



# 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, May 9, 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. 2018-063 – Paul Wesnofske – 301 Scott Avenue, Calverton – SCTM No. 600-135.20-1-6 – PIP Zoning** - for variances and/or relief from Chapter 301 Section 186 B(6) where control building is 31.91 feet from rear property line and required is 50 feet; where rear addition to main building is 43.1 feet from rear property line and required is 50 feet; Section 186 B(8) where proposed impervious surface is 62% of the lot area and maximum permitted is 57%; Section 186 B(10) where 62.9% of the required parking is located within the front yard and maximum permitted is 25%; where parking within the front yard is 2.5 feet from property line and minimum required is 25 feet; Section 259 D(1) where exterior lighting is mounted at 25 feet (building) and 35 feet (poles) and maximum permitted is 16 feet; and, Section 259 D(2) where proposed exterior lighting will trespass onto adjoining property which is not permitted.

**2. Appeal No. 2019-014 – Conrad Hoenig – 105 15<sup>th</sup> Street, Wading River – SCTM No. 600-34-1-26 – RB80 Zoning** - for variances and/or relief from Chapter 301 Section 29 where proposed pool setback is 10 feet and minimum required is 20 feet; Section 31 where proposed building area is 24.6% of the lot area and maximum permitted is 20%; where proposed rear yard setback is 33.7 feet and minimum required is 50 feet; and Section 222 E where proposed addition increases gross floor area within a required rear yard, increasing degree of nonconformity of a preexisting nonconforming dwelling which is not permitted.

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### PUBLIC HEARINGS

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

**1. Appeal No. 2018-063 – Paul Wesnofske – 301 Scott Avenue, Calverton – SCTM No. 600-135.20-1-6 – PIP Zoning** - for variances and/or relief from Chapter 301 Section 186 B(6) where control building is 31.91 feet from rear property line and required is 50 feet; where rear addition to main building is 43.1 feet from rear property line and required is 50 feet; Section 186 B(8) where proposed impervious surface is 62% of the lot area and maximum permitted is 57%; Section 186 B(10) where 62.9% of the required parking is located within the front yard and maximum permitted is 25%; where parking within the front yard is 2.5 feet from property line and minimum required is 25 feet; Section 259 D(1) where exterior lighting is mounted at 25 feet (building) and 35 feet (poles) and maximum permitted is 16 feet; and, Section 259 D(2) where proposed exterior lighting will trespass onto adjoining property which is not permitted.

**2. Appeal No. 2019-014 – Conrad Hoenig – 105 15<sup>th</sup> Street, Wading River – SCTM No. 600-34-1-26 – RB80 Zoning** - for variances and/or relief from Chapter 301 Section 29 where proposed pool setback is 10 feet and minimum required is 20 feet; Section 31 where proposed building area is 24.6% of the lot area and maximum

permitted is 20%; where proposed rear yard setback is 33.7 feet and minimum required is 50 feet; and Section 222 E where proposed addition increases gross floor area within a required rear yard, increasing degree of nonconformity of a preexisting nonconforming dwelling which is not permitted.

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**MEETING MINUTES OF THE BOARD** – April 25, 2019

**NEXT MEETING DATE** – May 23, 2019 at 6:30 PM