

**TOWN OF SOUTHEAST  
ZONING BOARD OF APPEALS**

**July 18, 2016**

**Work Session:**

**Regular Meeting:**

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

Review of 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. Review of this request will continue on August 15, 2016.

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

Review of an Administrative Appeal of the Building Inspector's determination, as well as a request for interpretation of application of the Town Code. Review of this request will continue on August 15, 2016.

**3. Frank and Moira Tolan  
35 Vail's Lakeshore Drive**

Continued Public Hearing to review an application for an addition to a single family home, which requires the a north side setback variance of 3.76 ft. where 21.24 ft. is proposed and 25 ft. is required; and total side setback variance of 37.87 ft. where 32.13 ft. is proposed and 70 ft. is required.

**4. 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.

**5. Brewster Subaru  
1021 Route 22**

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.

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

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.

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

Public Hearing to review an application that seeks permission to:

- Construct three "wall" signs where one is permitted;
- To 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.;
- The pole sign would also require a height variance of 50 ft. where 65 ft. is requested and 15 ft. is permitted; a variance of 141.38 sq. ft. where 191.38 sq. ft. is proposed and 50 sq. ft. is permitted; and a variance to be located 12 ft. from the property line where a minimum setback of 25 ft. is required

**THIS APPLICATION WILL BE HEARD ON AUGUST 15, 2016 DUE TO A PROBLEM WITH  
THE NEIGHBOR MAILINGS**

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

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.

**Approve Meeting Minutes from June 13, 2016**

DRAFT 7/18/16 Agenda Subject to Change