



# 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, January 10, 2019 **AMENDED 1-10-19**

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>

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

**1) Appeal No. 2018-054 – Joseph Calabrese – 28 Beach Road, Laurel – SCTM No. 600-71-2-16 – RB40 Zoning** - for variances and/or relief from Chapter 301 Section 15 A(1)(c) where shed (8.3 x 12.3) is 6.6 & 8.4 feet from property lines and minimum required is 10 feet; where attached outdoor shower is 5.67 feet from property line and minimum required is 10 feet; Section 15 A(1)(d) where shed under 144 SF is 0.9 & 1 feet from property lines and 0.58 feet from the (detached garage) cabana building and minimum required is 5 feet with 10 feet separation between buildings; Section 222 E where proposed rear yard setback is 37.83 feet and minimum required is 40 feet; and, where proposed additions increase gross floor area within the required rear yard, representing an increase in degree of nonconformity of a preexisting dwelling which is not permitted. ADJOURNED from 11/8/18

**2) Appeal No. 2018-058 – Joseph LoRusso – 2097 & 2107 North Wading River Road, Wading River – SCTM No. 600-54-2-3&4 – RB80 Zoning** - for variances and/or relief from Chapter 301 Section 31 for proposed subdivision/unmerger where proposed lot areas are 20,000 & 25,188 square feet and minimum required is 80,000 square feet; and, where proposed lot widths are 100 & 125 feet and minimum required is 175 feet; for existing dwelling (54-2-4), Section 31 where proposed side yard setback is 21.9 feet and minimum required is 30 feet; for proposed dwelling (54-2-3), Section 30 where proposed first floor living area is 1,060.6 square feet and minimum required is 1,500 square feet; Section 31 where proposed side yard setback is 28 feet and minimum required is 30 feet; and, proposed combined side yard is 56 feet and minimum required is 65 feet. ADJOURNED from 12/13/18

**3) Appeal No. 2018-061 – Teresa Ghosio – 6187 (aka 6189) North Country Road, Wading River – SCTM No. 600-57-2-7.3 – RB80 Zoning** - for variances and/or relief from Chapter 301 Section 29 A(1)(b) where accessory building in side yard is 22.2 feet from property line and minimum required is 25 feet; and, where accessory building is 7 feet from the dwelling and minimum required is 10 feet. ADJOURNED from 12/13/18

**4) Appeal No. 2019-002 – Claude Miceli – 99 Cliff Road East, Wading River – SCTM No. 600-27-3-25 – RB80 Zoning** - for variances and/or relief from Chapter 301 Section 29 A(1)(a) where accessory deck constructed in front yard is not permitted.

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## TO BE ADJOURNED

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. ADJOURNED from 12/13/18; further ADJOURNED until SEQRA coordinated review completed.

2) **Appeal No. 2019-001 – Robert and Kathleen Glass – 120 Louise Court, Riverhead – SCTM No. 600-17-1-8.3 – RA40 Zoning** - for variances and/or relief from Chapter 301 Section 9 A(1)(a) where the proposed pool, trellis & cabana are located in front yard which is not permitted. ADJOURNMENT REQUESTED to 2/14/19

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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.*

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**EXECUTIVE SESSION**

1) Discuss litigation – Appeal No. 2018-022 – Overlook Drive, LLC

**MEETING MINUTES OF THE BOARD** – December 13, 2018

**NEXT MEETING DATE** – January 24, 2019 at 6:30 PM