

**TOWN OF SOUTHEAST
ZONING BOARD OF APPEALS**

April 18, 2016

Work Session:

1. **Bill Henry**
47 Prospect Hill Road

Regular Meeting:

1. **Brewster Ford**
1024 NYS Route 22

A Continued Public Hearing to review an application for the following variances:

1. 16% Building Coverage where a maximum of 15% Building Coverage is permitted;
2. 79% Lot Coverage where a maximum of 45% Lot Coverage is permitted [NOTE: the existing site is pre-existing non-conforming with 76% Lot Coverage];
3. 21% Open Space where a minimum of 55% Open Space is required [NOTE: the existing site is pre-existing non-conforming with 24% Open Space];
4. 15 ft. front yard parking variance is required for new parking spaces. The existing site has pre-existing non-conforming parking within the 15 ft. front yard parking setback;
5. 0 ft. side yard parking where 10 ft. side yard is required;
6. 19% outside storage where 5% outside storage is permitted [NOTE: the existing site is pre-existing non-conforming with 17% outside storage];

2. **Dennis and Kimberly Santucci**
5 Shady Lane

THIS PUBLIC HEARING WILL TAKE PLACE ON MAY 16, 2016 AT THE APPLICANT'S REQUEST

3. **Scott Rhodes and Suzanne Cercena**
24 Tanager Road

Public Hearing to review an application for a fence for a residence that has two front yards, which requires the following variances:

1. East front yard height variance of 3 ft. where 6 ft. is proposed and 3 ft. is permitted.
2. South front yard height variance of 1 ft. where 4 ft. is proposed and 3 ft. is permitted.

4. **Jose Sala**
115 Putnam Avenue

Public Hearing to review an application for an addition to a pre-existing non-conforming residence in a GC Zone.

5. **Victor Velasquez and Brunilda Colon**
142 Milltown Road

Public Hearing to review an application for an addition to a single family home, which requires the following variances:

1. West side yard setback variance of 10.32 ft. where 19.68 ft. is proposed and 30 ft. is required.
2. Total side setback variance of 17.64 ft. where 57.36 ft. is proposed and 75 ft. is permitted.

Approve Meeting Minutes from March 14, 2016

DRAFT 4/14/16 Agenda Subject to Change