

**TOWN OF SOUTHEAST  
ZONING BOARD OF APPEALS**

**Monday, October 16, 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. John Greg**

**78-80 Allview Avenue, Tax Map ID 68.-1-16**

Public Hearing to review an application for an addition to a pre-existing non-conforming structure in the R160 Zone where the road frontage is less than required. The following variances are requested: West front yard setback (dwelling) of 23.19 ft. where 76.81 ft. exists and 100 ft. is required; west front yard setback (cabana) of 33.3 ft. where 66.70 ft. is proposed and 100 ft. is required; and north side yard variance of 56.49 ft. where 43.51 ft. exists and 100 ft. is required.

**2. Henry Van Motel**

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

**THIS APPLICATION HAS BEEN ADJOURNED TO THE NOVEMBER 20, 2017 MEETING AT  
THE APPLICANT'S REQUEST.**

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 setback variance where 5 ft. is proposed and 15 ft. is required.

**3. Morrow Equipment Company, LLC**

**425 Route 312, Tax Map ID 45.-2-35**

**THIS APPLICATION HAS BEEN ADJOURNED TO THE DECEMBER 18, 2017 MEETING AT  
THE APPLICANT'S REQUEST.**

Continued Public Hearing to discuss 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.

**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. Dennis Santucci**

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

**Property Involved – 7 Shady Lane, Tax Map ID 47.-3-10**

Public Hearing to review an application for an Appeal of the July 12, 2017 Determination made by the Building Inspector regarding the use and existence of a motocross track located at the property involved.

**6. Medicanix**

**251 Fields Lane, Tax Map ID 78.-2-92**

Public Hearing to review an application for a 2 ft. height variance for a retaining wall that would have a maximum height of 8 ft. where a maximum of 6 ft. is permitted as referred by the Planning Board.

**Approve Meeting Minutes from September 18, 2017**

DRAFT 10/16/17 Agenda Subject to Change