



TOWN OF RIVERHEAD ZONING BOARD OF APPEALS

201 HOWELL AVENUE, RIVERHEAD, NEW YORK 11901-2596
(631) 727-3200, EXT. 240, FAX (631) 727-9101

Fred J. McLaughlin, Chairman
Frank Seabrook, Member

Otto Wittmeier, Vice Chair

Ralph Gazzillo, Member
Leroy Barnes, Jr, Member

AGENDA Thursday, September 10, 2020

PUBLIC NOTICE

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

NOTICE is hereby given that the Thursday, September 10, 2020 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>

RESERVE DECISION

Appeal 2020-024 – Patricia Panchak – 70 Park Road, Riverhead – SCTM No. 600-16-3-5 – RA40 Zoning - for variances and/or relief from Chapter 301 Section 11 where proposed impervious surface coverage is 47.8% and maximum allowed is 15%; where proposed side yard setback is 7.5' and minimum required is 10'; where proposed front yard setback is 22.9' and minimum required is 50'; and Section 9 where proposed detached garage is 5' from rear and side property lines and minimum required is 20'.

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 2020-026 – Zabela Dilis – 173 Deer Run, Wading River – SCTM No. 600-57-1-7.40 – RB80 Zoning - for variances and/or relief from Chapter 301 Section 31 where proposed impervious surface coverage is 34.8% and maximum allowed is 15%.

Appeal 2020-027 – Global Montello Group Corp. – 1733 Old Country Road, Riverhead – SCTM No. 600-119-1-8 – BC Zoning - for variances and/or relief from Chapter 301 Section 93A where proposed rear yard setback of building is 6.8' and minimum required is 25'.

Appeal 2020-030 – Barclay Ehrler - 1871 Old Country Road, Riverhead – SCTM No. 600-119-1-36 – DRC Zoning - for variances and/or relief from Chapter 301 Section 107A where proposed impervious coverage is 81.7% and maximum permitted is 75%; and, Section 107C where proposed contiguous landscaped area is 18.3% and minimum required is 20%.

Appeal 2020-033 – Twin Fork Beer Co Inc. – 807 Raynor Avenue, Riverhead – SCTM No. 600-108-2-12 – IND C Zoning - for variances and/or relief from Chapter 301 Section 122 C(2)(a) where retail use shall not exceed 10% of the gross floor area or 3,000 sq. ft. (whichever is less) of the wholesale business; proposed is 1,650 sq. ft. and maximum permitted is 1,148 sq. ft.

MEETING MINUTES OF THE BOARD – August 27, 2020

NEXT MEETING DATE – September 24, 2020 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/84644315440?pwd=R0pyVlpGYm5YV3ZIY2hBbkdTZ01qZz09>

Meeting ID: 846 4431 5440

Passcode: 766154

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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+1 346 248 7799 US (Houston)
Meeting ID: 846 4431 5440
Passcode: 766154

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.