidelines. All may listen to the meeting live by tuning into local channel 22. 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>

REQUEST FOR EXTENSION

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. **Thus expiring May 27, 2022.**

ADJOURNMENT

Appeal 2021-049 – 45 Washington NOFO LLC – 45 Washington Avenue, Jamesport – SCTM No. 600-89-2-54.3 – RB40 Zoning - for variances and/or relief from Chapter 301 Section 3B (Accessory Building, Structure or Use) where habitable space in an accessory structure is not deemed customarily incidental and subordinate to the principal building or use. ****Adjourned to March 10, 2022, pending Suffolk County Health Department approval.**

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.

Appeal 2021-048 – Signature Partners LLC – 680 Elton Street, Riverhead – SCTM No. 600-109-1-18 – CRC Zoning – for a special exception from Chapter 301 Section 222 B where both proposed warehousing/distribution use and existing manufacturing use are nonconforming uses within the CRC zoning use district; pursuant to Town Code, Zoning Board of Appeals may approve a special exception to allow the change from one nonconforming use to another. Adjourned from 11/10/21

Appeal 2021-053 – Nasri and Therese Munfakh – 408 Sound Shore Road, Jamesport – SCTM No. 600-7-1-10 – RA40 Zoning - for variances and/or relief from Chapter 301 Section 9 A(1)(a) where proposed detached

garage in front yard and accessory structures not permitted in front yard; and Section 9 where habitable space in accessory structure is not customarily incidental to single family dwelling.

Appeal 2021-009 – Ingrid Schmelzer – 2203 & 2169 River Road, Calverton – SCTM Nos. 600-138-1-16.1 & 19 – RB40 & RFC Zoning - for variances and/or relief from Chapter 301 Section 15 A(2) and Section 165 where 8 ft. deer fence in front yard and side yard and maximum height permitted in front yard and side yard/rear yard is 4 ft. and 6 ft., respectively.

Appeal 2021-051 – Theresa Dilworth – 992 East Main Street, Riverhead – SCTM No. 600-106-4-7 – HC Zoning - for a use variance and/or relief from Chapter 301 Section 56 A where multi-family dwellings not permitted in Hamlet Center zoning; proposed three-family dwelling not permitted.

Appeal 2021-052 – Paul Caputo – 87 Beach Road, Aquebogue – SCTM No. 600-113-2-15 – RB80 Zoning - for variances and/or relief from Chapter 301 Section 31 where proposed lot coverage is 45.68% and maximum permitted is 15%; Section 29 A(1)(c) where 10' x 11' pergola is 5 ft. from side property line and minimum required is 20 ft.; where 14' x 14' deck attached to garage and shed, and minimum separation between structures must be at least 10 ft.; Section 29 A(1)(d) where 7.9' x 12.2' shed is 2 ft. from garage, and minimum required is 10 ft.

MEETING MINUTES OF THE BOARD – November 10, 2021

NEXT MEETING DATE – January 13, 2022 at 7:00 p.m.