



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.: 15-19

APPLICANT: Peter Richard

RELIEF SOUGHT: Area Variances(s)

For a variance to and/or relief from Chapter 108, Section 108-13 of the Code of the Town of Riverhead, requesting permission to maintain an accessory structure (20.3 feet by 16.2 feet frame shed with wood steps and a wood ramp) in the front yard; not permitted.

LOCATION: 1569 Peconic Bay Boulevard, Laurel, New York

SCTM No. 0600-071-2-25

ZONING DISTRICT: Residence B-40

DATE(S) OF HEARING: May 28, 2015, June 25, 2015, July 23, 2015, August 27, 2015, and Amended October 22, 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:

That parcels identified as SCTM Nos. 0600-71-2-25 & 0600-71-2-26.1 be merged by deed, and that all other non-permitted sheds be removed from aforementioned properties.

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:	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 October 22, 2016.**

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

Dated: Riverhead, New York
October 22, 2015

Very truly yours,

ZONING BOARD OF APPEALS



F. J. McLaughlin,
Chairman

FM:kef



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.: 15-39

APPLICANT: Joseph F. Sciotto, DMD

RELIEF SOUGHT: Area Variances(s)

For a variance to and/or relief from the provisions of Chapter 108, Section 108-283 A, requesting permission to construct an addition to a dentist office having a side yard width of 11.1 feet instead of the required 25 feet.

LOCATION: 1158 Main Road, Jamesport, New York

SCTM No. 0600-68-1-10.1

ZONING DISTRICT: Rural Corridor

DATE(S) OF HEARING: October 22, 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:	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.

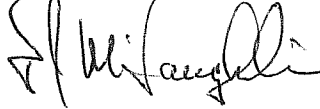
The Board of Appeals shall have the power, by resolution, to extend its determination for a period of one year *upon written notice* from the applicant or his agent of the desire to do so. No more than three such extensions shall be allowed. **This determination will expire on October 22, 2016.**

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

Dated: Riverhead, New York
October 22, 2015

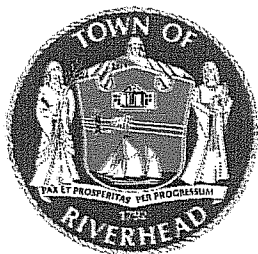
Very truly yours,

ZONING BOARD OF APPEALS



F. J. McLaughlin,
Chairman

FM:kef



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.: 15-40

APPLICANT: Vito Palazzolo

RELIEF SOUGHT: Area Variances(s)

For variances to and/or relief from the provisions of Chapter 108, Section 108-23 A (1)(c), requesting permission to maintain an accessory structure (second shed) having 4.9 feet from the side yard property line instead of the required 20 feet and having 0 feet from another structure instead of the required 10 feet.

LOCATION: 249 Herricks Lane, Jamesport, New York

SCTM No. 0600-47-3-1.24

ZONING DISTRICT: Agricultural Protection Zone

DATE(S) OF HEARING: October 22, 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:	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.

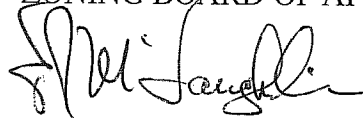
The Board of Appeals shall have the power, by resolution, to extend its determination for a period of one year *upon written notice* from the applicant or his agent of the desire to do so. No more than three such extensions shall be allowed. **This determination will expire on October 22, 2016.**

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

Dated: Riverhead, New York
October 22, 2015

Very truly yours,

ZONING BOARD OF APPEALS



F. J. McLaughlin,
Chairman

FM:kef

