

**TOWN OF SOUTHEAST**  
**ZONING BOARD OF APPEALS**  
**August 15 , 2016**

**Work Session:**

**Regular Meeting:**

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

Continued Public Hearing to review a request from the Building Inspector for an interpretation of the Town Code in order to determine how and where to measure the height of a stone garbage pail enclosure.

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

Continued Public Hearing to review an Administrative Appeal of the Building Inspector's determination, as well as a request for interpretation of application of the Town Code.

**3. John Hernandez and Djanila Gahar**  
**73 Cooledge Drive**

Continued Public Hearing to review an application for a proposed front entrance for a single family home, which requires a 15 ft. front yard setback variance where 20 ft. is proposed and 35 ft. is required.

**4. Brewster Subaru**  
**1021 Route 22**

Continued Public Hearing to review an application for a pre-existing, non-conforming sign in the NB-2 Zone, which requires a 23.5 ft. variance where 1.5 ft. is proposed and 25 ft. is required.

**5. Henry Van Motel**  
**40 Sodom Road**

Continued Public Hearing to review an application for a pre-existing, non-conforming, second freestanding sign where only one is permitted and requires the following variances: 5 ft. variance where 10 ft. is proposed and 15 ft. is required; a 60 sq. ft. variance where 84 sq. ft. is proposed and 24 sq. ft. is required; a height variance of 2 ft. where 12 ft. is proposed and 10 ft. is required.

**6. JNR Holdings - Nutrishop**  
**2469-2475 Route 6**

Continued Public Hearing to review an application to allow the applicant to construct a free standing sign (where Town Code only permits either a free standing sign or a wall sign) to be located 5 ft. from the property line where a minimum 15 ft. setback is required.

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**7. Brewster Honda Service Center**  
**950 Route 22**

Public Hearing to review an application that seeks to:

1. construct three "wall" signs where one is permitted;
2. erect a freestanding pole sign that is not located on street frontage with vehicular access, which is required by Code Section 138-75.1.C.1.a.;
3. receive a height variance of 50 ft. where 65 ft. is requested and 15 ft. is permitted;
4. receive a size variance of 141.38 sq. ft. where 191.38 sq. ft. is proposed and 50 sq. ft. is permitted;
5. and receive a variance to be located 12 ft. from the property line where a minimum setback of 25 ft. is required.

**8. Warren Paukner**  
**206 Tonetta Lake Road**

Public Hearing to review an application that was previously approved by the Zoning Board of Appeals contingent that the property was brought into compliance with the Putnam County Health Department which has not happened within the allotted timeframe. 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.

**9. Carla Lucchino**  
**203 Allview Avenue**

Public Hearing to review an application for a an existing stone column which requires a 1.6 ft. front yard height variance where 4.6 ft. is proposed and 3 ft. is required.

**10. Space on the Farm**  
**400-406 Starr Ridge Road**

Public Hearing to review an application for a proposed freestanding sign, which requires a size variance of 11 sq. ft. where 15 sq. ft. is proposed and 4 sq. ft. is permitted and a height variance of 4 ft. where 10 ft. is proposed and 6 ft. is permitted.

**11. Kevin Rogers**  
**7 Ridgeview Road**

Public Hearing to review an application for a proposed second story addition to a pre-existing, non-conforming single family home, which requires a 14.75 ft. front yard setback variance where 35.25 ft. is proposed and 50 ft. is required; and an east side yard setback variance of 9.25 ft. where 20.75 ft. is proposed and 30 ft. is required.

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**12. 131 Fields Lane**  
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Public Hearing to review a site plan application for a new office building referred by the Town of Southeast Planning Board which requires:

1. A variance for 6 ft. in excess of the permitted 30 ft. vertical height of a manufactured slope, per §138-15.1.A(1), where 36 ft. is proposed.
2. A variance for the manufactured slope to be steeper than the permitted two horizontal to one vertical, per §138-15.1.A(1), where one and a half horizontal to one vertical is proposed.

**Approve Meeting Minutes from July 18, 2016**

DRAFT 8/2/16 Agenda Subject to Change