



# 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.: 15-13 REOPENED

APPLICANT: William & Carol Cambi

RELIEF SOUGHT: Area Variances(s)

To REOPEN for variances to and/or relief from Chapter 108 Section 108-10.1 requesting permission to create two residential lots having areas of 36,782 sq. ft. and 39,635 sq. feet, respectively, instead of the required 40,000 sq. ft., and having a lot width of 120.04 ft. (Lot 2) instead of the required 150 feet width, and **amended** to provide for impervious surface of 25.3% instead of the permitted 15%.

LOCATION: 75 Further Lane, Riverhead, New York

SCTM No. 0600-111-3-18

ZONING DISTRICT: Residence A-40

DATE(S) OF HEARING: May 14, 2015, Reopened September 10, 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:	ABSENT
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 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 September 10, 2016.**

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

Dated: Riverhead, New York  
May 14, 2015  
Reopened & Amended September 10, 2015

Very truly yours,

ZONING BOARD OF APPEALS



F. J. McLaughlin,  
Chairman

FM:kef



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## DETERMINATION OF THE ZONING BOARD OF APPEALS

APPEAL NO.: 15-33

APPLICANT: Peter Ruland

RELIEF SOUGHT: Area Variances(s)

For a variance to and/or relief from the provisions of Chapter 108, Section 108-10.2, requesting permission to construct additions and a deck attached to a single family residence while providing for impervious surface of 37.3% instead of the permitted 15%.

LOCATION: 87 Josica Drive, Riverhead, New York

SCTM No. 0600-85-4-6

ZONING DISTRICT: Residence A-40

DATE(S) OF HEARING: September 10, 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:

**The ground beneath the proposed decking shall remain pervious to natural filtration and shall not be covered in any way but for the actual decking structure itself.**

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:	ABSENT
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 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 September 10, 2016.**

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

Dated: Riverhead, New York  
September 10, 2015

Very truly yours,

ZONING BOARD OF APPEALS



F. J. McLaughlin,  
Chairman

FM:kef