

TOWN OF SOUTHEAST
ZONING BOARD OF APPEALS
WEDNESDAY, January 16 , 2019

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. Rose Bonina & Louis Pagnota

45 Arbor Lane, Tax Map ID 67.6-1-52

Continued Public Hearing to review an application for construction of a dwelling. The variances required are:

1. East side setback of 3 ft. where 27 ft. is proposed and 30 ft. is required;
2. West side setback of 15 ft. where 15 ft. is proposed and 30 is required;
3. Total side setback of 33 ft. where 42 ft. is proposed and 75 ft. is required;
4. Minimum lot area of 38,912 sq. ft. where 21,088 is proposed and 60,000 sq. ft. is required;
5. Minimum lot wide of 89 ft. where 86 ft. is proposed and 175 ft. is required;
6. Required street frontage of 89 ft. where 86 ft. is proposed and 175 ft. is required.

2. Southeast Executive Park

85 Independent Way, Tax Map IDs 45.-1-3; 56.-1-31, 56.-1-32.112, 45.-1-2.1

Continued Public Hearing to review an application for the following: on parcel 45.-1-2.1, under Chapter 138 Attachment 5, "Lot Coverage" of 52.78% is proposed where a maximum of 45% is permitted.

3. 1041 Brewster Corp.

1 Starr Ridge Road, Tax Map ID 68.-2-2

Public Hearing to review an application for signage. The following variances are required:

1. Monument Sign 1: Sign Area variance of 25.5 sq. ft. where 49.5 sq. ft. is proposed and 24 ft. is permitted;
2. Monument Sign 2: Variance for additional Monument Sign where 2 are proposed and 1 is permitted; Building setback variance of 73.8 ft. where 36.2 ft. is proposed and 100 ft. is required;
4. Directional Sign - Drive Thru Entry Sign: Sign Area of 7.1 sq. ft. where 8.1 sq. ft. is proposed and 1 sq. ft. is permitted;
5. Directional Sign – Drive Thru Exit Sign: Sign Area of 7.1 sq. ft. where 8.1 sq. ft. is proposed and 1 sq. ft. is permitted;
6. Electronic Menu Board: Height variance of 3.5 ft. where 10.5 ft. is proposed and 7 ft. is permitted.

4. Approve Meeting Minutes from December 17, 2018