



# TOWN OF RIVERHEAD ZONING BOARD OF APPEALS

200 HOWELL AVENUE, RIVERHEAD, NEW YORK 11901-2596  
(631) 727-3200 ext. 240 FAX (631) 727-9101

*F.J. McLaughlin*  
**Chairman**

*Otto Wittmeier*  
**Vice Chairman**

*Lisa Worthington*  
**Member**

*Leroy E. Barnes, Jr.*  
**Member**

*Frank Seabrook*  
**Member**

*Kim E. Fuentes*  
**Secretary**

## DETERMINATION OF THE ZONING BOARD OF APPEALS

APPEAL NO.: 15-29

APPLICANT: Patterson Office Building, Stephen J. Patterson, III

RELIEF SOUGHT: Area Variances(s)

For variances to and/or relief from the provisions of Chapter 108, Section 108-287, requesting permission to construct an office building having a side yard width of 10 feet instead of the required 15 feet, and Section 108-64.1 A (1), providing for less than the required 25 foot landscaped buffer at the property line bordering Suffolk County Parkland (all of which was granted in Appeal No. 13-14 on April 25, 2013).

LOCATION: 1029-1149 East Main Street, Riverhead, New York

SCTM No. 0600-106-4-1.2 & 2

ZONING DISTRICT: Hamlet Center

DATE(S) OF HEARING: August 13, 2015

PLEASE TAKE NOTICE that at a public hearing of the Town of Riverhead Zoning Board of Appeals on the above referenced date(s), the Board took the following action:

1. In accordance with the recommendation of the Planning Department that this action be classified as Type II under the criteria of Section 617 of the State Environmental Quality Review Act and the other provisions of the New York State Environmental Conservation Law, the Board declares themselves lead agency and further determines the action to be Type II pursuant to Section 617 of the State Environmental Quality Review Act and that an Environmental Impact Statement need not be prepared.

2. The above referenced appeal was duly considered and determined as follows:

### **RELIEF GRANTED AS SOUGHT**

3. Subject to the following conditions:

**NONE**

The motion was duly adopted by a roll call vote of all members present.

MR. MCLAUGHLIN: May I have your vote please?

MR. SEABROOK:	AYE
MR. BARNES:	AYE
MRS. WORTHINGTON:	AYE
MR. WITTMEIER:	ABSENT
MR. MCLAUGHLIN:	AYE

If this is an approval, it is necessary that you take this duplicate original letter with you to the building department when applying for a building permit. Pursuant to §108-76(D) of the Town Code, any determination made by the Board of Appeals shall not become effective unless a permit is obtained in accordance therewith within one year of the date of such determination, unless the Board of Appeals has stipulated a different period of time in its determination. The provisions of this subsection shall not apply in cases of interpretation of variances for the use of land unless the Board of Appeals stipulated a period of time in its determination. **Failure to comply therewith will render this approval null and void.** In the event this is an approval subject to conditions, the approval shall not be deemed effective until such time that the foregoing conditions are met.

The Board of Appeals shall have the power, by resolution, to extend its determination for a period of one year *upon written notice* from the applicant or his agent of the desire to do so. No more than three such extensions shall be allowed. **This determination will expire on August 13, 2016.**

Please feel free to contact the office of the Zoning Board of Appeals with any questions you may have.

Dated: Riverhead, New York  
August 13, 2015

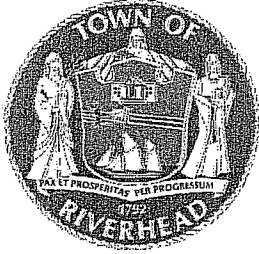
Very truly yours,

ZONING BOARD OF APPEALS



F. J. McLaughlin,  
Chairman

FM:kef



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5883

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Secretary

## DETERMINATION OF THE ZONING BOARD OF APPEALS

APPEAL NO.: 15-27

APPLICANT: James Cochran

RELIEF SOUGHT: Area Variances(s)

For variances to and/or relief from Chapter 108, Section 108-13 A (1) (c) requesting permission to construct a detached garage having a distance of 5 feet from the rear and side yard property lines instead of the required 20 feet, constructing an in-ground swimming pool having a distance of 5 feet from the rear and side yard property lines instead of the required 20 feet, Section 108-14.1 requesting permission to construct a single family residence having a front yard depth of 40 feet instead of the required 50 feet, having a rear yard depth of 35 feet instead of the required 60 feet, having a side yard width of 20 feet instead of the required 25 feet, having a combined side yard width of 48 feet instead of the required 55 feet and providing for 32.2% impervious surface instead of the permitted 15%.

LOCATION: 33 Doug's Lane, Jamesport, New York

SCTM No. 0600-75-2-4

ZONING DISTRICT: Business CR

DATE(S) OF HEARING: July 23, 2015 & August 13, 2015

PLEASE TAKE NOTICE that at a public hearing of the Town of Riverhead Zoning Board of Appeals on the above referenced date(s), the Board took the following action:

1. In accordance with the recommendation of the Planning Department that this action be classified as Type II under the criteria of Section 617 of the State Environmental Quality Review Act and the other provisions of the New York State Environmental Conservation Law, the Board declares themselves lead agency and further determines the action to be Type II pursuant to Section 617 of the State Environmental Quality Review Act and that an Environmental Impact Statement need not be prepared.

2. The above referenced appeal was duly considered and determined as follows:

### **RELIEF GRANTED AS SOUGHT**

3. Subject to the following conditions:

NONE

The motion was duly adopted by a roll call vote of all members present.

MR. MCLAUGHLIN: May I have your vote please?

MR. SEABROOK:	AYE
MR. BARNES:	AYE
MRS. WORTHINGTON:	AYE
MR. WITTMER:	ABSENT
MR. MCLAUGHLIN:	AYE

If this is an approval, it is necessary that you take this duplicate original letter with you to the building department when applying for a building permit. Pursuant to §108-76(D) of the Town Code, any determination made by the Board of Appeals shall not become effective unless a permit is obtained in accordance therewith within one year of the date of such determination, unless the Board of Appeals has stipulated a different period of time in its determination. The provisions of this subsection shall not apply in cases of interpretation of variances for the use of land unless the Board of Appeals stipulated a period of time in its determination. **Failure to comply therewith will render this approval null and void.** In the event this is an approval subject to conditions, the approval shall not be deemed effective until such time that the foregoing conditions are met.

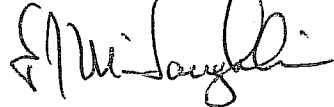
The Board of Appeals shall have the power, by resolution, to extend its determination for a period of one year *upon written notice* from the applicant or his agent of the desire to do so. No more than three such extensions shall be allowed. **This determination will expire on August 13, 2016.**

Please feel free to contact the office of the Zoning Board of Appeals with any questions you may have.

Dated: Riverhead, New York  
July 23, 2015

Very truly yours,

ZONING BOARD OF APPEALS



F. J. McLaughlin,  
Chairman

FM:kef