



**TOWN OF RIVERHEAD
ZONING BOARD OF APPEALS**

5809

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.: 15-09

APPLICANT: Donna Keller

RELIEF SOUGHT: Area Variances(s)

For a variance to Chapter 108, Section 108-51E, requesting permission to construct a second floor apartment above a detached garage in the front yard thereby increasing the degree of nonconformity of a lawfully preexisting accessory building and increasing of gross floor area.

LOCATION: 632 Sound Shore Road, Riverhead, New York

SCTM No. 0600-007-3-1

ZONING DISTRICT: Residence B-80

DATE(S) OF HEARING: April 23, 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:	ABSENT
MR. BARNES:	AYE
MRS. WORTHINGTON:	AYE
MR. WITTMEIER:	AYE
MR. MCLAUGHLIN:	AYE

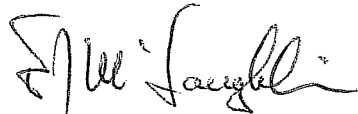
If this is an approval, it is necessary that you take this duplicate original letter with you to the building department when applying for a building permit. Pursuant to §108-76(D) of the Town Code, any determination made by the Board of Appeals shall not become effective unless a permit is obtained 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 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. 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.

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

Dated: Riverhead, New York
April 23, 2015

Very truly yours,

ZONING BOARD OF APPEALS



F. J. McLaughlin,
Chairman

FM:kef



CORRECTED

TOWN OF RIVERHEAD
ZONING BOARD OF APPEALS

5811

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

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Secretary

DETERMINATION OF THE ZONING BOARD OF APPEALS

APPEAL NO.: 15-11

APPLICANT: Joseph Broyles

RELIEF SOUGHT: Area Variances(s)

For variances to Chapter 108, Section 108-14.1 requesting permission to raise and construct additions to a single family residence while providing for 35.1% impervious surface instead of the permitted 15%, and Section 108-51E, providing for increase in gross floor area of pre-existing nonconforming building.

LOCATION: 17 Second Street, South Jamesport, New York

SCTM No. 0600-092-3-18

ZONING DISTRICT: Residence B-40

DATE(S) OF HEARING: April 23, 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:	ABSENT
MR. BARNES:	AYE
MRS. WORTHINGTON:	AYE
MR. WITTMEIER:	AYE
MR. MCLAUGHLIN:	AYE

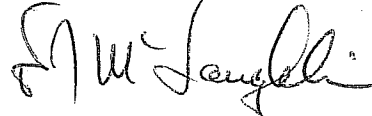
If this is an approval, it is necessary that you take this duplicate original letter with you to the building department when applying for a building permit. Pursuant to §108-76(D) of the Town Code, any determination made by the Board of Appeals shall not become effective unless a permit is obtained 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 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. 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.

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

Dated: Riverhead, New York
April 23, 2015

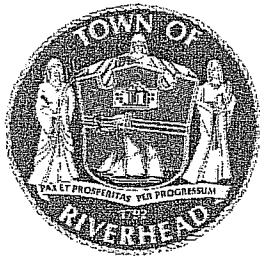
Very truly yours,

ZONING BOARD OF APPEALS



F. J. McLaughlin,
Chairman

FM:kef



Book

TOWN OF RIVERHEAD ZONING BOARD OF APPEALS

5813

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

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Secretary

DETERMINATION OF THE ZONING BOARD OF APPEALS EXTENSION

APPEAL NO.: 12-27

APPLICANT: Jeffrey Nazar, Nazar Commons

RELIEF SOUGHT: Area Variance(s)

For variances to and/or relief from the provisions of Chapter 108, Section 108-281, requesting permission to construct a medical building having combined side yard widths of 73.3 feet instead of the required 100 feet, providing for 10.5% of total lot coverage instead of the permitted 10% and providing for 41.1% impervious surface instead of the permitted 25%.

LOCATION: 189 Main Road, Aquebogue, New York

SCTM No.: 0600-085-2-96.6

ZONING DISTRICT: Business PB, Residence A-40

MR. MCLAUGHLIN: This appeal was originally granted on June 28, 2012, and received extensions on June 13, 2013 and June 12, 2014. James DeLucca, Architect, did request an extension of area variances, by letter dated March 21, 2015, for an additional one year term.

Therefore, I move that the time period of the above cited determination be extended to June 28, 2016 as per Chapter 108, Section 108-76 (D.) of the Code of the Town of Riverhead. This is the third and final extension.

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

MR. WITTMER:

AYE

MR. SEABROOK:

ABSENT

MR. BARNES:

AYE

MS. WORTHINGTON:

AYE

MR. MCLAUGHLIN:

AYE

I hereby certify that the foregoing is a true copy of a motion duly adopted on the 23rd of April, 2015, and of the whole thereof.

DATED: April 23, 2015

F. J. MCLAUGHLIN, CHAIRMAN
ZONING BOARD OF APPEALS