



# 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, March 23, 2023

### PUBLIC NOTICE

NOTICE is hereby given that the Thursday, March 23, 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>

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### 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 2023-004 – Kevin Silva – 68 Crescent Court, Wading River – SCTM No. 600-26-03-74.4 – RB-80 Zoning** - for variances and/or relief from Chapter 301-28 C where finished space in accessory structures not incidental to or custom to a Single-Family Dwelling **\*Adjourned from February 9, 2023\*** (to be adjourned)

**Appeal 2023-009 – In Shore Construction Co., Inc – 61 Main Rd., Riverhead – SCTM No. 600-85-01-8.1 – CRC Zoning** – for variances and/or relief from Chapter 301-80A where proposed building lot coverage is 24.88%, maximum allowed is 20%, Chapter 301-80A where proposed floor area ratio is 0.4986, maximum allowed is .20, Chapter 301-80A where proposed lot width is 157.35 ft, minimum permitted is 200 ft and Chapter 301-79 Self storage facility is not a permitted use within CRC Zoning. **\*Adjourned from February 23, 2023\***

**Appeal 2023-013 – Corily Bayfront LLC – 12 Phyllis Lane, Jamesport – SCTM No. 600-70-2-50.3 – RB-40 Zoning** – for variances and/or relief from Chapter 301-17 where proposed front yard 39.5 ft when minimum 50 ft required; Chapter 301-17 where proposed side yard 1.9 ft when minimum 25 ft required; Chapter 301-17 where proposed combined side yard 8.9 ft when minimum 55 ft required and Chapter 301-15 (A)(1)(c) where proposed accessory structure setback 2.8 ft when minimum 20 ft required. **\*Adjourned from March 9, 2023\***

**Appeal 2023-014 – James Hanley – 202 Washington Ave., Jamesport – SCTM No. 600-90-1-1 – RB-40 Zoning** - for variances and/or relief from Chapter 301-17 where proposed side yard setback is 5.5 ft; minimum required is 25 ft.; Chapter 301-17 where proposed side street abutting setback is 20.7 ft; minimum required is 25 ft.; Chapter 301-17 where proposed combined side yard is 26.2 ft; minimum required is 55 ft. **\*Adjourned from March 9, 2023\***

**Appeal 2023-015 – East End Food Institute - 139 Main Rd, Riverhead - SCTM No. 600-85-1-13 - CRC Zoning** - for variances and/or relief from Town Code Chapter 301-222 B where food processing not permitted use in CRC Zoning

**Appeal 2023-016 – Francesca Daquet – 44 Josephine Dr., Wading River - SCTM No. 600-114-1-14 - RB-80 Zoning** - for variances and/or relief from Town Code Chapter 301-31 where proposed impervious surface is 42.6%, maximum allowed is 15%

**Appeal 2023-017 – Rosemary Murphy – 10 Center St, Jamesport - SCTM No. 600-89-1-37 - RB-40 Zoning** - for variances and/or relief from Town Code Chapter 301-17 where proposed impervious surface is 39%, maximum allowed is 15% and Chapter 301-15 where second story not incidental to or customarily found in an accessory structure.

**Appeal 2023-019 – Dean Babich – 80 Creek Rd., Wading River - SCTM No. 600-29-1-15 - RB-80 Zoning**- for variances and/or relief from Town Code Chapter 301-31 where proposed side yard setback 5.8 ft; minimum permitted is 25 ft. and Chapter 301-31 where proposed combined side yard setback 23 ft; minimum permitted is 65 ft.

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**MEETING MINUTES OF THE BOARD – March 9, 2023**

**NEXT MEETING DATE – April 13, 2023 at 7:00 p.m.**

## **ZOOM INFORMATION**

Topic: Zoning Board of Appeals

Time: Mar 23, 2023 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81505265889?pwd=SmE2RVZtNmVoVzZuS1ZlQzFyK3plZz09>

Meeting ID: 815 0526 5889

Passcode: 941519

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