



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, February 11, 2021

7:00 PM

AMENDED 2/11/2021

PUBLIC NOTICE

In response to restrictions and concerns relative to the Coronavirus (COVID-19) emergency:

NOTICE is hereby given that the Thursday, February 11, 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>

REQUEST FOR EXTENSION

Appeal No. 2018-016 – JLL Properties Corp. by Jose Vrena – 1312 East Main Street, Riverhead – SCTM No. 600-105-1-20 – CRC Zoning - for a special exception per Chapter 301 Section 222 B where there is a proposed change from a preexisting nonconforming auto parts shop building to a nonconforming deli (specialty food shop) and nonconforming barber shop (personal service business).

**Granted May 24, 2018; expired May 24, 2019. By correspondence submitted January 29, 2021 Stephen Kiely, attorney for the applicant, requested two consecutive retroactive extensions thus expiring May 24, 2021.

DISCUSSION / DETERMINATION

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. (Public hearing closed on January 28, 2021)

PUBLIC HEARINGS

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

Appeal 2020-044 – Brian Sinclair – 9 Colonial Drive, Aquebogue – SCTM No. 600-86-2-5.6 – RB80 Zoning - for variances and/or relief from Chapter 301 Section 29 A(1)(a) where proposed accessory structure is located in front yard which is not permitted; Section 31 where proposed setback to side street line is 28.1' and minimum required for accessory structure is 60'; and where proposed impervious surface is 18.7% and maximum permitted is 15%. **May be adjourned.

Appeal 2020-054 – Kristopher Pilles – 45 3rd Street, Riverhead – SCTM No. 600-128-5-20 – DC-4 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'.

Appeal 2021-001 – 599 Peconic LLC – 599 Peconic Bay Boulevard, Jamesport – SCTM No. 600-87-2-18 – RB40 Zoning - for variances and/or relief from Chapter 301 Section 17 where existing lot width is 60.63' and minimum required is 100'; where side yards are 3.2' and 23.8' and minimum required is 25' and 30', respectively; where rear yard setback is 45.2' and minimum required is 60'; where proposed impervious surface is 19.9% and maximum permitted is 15%; Section 15A(1)(a) where proposed garage and pool house located in front yard which is not permitted; Section 15A(1)(b) where pool is 5.2' from property line and minimum required is 20'; where pool house is 4.9' from property line and minimum required is 20'; and where frame garage is 5.3' from property line and minimum required is 20'.

Appeal 2021-003 - John P. Hunter – 137 Meetinghouse Creek Road, Aquebogue – SCTM No. 600-113-2-1 – RB80 Zoning - for variances and/or relief from Chapter 301 Section 31 where proposed side yard setback is 12' and minimum required is 30'; where proposed combined side yard setback is 32.1' and minimum required is 65'; and, where impervious surface is 25.89% and maximum permitted is 15%.

Appeal 2021-002 – Argadash Inc. – 1356 Old Country Road, Riverhead – SCTM No. 600-108-2-7 – BC Zoning - for variances and/or relief from Chapter 301 Section 249 G(3) where canopy signs are 32" and 42" in height and maximum permitted is 6"; Section 249 H(4) where freestanding sign is 19'5" in height and 72.86 SF and maximum permitted is 15' and 48 SF, respectively; Section 249 H(5) where sign is located 14' from front property line and 11' from side property line and minimum required is 15' and 25', respectively.

MEETING MINUTES OF THE BOARD – January 28, 2021

NEXT MEETING DATE – February 25, 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/81116133187?pwd=RWd1aEswMnh4RHpCTmFRemNQQmlIZz09>

Meeting ID: 811 1613 3187

Passcode: 432796

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

One Tap Mobile

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+1 253 215 8782 US (Tacoma)

Meeting ID: 811 1613 3187

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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.