

TOWN OF SOUTHEAST
ZONING BOARD OF APPEALS
Monday, May 20, 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. Robert Nikaj / Nikaj Estates LLC

784-790 Route 312, Tax Map ID 46.-3-8

Continued 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.

2. Dennis Santucci

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

Discussion and vote on a resolution in connection with an application for an Appeal of the Determination of the Building Inspector dated March 22, 2019 where it was determined that the height of the proposed fence exceeds the permitted 3 ft.

3. Thomas Hall

7 Maple Way, Tax Map ID 56.12-1-26

Public Hearing to review an application for an addition to an existing dwelling requiring an east side setback variance of 15.82 ft. where 20 ft. is required and 4.18 ft. is existing and a rear setback variance of 1.5 ft. where 35 is required and 33.5 ft. is proposed.

4. 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;

5. Sharon and Frank Madden

36 Vail's Lakeshore Drive, Tax Map ID 79.-1-40.-88

Public Hearing to review an application for an addition to an existing dwelling that requires the following variances:

1. Front Setback variance of 31.46 ft. where 50 ft. is required and 18.54 ft. is existing;
2. Rear Setback variance of 40 ft. where 50 ft. is required and 10 ft. is proposed;
3. South Side Setback variance of 9.8 ft. where 25 ft. is required and 15.2 ft. is existing;
4. Total Side Setback variance of 20.8 ft. where 70 ft. is required and 49.5 ft. is proposed.

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6. Joseph DiMauro

119 Vail's Lakeshore Drive, Tax Map ID 79.-1-40.-83

Public Hearing to review an application for an addition of an entry porch and pergola to an existing dwelling that requires an east side setback variance of 15 ft. where 25 ft. is required and 10 ft. is proposed and total side yard setback variance of 50 ft. where 70 ft. is required and 20 ft. is proposed.

7. NYSEG Dingle Ridge Substation

17 Branch Road, Tax Map ID 68.-2-8

Public Hearing to review an application referred by the Planning Board for the following variances:

1. Lot Coverage: 51% provided when maximum is 45% permitted;
2. Open Space: 49% provided when minimum 55% required;
3. Height variance of 6 ft. for fence in front yard where 9 ft. is proposed and 3 ft. is permitted;
4. Height variance of 3 ft. for fence in the south side yard where 9 ft. is proposed and 6 ft. is permitted.

8. Approve Meeting Minutes from April 15, 2019

DRAFT 4/29/19 Agenda Subject to Change