



# 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*

*Lisa Worthington, Member*  
*Leroy Barnes, Jr, Member*

## AGENDA Thursday, June 13, 2019

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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### 6:30 P.M. WORK SESSION

**1. Appeal No. 2019-015 – Meadowcrest Corporation – 169 Overhill Road, Wading River – SCTM No. 600-72-1-20 – RB80 Zoning** - for variances and/or relief from Chapter 301 Section 30 where proposed first story living area is 1,122.52 sq. ft. and minimum required is 1,500 sq. ft; and Section 31 where proposed impervious surface is 17.5% of the lot area and maximum allowed is 15%; proposed front yard setback is 40 feet and minimum required is 60 feet; proposed rear yard setback is 46 feet and minimum required is 75 feet. ADJOURNED FROM MAY 23, 2019

**2. Appeal No. 2019-016 – Robert Strecker – 179 Overhill Road, Wading River – SCTM No. 600-72-1-18.1 – RB80 Zoning** - for variances and/or relief from Chapter 301 Section 30 where first story living area is 1,296.6 sq. ft. and minimum required is 1,500 sq. ft; and Section 31 where proposed front yard setback is 40 feet and minimum required is 60 feet. ADJOURNED FROM MAY 23, 2019

**3. Appeal No. 2019-005 – Christopher and Kristin Donnelly – 668 Sound Shore Road, Riverhead – SCTM No. 600-7-3-3 – RA40 Zoning** - for variances and/or relief from Chapter 219 Section 10 B where proposed additions are within the Coastal Erosion Hazard Area which is not permitted; Chapter 301 Section 222 E where proposed eastern side yard setback is 9.6 feet and minimum required is 10 feet; proposed attached deck setbacks are 9.1 and 9.6 feet and minimum required is 10 feet; and proposed additions increase gross floor area within existing nonconforming side yard setbacks, representing an increase in degree of nonconformity.

**4. Appeal No. 2019-018 – 609 Northville Tpke LLC – 609 Northville Turnpike, Riverhead – SCTM No. 600-106-3-14 – RA40 Zoning** - for variances and/or relief from Chapter 301 Section 10 where (Parcel 1) proposed front yard is 40 feet and minimum required is 50 feet; proposed side yard and combined side yard are 10 feet and 25 feet and minimum required is 25 feet and 55 feet; where proposed rear yard is 40 feet and minimum required is 60 feet; where (Parcel 2) proposed side yard and combined side yard are 11.2 feet and 41.2 feet and minimum required is 25 feet and 55 feet; where proposed impervious lot coverage is 30.2% and maximum permitted is 15%; where proposed lot sizes are 13,499 sq. ft. (Parcel 1) and 8,512 sq. ft. (Parcel 2) and minimum required is 40,000 sq. ft.; and, Section 243 C (3) where proposed lot sizes are 13,499 sq. ft. (Parcel 1) and 8,512 sq. ft. (Parcel 2) which are less than one-half of the required lot area and minimum required is 20,000 sq. ft.

**5. Appeal No. 2019-019 – Kaywood Family Trust - N/W/C Middle Country Road & Kay Rd, Calverton – SCTM No. 600-115.1-1-22 – RB80 Zoning** - for variances and/or relief from Chapter 301 Section 31 where proposed lots are 49,418.4 and 49,418.5 sq. ft. and minimum required is 80,000 sq. ft.

**6. Appeal No. 2019-021 – Robert P. and Janis Leonti – 76 Fern Road, Baiting Hollow – SCTM No. 600-38-3-20.6 – RA40 Zoning** - for variances and/or relief from Chapter 301 Section 11 where addition is proposed to detached garage in the front yard; accessory structures are not permitted in front yard.

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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.*

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**MEETING MINUTES OF THE BOARD – May 23, 2019**

**NEXT MEETING DATE – June 27, 2019 at 6:30 PM**