



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 25, 2021
Amended 2/22/21

PUBLIC NOTICE

In response to restrictions and concerns relative to the Coronavirus (COVID-19) emergency: NOTICE is hereby given that the Thursday, February 25, 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>

ADJOURNMENT

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'. ****Request adjournment to March 25, 2021**

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 2020-054 – 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 2021-004 – 40 Manor Lane, LLC – 40 Manor Lane, Riverhead – SCTM No. 600-68-2-26 – HR Zoning - for variances and/or relief from Chapter 301 Section 51 where proposed lot width for Lot 1 is 122.20' and Lot 2 is 99.50' and required is 175'; where proposed side yard setback for Lot 2 is 28.3' and minimum required is 30'; where proposed lot size for Lot 1 is 20,746 sf and Lot 2 is 15,489 sf and minimum required is

80,000 sf; where proposed impervious coverage for Lot 1 is 19% and Lot 2 is 28.2% and maximum permitted is 15%; and Section 243(c)(3) where proposed lot size for Lot 1 is 20,746 sf and Lot 2 is 15,489 sf and minimum required is 40,000 sf as no such lot for which a subdivision is applied for shall result in a lot area ½ or less of the area permitted in the zone.

Appeal 2021-006 – Peconic Ironworks Ltd – 168 Kroemer Avenue, Riverhead – SCTM No. 600-119-1-28.2 – Ind A Zoning - for variances and/or relief from Chapter 301 Section 114-C(1) where proposed accessory outdoor storage area is 56% of parcel area (57,000 sf) and maximum permitted is 30% (30,519 sf); and Section 115-A where proposed side yard/combined side yard setback is 26’/79.1’ and minimum required is 50’/100’.

Appeal 2021-005 – Joseph Tomao - 9 Laurel Lane, Laurel – SCTM No. 600-71-2-65.1 – RB40 Zoning - for variances and/or relief from Chapter 301 Section 15A(2) where gate 6 ft. in height in front yard and maximum height permitted is 4 ft.

MEETING MINUTES OF THE BOARD – February 11, 2021

NEXT MEETING DATE – March 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/82335827743?pwd=blNOTHh3emk1S2Naai83ZExCU1dTUT09>

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.

Meeting ID: 823 3582 7743
Passcode: 861175

One Tap Mobile

+16465588656,,82335827743#,,,,*861175# US (New York)
+13126266799,,82335827743#,,,,*861175# US (Chicago)

Dial By Your Location

+1 646 558 8656 US (New York)
+1 312 626 6799 US (Chicago)
+1 301 715 8592 US (Washington D.C)
+1 346 248 7799 US (Houston)
+1 669 900 9128 US (San Jose)
+1 253 215 8782 US (Tacoma)

Meeting ID: 823 3582 7743
Passcode: 861175

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.