

**TOWN OF SOUTHEAST
ZONING BOARD OF APPEALS
Monday, November 18, 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 Zubrycki

41 Cooledge Drive, Tax Map ID 56.12-1-62

Public Hearing to review an application for a proposed addition to a single-family residence requiring variances of 6.5 ft on the south side yard setback where 20 ft. is required and 13.5 ft. is proposed and a 2.75 ft. parking side setback where 5 ft. is required and 2.75 ft. is proposed.

2. David Bruen

85 Vails Lakeshore Drive, Tax Map ID 79.-1-40.-26

Public Hearing to review an application for a proposed accessory structure (garage) that requires the following variances: 25 ft. east front yard setback where 50 ft. is required and 25 ft. is proposed; 15 ft. north side yard setback where 25 ft. is required and 10 ft. is proposed; 28 ft. total side yard setback where 70 ft. is required and 42 ft. is proposed; and 4.75 ft. for spacing between structures where 15 ft. is required and 10.25 ft is proposed.

3. DC3 Holdings, LLC, aka Fast Lane Quick Lube and Car Wash, Inc.

1559 Route 22, Tax Map ID 46.-1-6

Public Hearing to review an application for a Use Variance to add Motor Vehicle Service Station Use to a property in a Zone that does not permit this use. The property has an existing Special Permit for Quick Lube and Car Wash in the SR-22 Zone.

4. Bevin Ashenmiller

97 Vails Lakeshore Drive, Tax Map ID 79.-1-40.-114

Public Hearing to review an application for a proposed deck addition to a single-family residence that requires the following variances: 15 ft. south side yard setback where 25 ft. is required and 10 ft. is proposed; 10 ft. west rear yard setback where 50 ft. is required and 40 ft. is proposed; and 10 ft. total side yard setback where 50 ft. is required and 40 ft. is proposed.

5. Approve Meeting Minutes from October 21, 2019

DRAFT 11/7/19 Agenda Subject to Change