



TOWN OF RIVERHEAD ZONING BOARD OF APPEALS

201 HOWELL AVENUE, RIVERHEAD, NEW YORK 11901-2596
(631) 727-3200, EXT. 240

Fred J. McLaughlin, Chairman
Frank Seabrook, Member

Otto Wittmeier, Vice Chair

Ralph Gazzillo, Member
Leroy Barnes, Jr, Member

AGENDA Thursday, January 28, 2021

PUBLIC NOTICE

In response to restrictions and concerns relative to the Coronavirus (COVID-19) emergency: NOTICE is hereby given that the Thursday, January 28, 2021 7:00 PM scheduled Zoning Board of Appeals meeting will be held using a phone-conferencing platform pursuant to Governor Cuomo's Executive Order 202.1 regarding the "Open Meetings Law", authorizing public meetings to be held remotely by conference call or similar service provided that the public has the ability to view or listen to such proceedings. Members of the public may listen to the meeting live by tuning into local channel 22. The meeting agenda and applications will be posted online and anyone with questions or comments may address the board during the meeting by accessing the conferencing link or dial-in information attached to the agenda. (See below.) Please note that no members of the public may enter the Town Board room; all comments/questions must be addressed via Zoom. The Zoning Board meeting will be recorded and later transcribed. Minutes will be produced.

The Zoning Board of Appeals may add or remove applications from the Agenda upon its discretion, without further notice. The order in which applications appear on the agenda may be changed at the discretion of the Zoning Board of Appeals. Agendas may be viewed on the Town's Website @ <http://www.townofriverheadny.gov>

7:00 P.M. PUBLIC HEARINGS

Please be reminded that all documents submitted to this board, must also be submitted to the zoning board secretary.

Appeal 2020-051 – Maximo Nunez – 139 Railroad Street, Riverhead – SCTM No. 600-128-3-17.1 – DC-3 Zoning - for variances and/or relief from Chapter 301 Section 151 B(1) where proposed number of parking stalls is 14 and minimum required is 20.

Appeal 2020-052 – Jill Ceschini – 102 E. Woodland Drive, Wading River – SCTM No. 600-50-2-12 – RB80 Zoning - for variances and/or relief from Chapter 301 Section 28 C where converted space over detached garage for habitable recreation space and bathroom is deemed not to be a customary accessory use to principal single-family dwelling.

Appeal 2020-054 – Kristopher Pilles – 45 3rd Street, Riverhead – SCTM No. 600-128-5-20 – DC4 Zoning - for variances and/or relief from Chapter 301 Section 155 B(1) where proposed number of parking stalls is four (4) and minimum required is five (5); Section 231 E(3) where required two-way drive aisle is 13' and required is 24'; Section 154 A where proposed impervious coverage is 82% and maximum permitted is 60%; and where proposed side yard setback is 7' and minimum required is 10'.

MEETING MINUTES OF THE BOARD – January 14, 2021

NEXT MEETING DATE – February 11, 2021 at 7:00 p.m.

**TO COMMENT OR ASK QUESTIONS DURING THIS ZONING BOARD
OF APPEALS MEETING, PLEASE REFER TO THE INFORMATION
BELOW:**

To join via the Zoom Video Conferencing Application, click on the link below or copy and paste the link into your internet browser. If you do not already have the Zoom application installed, you will be asked to download and run the program prior to accessing the meeting.

Join via Computer, Tablet, or Mobile Device

<https://us02web.zoom.us/j/82088564648?pwd=Tk5JbFRFSHPyK3VD0EdMaVZvVk5Rdz09>

To comment via telephone, refer to the appropriate dial-in number below associated with your location.
You may be prompted to enter the meeting ID and password.

Meeting ID: 820 8856 4648
Passcode: 092999

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Passcode: 092999

Please note that as you enter the meeting, you will be placed in a virtual “waiting room” until the host opens the hearing for public comments.