

**TOWN OF SOUTHEAST  
ZONING BOARD OF APPEALS  
Monday, September 18 , 2017**

**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. Verizon Wireless**

**Lakeview Plaza 1511 Route 22, Tax Map ID 46.-1-1.-1**

Public Hearing to review an application for the size of a proposed sign on the side of the building, which requires an 8.55 sq. ft. variance where 32.55 sq. ft. is proposed and 24 sq. ft. is permitted; and a 38.5 sq. ft. variance for a sign on the front of the building where 62.25 sq. ft. is proposed and 24 sq. ft. is permitted.

**2. Henry Van Motel**

**40 Sodom Road, Tax Map ID 57.17-1-1**

Continued Public Hearing to review an application for a pre-existing, non-conforming sign, which requires the following variances: 36 sq. ft. size variance where 60 sq. ft. is proposed and 24 sq. ft. is permitted; a height variance of 2.6 ft. where 12.6 ft. is proposed and 10 ft. is permitted; and a 10 ft. front property line variance where 5 ft. is proposed and 15 ft. is permitted.

**3. Warren Paukner**

**206 Tonetta Lake Road, Tax Map ID 56.12-1-1**

Public Hearing to review an application for renewal of a previously granted conditional variance that has lapsed but had been approved by the Zoning Board of Appeals contingent that the property was brought into compliance with the Putnam County Health Department. 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. Dennis Santucci**

**5 Shady Lane, Tax Map ID 47.-3-9**

Public Hearing to review an application for an Appeal of a rejection of affidavit of final cost of construction on small permit project and an Interpretation of Code Chapter 54 as to whether it gives the Building Inspector the ability to determine the cost of work for matters unrelated to a "building."

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**5. Morrow Equipment Company, LLC**  
**425 Route 312, Tax Map ID 45.-2-35**

Public Hearing to consider an application for height variances as follows: a 63.7 ft. variance for the height of a yard crane where a maximum of 35 ft. is permitted and 98.7 ft. is proposed and a 5 ft. variance for the height of a portion of the building where a maximum of 35 ft. is permitted and 40 ft. is proposed.

**Approve Meeting Minutes from August 21, 2017**  
DRAFT 9/15/17 Agenda Subject to Change