



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, October 8, 2020 *Amended*

PUBLIC NOTICE

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

NOTICE is hereby given that the Thursday, October 8, 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>

REQUEST FOR EXTENSION

Appeal No. 2019-018 – 609 Northville Tpke LLC – 609 Northville Turnpike, Riverhead – SCTM No. 600-106-3-14 – RA40 Zoning - for variances and/or relief from Chapter 301 Section 10 where (Parcel 1) proposed front yard is 40 feet and minimum required is 50 feet; proposed side yard and combined side yard are 10 feet and 25 feet and minimum required is 25 feet and 55 feet; where proposed rear yard is 40 feet and minimum required is 60 feet; where (Parcel 2) proposed side yard and combined side yard are 11.2 feet and 41.2 feet and minimum required is 25 feet and 55 feet; where proposed impervious lot coverage is 30.2% and maximum permitted is 15%; where proposed lot sizes are 13,499 sq. ft. (Parcel 1) and 8,512 sq. ft. (Parcel 2) and minimum required is 40,000 sq. ft.; and, Section 243 C (3) where proposed lot sizes are 13,499 sq. ft. (Parcel 1) and 8,512 sq. ft. (Parcel 2) which are less than one-half of the required lot area and minimum required is 20,000 sq. ft.

****Requested 1st one year extension, nunc pro tunc, thus expiring June 13, 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 No. 2020-035 – Emanuel Papadopoulos – 4 Nautical Drive, Riverhead – SCTM No. 600-14-1-23 – RA40 Zoning - for variances and/or relief from Chapter 301 Section 11 where proposed rear yard setback is 26' and minimum required is 60'; where proposed side yard abutting street is 21' and minimum required is 50'; where proposed side yard is 12' and minimum required is 25'; where proposed combined side yard is 33' and minimum required is 55'; where proposed front yard setback is 20' and minimum required is 50'; and where proposed impervious surface coverage is 37% and maximum permitted is 15%.

Appeal No. 2020-032 – Benedict LaRico – 164 Oak Drive, Baiting Hollow – SCTM No. 600-38-3-14 – RA40 Zoning - for variances and/or relief from Chapter 301 Section 9 A(1)(a) where accessory structure with attached deck located in front yard with 11.9’ front yard setback and accessory structures not permitted in front yard; Section 9 A (1)(b) where accessory deck constructed north of detached garage setback is 8.3’ and minimum required is 10’; and Section 222 E where additions to shed increase gross floor area within a required rear yard abutting a rear street line, representing an increase in the degree of nonconformity of a legally existing nonconforming accessory building which is not permitted.

Appeal No. 2020-039 – Richard Herzfeld – 5 Bayside Avenue, South Jamesport – SCTM No. 600-93-1-14.1 – RB40 Zoning - for variances and/or relief from Chapter 301 Section 15A (1)(a) where accessory structure is in front yard which is not permitted; and Section 222 E where proposed reconstruction increases gross floor area of accessory structure in front yard representing an increase in the degree of nonconformity of a preexisting nonconforming accessory structure which is not permitted.

Appeal 2020-036 – Susan Moors – 22 Beach Road, Jamesport – SCTM No. 600-70-1-60 – RB40 Zoning - for variances and/or relief from Chapter 301 Section 17 where proposed side yard setback is 5’ and minimum required is 20’; where proposed rear yard setback is 5’ and minimum required is 20’; and, where proposed impervious surface is 28.2% and maximum permitted is 15%.

Appeal 2020-037 – Helen Kostyra – 172 Washington Avenue, So. Jamesport – SCTM No. 600-90-1-5 – RB40 Zoning - for variances and/or relief from Chapter 301 Section 15A (1)(c) where side yard setback is 4.5’ and minimum required is 20’.

Appeal 2020-041 – Mariano Castro – 50 Kerry Court, Riverhead – SCTM No. 600-81-1-17.6 – APZ Zoning - for variances and/or relief from Chapter 301 Section 36C where proposed habitable space in a detached structure deemed not to be a customarily accessory use to principal single-family use.

MEETING MINUTES OF THE BOARD – September 24, 2020

NEXT MEETING DATE – October 22, 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/82738298061?pwd=YmVZMkV3SIUzazUzMHN6N3p2VW8rdz09>

Meeting ID: 827 3829 8061

Passcode: 440182

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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+1 669 900 9128 US (San Jose)

Meeting ID: 827 3829 8061

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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.