



Book 5916

**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*      *Otto Wittmeier*      *Lisa Worthington*      *Leroy E. Barnes, Jr.*      *Frank Seabrook*      *Kim E. Fuentes*  
*Chairman*              *Vice Chairman*              *Member*              *Member*              *Member*              *Secretary*

**DETERMINATION OF THE ZONING BOARD OF APPEALS**

**APPEAL NO.:**      15-37

**APPLICANT:**      Romy Coquillette

For your appeal for variances to and/or relief from the provisions of Chapter 108, Section 108-14, requesting permission to construct a single family residence with an attached garage having side yard widths of 9 feet and 15 feet, respectively, instead of the required 25 feet, a combined side yard width of 24 feet instead of the required 55 feet, and provide for 19.8% impervious surface instead of the permitted 15%.

**RELIEF SOUGHT:**      Area Variances(s)

**LOCATION:**      4 Tuts Lane, So. Jamesport, New York

**SCTM No.**      0600-92-5-15                      **ZONING DISTRICT:**      Residence B-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:

**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 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.

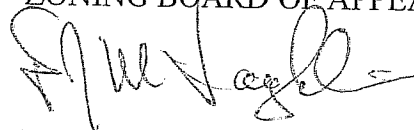
The Board of Appeals shall have the power, by resolution, to extend its determination for a period of one year *upon written notice* from the applicant or his agent of the desire to do so. No more than three such extensions shall be allowed. **This determination will expire on October 8, 2016.**

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

Dated: Riverhead, New York  
October 8, 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.: 15-38**

**APPLICANT: Chernoff Realty**

For variances to and /or relief from the provisions of Chapter 108, Section 108-283 requesting permission to construct a medical office building having a floor area ratio of 10.45% instead of the permitted 10%, providing for impervious surface of 54.93% instead of the permitted 25%, and Section 108-284 requesting permission to provide for a parking area lacking porous pavement or gravel or having no landscaped infiltration areas.

**RELIEF SOUGHT: Area Variances(s)**

**LOCATION: 323 & 331 Main Road, Aquebogue, New York**

**SCTM No. 0600-85-3-8 & 12.7**

**ZONING DISTRICT: Rural Corridor**

**DATE(S) OF HEARING: October 8, 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, this Board declares themselves Lead Agency and further determines the Action to be **Unlisted** pursuant to Section 617 of the State Environmental Quality Review Act and without the potential for significant impact upon the natural and social environment, that the size and scope of the intent and its consequences is insufficient to trigger the preparation of an Environmental Impact Statement and, therefore, render a negative declaration of significance.
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

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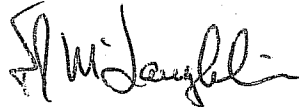
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Dated: Riverhead, New York  
October 8, 2015

Very truly yours,

ZONING BOARD OF APPEALS



F. J. McLaughlin,  
Chairman

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