



TOWN OF RIVERHEAD ZONING BOARD OF APPEALS

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

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Vice Chairman

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Kim E. Fuentes
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DETERMINATION OF THE ZONING BOARD OF APPEALS

APPEAL NO.: 15-14

APPLICANT: Edward Curto

RELIEF SOUGHT: Area Variances(s)

For a variance to and/or relief from Chapter 108 Section 108-17, requesting permission to maintain a six foot fence located in the front yard.

LOCATION: 105 Deer Run, Wading River, New York

SCTM No. 0600-057-1-7.83

ZONING DISTRICT: Residence B-80

DATE(S) OF HEARING: May 28, 2015 & June 11, 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:

Applicant seeks to maintain a six foot colored vinyl fence in the front yard which is an outright prohibition. As such, such relief would be deemed substantial. The applicant had the fence installed in violation of the zoning code and therefore any hardship is self-created. It will cause an undesirable change in the character of the neighborhood especially where there is no evidence of other similar structures existing in this neighborhood. Finally, it was demonstrated that it will cause sight line safety issues for automobile traffic. Therefore, the request is DENIED.

3. Subject to the following conditions:

NONE

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

MR. WITTMEIER : May I have your vote please?

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

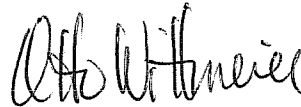
If this is an approval, it is necessary that you take this duplicate original letter with you to the building department when applying for a building permit. Pursuant to §108-76(D) of the Town Code, any determination made by the Board of Appeals shall not become effective unless a permit is obtained 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
June 11, 2015

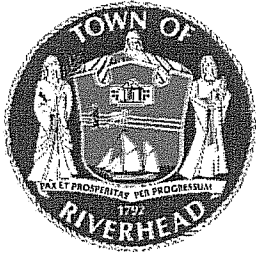
Very truly yours,

ZONING BOARD OF APPEALS



Otto Wittmeier
Vice Chairman

FM:kef



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DETERMINATION OF THE ZONING BOARD OF APPEALS

APPEAL NO.: 15-17

APPLICANT: Carol Johnson

RELIEF SOUGHT: Area Variances(s)

For variances to and/or relief from Chapter 108, Section 108-13 requesting permission to maintain a 96 sq. ft. accessory building (shed) having a distance of .5 feet from the rear yard property line instead of the required 5 feet and having 23 feet from the side yard property line abutting the side street instead of the required 50 feet.

LOCATION: 125 Point Street, South. Jamesport, New York

SCTM No. 0600-092-2-22.2

ZONING DISTRICT: Residence B-40

DATE(S) OF HEARING: June 11, 2015

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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. WITTMEIER: May I have your vote please?

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

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

Dated: Riverhead, New York
June 11, 2015

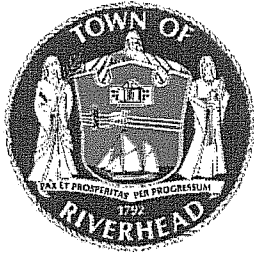
Very truly yours,

ZONING BOARD OF APPEALS



Otto Wittmeier
Vice Chairman

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DETERMINATION OF THE ZONING BOARD OF APPEALS

APPEAL NO.: 15-18

APPLICANT: 372 Jericho Corp, East Main Office Park

RELIEF SOUGHT: Sign/Area Variances(s)

For variances to and/or relief from Chapter 108, Section 108-56 C (6) (f), requesting permission to erect a primary directory sign having a total aggregate area of 112 sq. ft. instead of the maximum permitted 60 sq. ft., and Section 108-56 C(6)(g), requesting permission to erect a non-permitted secondary "site map" sign.

LOCATION: 877-905 East Main Street, Riverhead, New York

SCTM No. 0600-127-7-8.1

ZONING DISTRICT: Commercial Residential Campus (CRC)

DATE(S) OF HEARING: May 28, 2015 & June 11, 2015

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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. WITTMEIER: May I have your vote please?

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

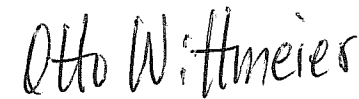
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Dated: Riverhead, New York
June 11, 2015

Very truly yours,

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Vice Chairman

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DETERMINATION OF THE ZONING BOARD OF APPEALS

APPEAL NO.: 15-21

APPLICANT: **Dr. Paayal Mehta, Peconic Management Group, LLC**

RELIEF SOUGHT: Area Variances(s)

For variances to and/or relief from the provisions of Chapter 108, Section 108-113, requesting permission to construct a medical office building (Building No. 3) having a side yard width of 10 feet instead of the required 15 feet, and Sections 108-56 C (3)(a) & (d) and Sections 108-56 C (6)(h) requesting permission to relocate a freestanding directory sign on premises where the building is set back less than 20 feet from the property line, sign located 2 feet distance from the front yard property line instead of the required 15 feet, maintain directory tenant panels of the sign which are not coordinated in size, color, lettering and sign shape, and same directory sign located on premises with nearest point of the front of any building of the complex is set back 10 feet instead of the minimum 50 feet from the front property line.

LOCATION: 715 Roanoke Avenue, Riverhead, New York

SCTM No. 0600-126-2-9.1

ZONING DISTRICT: Business PB

DATE(S) OF HEARING: June 11, 2015

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

Relief sought to construct a medical office building having a side yard width of 10 feet instead of 15 feet, and to allow a freestanding directory sign to be relocated 2 feet from the front property line instead of the required 15 feet

is GRANTED. Relief sought requesting permission to maintain directory tenant panels which are not coordinated in size, color, lettering and sign shape is DENIED.

3. Subject to the following conditions:

NONE

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

MR. WITTMER: May I have your vote please?

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

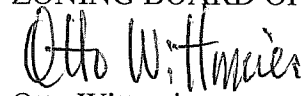
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Dated: Riverhead, New York
June 11, 2015

Very truly yours,

ZONING BOARD OF APPEALS


Otto Wittmeier
Vice Chairman

FM:kef



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5847

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F.J. McLaughlin Chairman, Otto Wittmeier Vice Chairman, Frank Seabrook Member, Leroy E. Barnes, Jr. Member, Lisa Worthington Member, Kim E. Fuentes Secretary to the Board

DETERMINATION OF THE ZONING BOARD OF APPEALS

APPEAL NO.: 12-48 (REOPENED AND AMENDED)

APPLICANT: Barclay Ehler

RELIEF SOUGHT: Area Variance(s)

Reopened appeal for variances to Chapter 108, Section 108-259 upon amendment now seeking variances requesting permission to erect a building having lot coverage of 21.4% instead of the permitted 15%, to provide for an unoccupied front yard of 8 feet instead of the required 50 feet and to provide contiguous landscaped areas of 15% instead of the permitted 20%.

LOCATION: 1871 Old Country Road, Calverton, New York

SCTM Nos.: 0600-119-1-36 ZONING DISTRICT: Destination Retail Center

DATE(S) OF HEARING: Reopened June 11, 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 above referenced appeal was duly considered and action was taken as follows:

RELIEF GRANTED AS AMENDED

Subject to the following conditions:

NONE

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

MR. WITTMEIER: May I have your vote please?

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

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
Reopened Expired Appeal and Amended
on June 11, 2015

Very truly yours,

ZONING BOARD OF APPEALS



Otto Wittmeier
Vice Chairman

FM:kef