



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, March 12, 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. 2020-007 – 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 from 2/27/20

Appeal No. 2020-006 – Dean DeMar – 712 Hubbard Avenue, Aquebogue – SCTM No. 600-85-3-76.1 – RA40 Zoning - for variances and/or relief from Chapter 301 Section 9 A(1)(a) where proposed garage is located in front yard which is not permitted; and Section 14 C where proposed future conversion of space over detached garage for habitable recreation space and bathroom is deemed to not be a customary accessory use to principal single-family dwelling use.

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.

**** Request for extension thus expiring August 20, 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. 2020-007 – 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 from 2/27/20

2. Appeal No. 2020-006 – Dean DeMar – 712 Hubbard Avenue, Aquebogue – SCTM No. 600-85-3-76.1 – RA40 Zoning - for variances and/or relief from Chapter 301 Section 9 A(1)(a) where proposed garage is located in front yard which is not permitted; and Section 14 C where proposed future conversion of space over detached garage for habitable recreation space and bathroom is deemed to not be a customary accessory use to principal single-family dwelling use.

MEETING MINUTES OF THE BOARD – February 27, 2020

NEXT MEETING DATE – March 26, 2020 at 7:00 p.m.