

**TOWN OF SOUTHEAST
ZONING BOARD OF APPEALS**

MONDAY, June 17, 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. GTY NY Leasing, Inc. (Mobil Gas Station)
978 Route 22, Tax Map ID 68.5-2-25**

Continued 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;

- 3. Brewster Ford
1024 Route 22, Tax Map ID 68.5-2-32**

Public Hearing to review an application for:

1. Number of wall signs: request for 2 additional wall signs where 1 is permitted and 3 are proposed;
2. Total square footage of signs: variance of 38.5 ft. where 107.10 ft. is permitted and 146.3 ft. is proposed;

- 4. Warren Paukner
206 Tonetta Lake Road, Tax Map ID 56.12-1-1**

Public Hearing to review an application for a third renewal of a previously granted conditional variance by the Zoning Board of Appeals contingent that the property was brought into compliance with the Putnam County Health Department by December 31, 2018. The variances required are to permit an apartment:

1. in an accessory structure;
2. on a lot less than 40,000 sq. ft. in size where a 25% variance is needed;
3. in an accessory structure on a lot less than 5 acres where 30,000 sq. ft. is provided and 200,000 sq. ft. is required;
4. exceeding 25% floor area of the principal residential structure, where 960 sq. ft. divided by 25% equals 240 sq. ft. and a variance of 760 sq. ft. is required;
5. to exceed 800 sq. ft. where 1000 sq. ft. is provided and a 200 sq. ft. variance is required.
4. Total Side Setback variance of 20.8 ft. where 70 ft. is required and 49.5 ft. is proposed.

- 5. Approve Meeting Minutes from May 20, 2019**