



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, April 25, 2019 *Amended 4/22/19*

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

1. Appeal No. 2019-010 – Patricia Illana – 166 Cliff Road West, Wading River – SCTM No. 600-26-1-43 – RB80 Zoning - for variances and/or relief from Chapter 301 Section 29 A(1)(d) where shed under 144 sf (9' x 10') is 3.1 feet from property line and minimum required is 10 feet; Section 34 where proposed building area is 22% of the lot area and maximum permitted is 20%; and, where proposed rear yard setback is 25.8 feet and minimum required is 60 feet. ADJOURNED from 4/11/19

2. Appeal No. 2019-011 – SIRS Ventures – 1074 Pulaski Street, Riverhead – SCTM No. 600-125-1-11 – Ind C Zoning - for variances and/or relief from Chapter 301 Section 123 A where the proposed impervious surface is 68% of the lot area (amended from 66%) and maximum permitted is 60%. ADJOURNED from 4/11/19

3. Appeal No. 2019-013 – Brenda Barber – 25 Locust Road, Wading River – SCTM No. 600-27-3-68 – RB80 Zoning - for variances and/or relief from Chapter 301 Section 29 A(1)(b) where shed (6.5'x6.5') is 2.2 feet from property line and minimum required is 25 feet; Section A(1)(c) where shed (8'x12') is 10 feet from property line and 8.7 feet from rear street line and minimum required is 20 feet and 60 feet; where shed (10'x14') is 5.8 feet from the rear street line and minimum required is 60'; Section 31 where proposed impervious surface coverage exceeds 15% of the lot area and maximum permitted is 15%; where proposed combined side yard is 20.63 feet and minimum required is 65 feet; where proposed rear yard setback is 38.91 feet and minimum required is 75 feet; and, Section 222 E where proposed addition increases gross floor area within a required side and rear yard representing an increase in degree of nonconformity of a preexisting dwelling which is not permitted.

REQUEST FOR EXTENSION

Appeal No. 2015-034 – Gendot Associates – Middle Road, Riverhead – SCTM No. 600-82-4-221.12 – RC Zoning - for variance to and/or relief from the provisions of Chapter 108, Section 108-118, requesting permission to construct a 16 unit retirement condominium complex on a parcel containing 3.6732 acres instead of the minimum lot area of 15 acres, and providing for impervious surface of 38.5% instead of the permitted 15%. *Third one year extension requested, thus expiring May 12, 2020.*

PUBLIC HEARINGS

Please be reminded that all documents submitted to this board, must also be submitted to the zoning board secretary.

1. Appeal No. 2019-010 – Patricia Illana – 166 Cliff Road West, Wading River – SCTM No. 600-26-1-43 – RB80 Zoning - for variances and/or relief from Chapter 301 Section 29 A(1)(d) where shed under 144 sf (9' x 10') is 3.1 feet from property line and minimum required is 10 feet; Section 34 where proposed building area is 22% of the lot area and maximum permitted is 20%; and, where proposed rear yard setback is 25.8 feet and minimum required is 60 feet. ADJOURNED from 4/11/19

2. Appeal No. 2019-011 – SIRS Ventures – 1074 Pulaski Street, Riverhead – SCTM No. 600-125-1-11 – Ind C Zoning - for variances and/or relief from Chapter 301 Section 123 A where the proposed impervious surface is 68% of the lot area (amended from 66%) and maximum permitted is 60%. ADJOURNED from 4/11/19

3. Appeal No. 2019-013 – Brenda Barber – 25 Locust Road, Wading River – SCTM No. 600-27-3-68 – RB80 Zoning - for variances and/or relief from Chapter 301 Section 29 A(1)(b) where shed (6.5'x6.5') is 2.2 feet from property line and minimum required is 25 feet; Section A(1)(c) where shed (8'x12') is 10 feet from property line and 8.7 feet from rear street line and minimum required is 20 feet and 60 feet; where shed (10'x14') is 5.8 feet from the rear street line and minimum required is 60'; Section 31 where proposed impervious surface coverage exceeds 15% of the lot area and maximum permitted is 15%; where proposed combined side yard is 20.63 feet and minimum required is 65 feet; where proposed rear yard setback is 38.91 feet and minimum required is 75 feet; and, Section 222 E where proposed addition increases gross floor area within a required side and rear yard representing an increase in degree of nonconformity of a preexisting dwelling which is not permitted.

MEETING MINUTES OF THE BOARD – April 11, 2019

NEXT MEETING DATE – May 9, 2019 at 6:30 PM