



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

Ralph Gazzillo, Member
Leroy Barnes, Jr, Member

AGENDA Thursday, February 27, 2020 *Amended 2/27/2020*

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. 2020-003 – 153 Herricks LLC – 4th Street, Wading River – SCTM No. 600-33-4-42.1 – RB80 - for variances and/or relief from Chapter 301 Section 31 where existing lot is 14,774 sf and minimum lot size required is 80,000 sf; where proposed front yard setback is 31' and minimum required is 60'; where proposed rear yard setback is 20' (from deck) and minimum required is 75'; where proposed side yard setback is 27.1' and minimum required is 30'; and, where proposed impervious surface coverage is 16.1% and maximum permitted is 15%. ADJOURNED from 2/13/2020

Appeal No. 2019-057 – Robert Caputo – 533 Center Street, Jamesport – SCTM No. 600-92-3-20 – RB40 Zoning - for variances and/or relief from Chapter 301 Section 14 C where proposed second floor 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 impervious surface coverage is 22.2% and maximum permitted is 15%. ADJOURNED from 1/9/2020

Appeal No. 2020-004 – Richard Warden – 41 Industrial Boulevard, Riverhead – SCTM No. 600-121-3-8 – RB40 Zoning - for variances and/or relief from Chapter 301 Section 17 where front yard setback is 38.2' and minimum required is 50'.

ADJOURNMENT

Appeal No. 2020-007 – Wieslaw Dobrzynski – 34 Mill Brook Lane, Riverhead – SCTM No. 600-131-1-6 – RA40 Zoning - for variances and/or relief from Chapter 301 Section 11 where impervious surface is 41.9% and maximum permitted is 15%; where front yard setback is 35.2' and minimum required is 50'; where east side yard is 18.1' and west side yard is 9.8' and minimum required is 25'; where combined side yard is 27.9' and minimum required is 55'; and Section 11 where a lawfully preexisting nonconforming building or structure or a building or structure which lawfully exists on a nonconforming lot may be enlarged, altered, reconstructed or repaired, provided that degree of nonconformity is not thereby increased, and proposal is to construct a new dwelling on an existing 10,815 sf lot and minimum lot size required is 40,000 sf. **ADJOURNED to 3/12/2020**

Appeal No. 2019-049 - Flying Point 2 Associates, LLC – 353 Sweezy Avenue, Riverhead – SCTM No. 600-123-4-39.1 – RA40 Zoning - for an interpretation of Chapter 301 Section 8A(1) where a single one-family dwelling is permitted and two one-family dwellings are not permitted. **ADJOURNED to 3/26/2020**

RESERVE DECISION

Appeal No. 2019-056 – 15 Bay Avenue LLC (Aqua by American Beech) – 15 Bay Avenue, Aquebogue – SCTM No. 600-87-1-46 – RB40 Zoning - for an interpretation of Chapter 301 Section 222 A where proposing to convert existing 332.9 +/- sq. ft. storage shed into a snack bar which is an expansion of a preexisting nonconforming use. ADJOURNED from 1/23/2020

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. 2020-003 – 153 Herricks LLC – 4th Street, Wading River – SCTM No. 600-33-4-42.1 – RB80 Zoning - for variances and/or relief from Chapter 301 Section 31 where existing lot is 14,774 sf and minimum lot size required is 80,000 sf; where proposed front yard setback is 31' and minimum required is 60'; where proposed rear yard setback is 20' (from deck) and minimum required is 75'; where proposed side yard setback is 27.1' and minimum required is 30'; and, where proposed impervious surface coverage is 16.1% and maximum permitted is 15%. ADJOURNED from 2/13/2020

2. Appeal No. 2019-057 – Robert Caputo – 533 Center Street, Jamesport – SCTM No. 600-92-3-20 – RB40 Zoning - for variances and/or relief from Chapter 301 Section 14 C where proposed second floor 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 impervious surface coverage is 22.2% and maximum permitted is 15%. ADJOURNED from 1/9/2020

3. Appeal No. 2020-004 – Richard Warden – 41 Industrial Boulevard, Riverhead – SCTM No. 600-121-3-8 – RB40 Zoning - for variances and/or relief from Chapter 301 Section 17 where front yard setback is 38.2' and minimum required is 50'.

MEETING MINUTES OF THE BOARD – February 13, 2020

NEXT MEETING DATE – March 12, 2020 at 7:00 p.m.