



TOWN OF RIVERHEAD ZONING BOARD OF APPEALS

201 HOWELL AVENUE, RIVERHEAD, NEW YORK 11901-2596
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Fred J. McLaughlin, Chairman
Frank Seabrook, Member

Otto Wittmeier, Vice Chair

Lisa Worthington, Member
Leroy Barnes, Jr, Member

AGENDA Thursday, February 14, 2019 **AMENDED 2/12/19**

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. 2019-003 – James LoScalzo – 22 Creek Road, Wading River – SCTM No. 600-29-1-4 – RB80 Zoning - for variances and/or relief from Chapter 301 Section 222 E where proposed side yard is 14.4 feet and minimum required is 20 feet; and, Section 219-10 B where the proposed is an addition to a nonmovable structure within the Coastal Erosion Hazard Area which is not permitted. ADJOURNED from 1/24/19

2) Appeal No. 2019-004 – Jeni Kreiger – 5 Oakwood Drive, Manorville – SCTM No. 600-146-1-22.7 – NRP Zoning - for variances and/or relief from Chapter 301 Section 179 where proposed impervious surface is 36% of the lot area and maximum permitted is 7%; proposed floor area ratio is 14.58% and maximum permitted is 5%; proposed front yard setback is 25 feet and minimum required is 100 feet; proposed side yard setback is 30.67 feet and minimum required is 50 feet; proposed combined side yard is 87.83 feet and minimum required is 100 feet; proposed rear yard is 35.08 feet and minimum required is 100 feet; and Section 180 A(1)(c) where proposed garage is 14 & 15 feet from property lines and minimum required is 20 feet.

ADJOURNMENTS

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 to 3/14/19

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. 2nd ADJOURNMENT to 2/28/19

PUBLIC HEARINGS

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

1) Appeal No. 2019-003 – James LoScalzo – 22 Creek Road, Wading River – SCTM No. 600-29-1-4 – RB80 Zoning - for variances and/or relief from Chapter 301 Section 222 E where proposed side yard is 14.4 feet and minimum required is 20 feet; and, Section 219-10 B where the proposed is an addition to a nonmovable structure within the Coastal Erosion Hazard Area which is not permitted. ADJOURNED from 1/24/19

2) Appeal No. 2019-004 – Jeni Kreiger – 5 Oakwood Drive, Manorville – SCTM No. 600-146-1-22.7 – NRP Zoning - for variances and/or relief from Chapter 301 Section 179 where proposed impervious surface is 36% of the lot area and maximum permitted is 7%; proposed floor area ratio is 14.58% and maximum permitted is 5%; proposed front yard setback is 25 feet and minimum required is 100 feet; proposed side yard setback is 30.67 feet and minimum required is 50 feet; proposed combined side yard is 87.83 feet and minimum required is 100 feet; proposed rear yard is 35.08 feet and minimum required is 100 feet; and Section 180 A(1)(c) where proposed garage is 14 & 15 feet from property lines and minimum required is 20 feet.

MEETING MINUTES OF THE BOARD – January 24, 2019

NEXT MEETING DATE – February 28, 2019 at 6:30 PM