

**TOWN OF SOUTHEAST
ZONING BOARD OF APPEALS
MONDAY, April 15, 2019
Town Hall, 1360 Route 22, Brewster, NY 10509**

**The Regular Meeting begins at 8 pm
If there is a Work Session scheduled, it begins at 7:30 pm**

Work Session:

Regular Meeting:

**1. GTY NY Leasing, Inc. (Mobil Gas Station)
978 Route 22, Tax Map ID 68.5-2-25**

Public Hearing to review an application for the following:

1. Sign Area Variance of 6 sq. ft. where 30 sq. ft. is permitted and 36 sq. ft. is proposed;
2. Sign Height Variance of 3 ft. where 15 ft. is permitted and 18 ft. is proposed;
3. Freestanding Sign Variance to allow an additional 3 freestanding signs where 1 is permitted and a total of 4 are proposed;

**2. Robert Nikaj / Nikaj Estates, LLC
784-790 Route 312, Tax Map ID 46.-3-8**

Public Hearing to review an application for a Use Variance to utilize an existing building for apartments and increase the number of dwelling units by 5 to allow a total of 28 dwelling units on the property where there are currently 23 dwelling units in an R-160 Zone.

**3. Dennis Santucci
5 Shady Lane, Tax Map ID 47.-3-9**

Public Hearing to review an application for an Appeal of the Determination of the Building Inspector dated March 22, 2019 where a request for a 6 ft. high fence in the front yard was denied because it exceeds the permitted 3 ft. height of a fence in a front yard.

4. Approve Meeting Minutes from March 18, 2019

DRAFT 4/2/19 Agenda Subject to Change