

**The next work session of the Zoning Board of Appeals will be held on
February 26, 2015 at 6:30 pm.**

A Public Hearing for the applications listed below will follow at 7:00 pm:

MRS. WORTHINGTON	Appeal No. 14-59 TM No. 0600-92-3-41 Commercial-Subdivision	Gatofreddo, Ltd Bayview Restaurant & Hotel 46 Front Street So. Jamesport, NY	RESERVE DECISION
MR. BARNES	Appeal No. 15-02 TM No. 0600-70-3-33 Residential	Christopher Profeta (Contract Vendee) 43 Phyllis Lane Jamesport, NY	ADJOURN TO 3/12/2015
MR. SEABROOK	Appeal No. 15-04 TM No. 0600-69-2-10 Commercial	400 Restoration Realty Jedediah Hawkins House 400 South Jamesport Avenue Jamesport, NY	
MR. BARNES	Appeal No. 15-05 TM No. 0600-125-2-3.4 Commercial - Sign	Riverhead Building Supply 1093 Pulaski Street Riverhead, NY	
MRS. WORTHINGTON	Appeal No. 15-06 TM No. 0600-119-1-9.3 Commercial Signs	Moda Inc. Maximum Motorsports 1725 Old Country Road Riverhead, NY	
MR. SEABROOK	Appeal No. 15-07 TM No. 0600-92-4-7 Commercial	Jamesport Bay Suites 67 Front Street So. Jamesport, NY	

Appeal No. 14-59, Gatofreddo, Ltd, Bayview Restaurant & Hotel, 46 Front Street, So. Jamesport, for variances to and/or relief from the provisions of Chapter 108, Section 108-51B, requesting a special exception to change from a pre-existing non-conforming use (restaurant & hotel) to another non-conforming apartment use, and the pre-existing cottage proposed as two apartments

Appeal No. 14-02, Christopher Profeta, 43 Phyllis Lane, Jamesport, for variances to and/or relief from the provisions of Chapter 108, Sections 108-9, requesting permission to maintain a non-permitted deck addition in the front yard attached to a single family residence, deck additions having a distance of one foot from the rear yard property line instead of the required 20 feet and having a distance of 12.6 feet from the side yard property line instead of the required 20 feet, and to provide for impervious surface of 58.1% instead of the permitted 15%.

Appeal No. 15-04, 400 Restoration Realty, Jedediah Hawkins House, 400 So. Jamesport Avenue, Jamesport, for an interpretation of Chapter 108, Section 108-3 of the Code of the Town of Riverhead, for area variance relief allowing a catering use, a customary and incidental accessory use to a Country Inn when conducted within the principal building, to take place outside of the principal building.

Appeal No. 15-05, Riverhead Building Supply, 1093 Pulaski Street, Riverhead, for variances to and/or relief from the provisions of Chapter 108, Sections 108-56 C (3) (b), requesting permission to replace an existing freestanding sign having 40 sq. ft. in area instead of the maximum allowed of 32 sq. ft. in area.

Appeal No. 15-06, Moda Inc, Maximum Motorsports, 1725 Old Country Road, Riverhead for variances to and/or relief from the provisions of Chapter 108, Sections 108-56C and 108-56 C (3)(b) and (d), requesting permission to erect a primary sign (pole) having a total area of 100.8 square feet instead of the permitted 32 square feet, and a non-permitted second primary sign (monument) having a total area of 38 sq. ft. instead of the permitted 32 sq. ft. and having a distance from the side yard of 19 feet instead of the required 25 feet.

Appeal No. 15-07, Jamesport Bay Suites, 67 Front Street, So. Jamesport, for variances to and/or relief from the provisions of Chapter 108, Sections 108-19, requesting permission to maintain an accessory structure having a distance of 1.7 feet from the side yard instead of the required 30 feet, having 38 feet from the side yard abutting the side street instead of the required 60 feet, and to provide for impervious surface of 32.64% instead of the permitted 15%, and Sections 108-56C (3)(a) and (d) and 108-56 H (3)(c) requesting permission to erect a non-permitted freestanding sign having a distance of 6 feet from a building, having a distance of 16.5 feet from the side yard property line instead of the required 25 feet and having a distance of 6 feet from the front yard property line instead of the required 15 feet.