

**TOWN OF SOUTHEAST
ZONING BOARD OF APPEALS
Monday, November 20 , 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. Henry Van Motel

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

THIS APPLICATION HAS BEEN REMOVED 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.

2. 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.

3. Dennis Santucci

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

Continued 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."

4. Dennis Santucci

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

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

Continued 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.

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5. Matthew Fosella

249 Tonetta Lake Road, Tax Map ID 56.15-1-23

Public Hearing to review an application for a shed that requires the following variances: 11 ft. south front yard setback variance where 24 ft. is proposed and 35 ft. is required; 11 ft. south front setback variance where 24 ft. is proposed and 35 ft. is required; 16 ft. east side yard setback variance where 4 ft. is proposed and 20 ft. is required.

6. Prospect Hill Office Park, Phase 2

162 Prospect Hill Road, Tax Map ID 56.-1-32.2

Public Hearing to review an application for a 20 ft. area variance for side yard parking where 100 ft. is required and 80 is proposed as referred by the Planning Board.

Approve Meeting Minutes from October 16, 2017

DRAFT 11/6/17 Agenda Subject to Change