



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, January 12, 2023

PUBLIC NOTICE

NOTICE is hereby given that the Thursday, January 12, 2023 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 or via Zoom Communications. 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>

RESERVE DECISION

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.

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 2022-039 – HK Ventures – 4285 Middle Country Rd, Calverton – SCTM No. 600-116-1-2 – Ind C Zoning - for variances and/or relief from Chapter 301 Section 123 A, where proposed impervious surface coverage is 65.51% of the total lot area and maximum permitted is 60%; and where proposed building height is 38 ft. to centerline of roof peak and the maximum is 30 ft. **Adjourned from December 8, 2022**

Appeal 2022-040 – Dariush Elahi – 180 Creek Rd, Wading River – SCTM No. 600-29-1-33 – RB-80 Zoning - for variances and/or relief from Chapter 301 Section 29 1 (b), where proposed side yard accessory setback is 4 ft. when 25 ft. is required. **Adjourned from December 8, 2022**

Appeal 2022-045 - Joanna & Peter Theofanis - 23 Pye Lane, Jamesport - SCTM No. 600-70-1-31.1 - RB-40 Zoning for variances and/or relief from Town Code Chapter 301-15 A(1)(a) where accessory structures may not be constructed in a front yard.

Appeal 2022-046 - Big D, Inc - 816 W Main Street, Riverhead - SCTM No. 600-124.-3-13 - PRC Zoning for variances and/or relief from Town Code Chapter 301-222B where conversion of first floor of pre-existing nonconforming single-family dwelling to storage for an existing on-site deli and maintaining residential use on the second floor is not a permitted use within the PRC zoning use district. Pursuant to Town Code, the Zoning Board of Appeals may approve a special exception to allow the change from one non-conforming use to another; and Chapter 301-162A where existing side yard setback for storage structure is 2.0'; minimum required is 15' and where existing rear yard setback for storage structure is 20.3'; minimum required is 50'.

Appeal 2022-047 - Shari Cai - 111 2nd Street, Jamesport - SCTM No. 600-92.-6-1 - RB-40 Zoning for variances and/or relief from Town Code Chapter 301-15 A(l)(b) where proposed 43.3ft side accessory setback, minimum allowed 50ft, Chapter 301-15 A(l)(c) where proposed 5ft rear accessory setback, minimum allowed is 20ft and Chapter 301-14 where habitable space in an accessory structure not incidental to or customarily found in a single-family dwelling.

Appeal 2022-048 - 48 Kroemer LLC - 19 Kroemer Avenue, Riverhead - SCTM No. 600-119-2-2 - RFC Zoning for variances and/or relief from Town Code Chapter 301-165 where proposed front setback is 78 ft; minimum required is 100 ft., Chapter 301-165 where proposed side setback is 12.9 ft; minimum required is 30 ft. and Chapter 301-165 where proposed combined side setback is 47.7 ft; minimum required is 60 ft.

CORRESPONDENCE

- **Emanuel Papadolpoulos** – Request to open Appeal No. 2020-035; set January 26, 2023 hearing.

MEETING MINUTES OF THE BOARD – December 8, 2022

NEXT MEETING DATE – January 26, 2022 at 7:00 p.m.

ZOOM INFORMATION

Topic: Zoning Board

Time: Jan 12, 2023 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85785087862?pwd=WHZZWE1EZWpKK2p1N0p4VXdzWWxHQOT09>

Meeting ID: 857 8508 7862

Passcode: 711780

One tap mobile

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