

**The next work session of the Zoning Board of Appeals will be held on  
December 10, 2015 at 6:30 pm.**

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

MR. BARNES	<b>Appeal No. 14-58</b> TM No. 0600-99-2-30 Commercial - Signs	<b>Bolla Oil Corp./1998 Peconic LLC</b> 3705 Middle Country Road Calverton, NY	<b>RESERVE DECISION</b>
MR. BARNES	<b>Appeal No. 15-10</b> TM No. 0600-118-2-2.2 Commercial	<b>Hotel Indigo/Indigo Village</b> 226 Seventh Street Assoc. 1822 West Main Street Riverhead, NY	<b>HELD OVER</b>
MR. BARNES	<b>Appeal No. 15-32</b> TM No. 0600-19-1-9 Residential	<b>Eve Kaplan-Walbrecht</b> 267 Penny's Road Riverhead, NY	<b>HELD OVER</b>
MR. WITTMEIER	<b>Appeal No. 15-34</b> TM No. 0600-82-4-221.12 Condominiums	<b>Gendot Associates – Country Wood Village</b> 450 Middle Road Riverhead, NY	<b>ADJOURN TO FEB 25, 2016</b>
MR. SEABROOK	<b>Appeal No. 15-35</b> TM No. 0600-118-4-10 Commercial	<b>84 Lumber Company</b> 1751 West Main Street Riverhead, NY	<b>RESERVE DECISION</b>
MR. SEABROOK	<b>Appeal No. 15-42</b> TM No. 0600-38-1-2.1 Chapter 12	<b>Oak Hills Association</b> Park Place Baiting Hollow, NY	<b>HELD OVER</b>
MR. WITTMEIER	<b>Appeal No. 15-45</b> TM No. 0600-68-4-2 Commercial	<b>Jamesport Plaza, LLC</b> 1451 Main Road Jamesport, NY	
MRS. WORTHINGTON	<b>Appeal No. 15-46</b> TM No. 0600-70-1-40 Residence	<b>Leonard &amp; Denise Richardson</b> 20 Oak Drive Jamesport, NY	
MR. BARNES	<b>Appeal No. 15-47</b> TM No. 0600-113-2-53 Residence	<b>Frances T. Shackel</b> 58 Meetinghouse Creek Road Aquebogue, NY	

**Hearings Continued**

MR. SEABROOK

**Appeal No. 15-48**

TM No. 0600-135.1-1-10

Industrial

**Luminati Aerospace**

400 David Court

Calverton, NY

**PLEASE BE REMINDED THAT ONLY THOSE DOCUMENTS SUBMITTED TO THE CLERK OF THE BOARD WILL BE CONSIDERED PART OF THE RECORD, I.E., ALL DOCUMENTS SUBMITTED TO THIS BOARD, MUST ALSO BE SUBMITTED TO THE CLERK.**

**Appeal No. 14-52, Bolla Oil Corp./1998 Peconic LLC, 3705 Middle Country Road, Calverton**, for variances to and/or relief from the provisions of 108-56 C (9) of the Code of the Town of Riverhead, requesting permission to erect two signs advertising gasoline prices, Section 108-56 C (9) (c) & (d), requesting permission for a primary sign having 64 sq. ft. in area instead of the permitted 48 sq. ft. and advertising other than the name of retailer and gas prices, Section 108-56 D (7) (a) (c) & (d) requesting permission for a secondary sign having 10.92 feet in height instead of the permitted 6 feet, having 31.08 sq. ft. in area instead of the permitted 16 sq. ft., and internally illuminated which is not permitted, and Section 108-56 H (8) (a) requesting permission to erect prohibited internally illuminated signs.

**Appeal No. 15-10, Hotel Indigo, Indigo Village, 226 Seventh Street Assoc., 1822 West Main Street Riverhead**, for variances to and/or relief from the provisions of Chapter 108, Sections 108-258 B, requesting permission to construct accessory buildings (Bldgs. 1 & 2) located on an adjacent parcel from the primary hotel building, and Section 108-259 B proposing to construct a total of six individual retail stores (Bldg. 3) with one measuring 1, 000 sq. ft. and five (5) measuring 1,633.3 sq. ft. in area instead of the required total area of each store of 10,000 sq. ft.

**Appeal No. 15-32, Eve Kaplan-Walbrecht, 267 Penny's Road, Riverhead**, for a variance to and/or relief from the provisions of Chapter 108, Section 108-09 A (1) (a) of the Code of the Town of Riverhead, requesting permission to construct a not permitted detached garage in the front yard.

**Appeal No. 15-34, Gendot Associates Inc., 450 Middle Road, Riverhead**, for variances to and/or relief from the provisions of Chapter 108, Section 108-118 of the Code of the Town of Riverhead, requesting permission to construct a 16 unit retirement condominium complex on a parcel containing 3.6732 acres instead of the minimum lot area of 15 acres, and providing for impervious surface of 38.5% instead of the permitted 15%.

**Appeal No. 15-35, 84 Lumber Company/Spirit SPE Portfolio 2007-2, LLC, 1751 West Main Street, Riverhead**, for a variance to and/or relief from the provisions of Chapter 108, Section 108-51 C of the Code of the Town of Riverhead, requesting permission to re-establish a non-conforming building supply and lumber yard use which has been discontinued for over one year, and the use is not permitted.

**Appeal No. 15-42, Oak Hills Association, Park Place, Baiting Hollow**, for variances to and/or relief from the provisions of Chapter 12, Section 12-6, of the Code of the Town of Riverhead, requesting permission construct a non-conforming structure (deck) in the Coastal Erosion Hazard Area (positioned within the boundary of the Coastal Erosion Hazard Line), not specifically allowed, and Chapter 108, Section 108-9, requesting permission to construct aforementioned deck having a distance of 2 feet from the side yard property line.

**Appeal No. 15-45, Jamesport Plaza, LLC, 1451 Main Road, Jamesport**, for variances to and/or relief from the provisions of Chapter 108, Section 108-287, requesting permission to construct an addition to a commercial building while providing for 83% impervious surface instead of the maximum permitted 60%, and Section 108-288 B (1) proposing to install 166 parking spaces instead of the required 171 parking spaces.

**Appeal No. 15-46, Leonard & Denise Richardson, 20 Oak Drive, Jamesport**, for variances to and/or relief from the provisions of Chapter 108, Section 108-13, requesting permission to attach an accessory deck to a single family residence having a distance of 5 feet from the side yard property line instead of the required 20 feet, Section 108-14.1, providing for 42.1% impervious surface instead of the permitted 15%, and Section 108-51E, providing for an increase of nonconformity of a preexisting nonconforming building and an increase in gross floor area within the required setback.

**Appeal No. 15-47, Frances Shackel, 58 Meetinghouse Creek Road, Aquebogue**, for variances to and/or relief from the provisions of Chapter 108, Section 108-13 A (1) (c), requesting permission to install an in-ground pool having a distance 5 feet from the side and rear yard property lines instead of the required 20 feet, Section 108-14.1, providing for 40.2% impervious surface instead of the permitted 15%, and Section 108-51E, requesting permission to convert a one story garage to a two story pool house with storage area while providing for an increase in degree of nonconformity of a preexisting detached structure and an increase in gross floor area within the required setback.

**Appeal No. 15-48, Luminati Aerospace, 400 David Court, Calverton**, for variances to and/or relief from the provisions of Chapter 108, Section 108-231, requesting permission to construct an addition to an existing metal and concrete industrial building having a front yard distance from an open space parcel of 8.5 feet instead of the required 75 feet and providing for floor area ratio of .0934 instead of the maximum allowed of .09.

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