

**TOWN OF SOUTHEAST**  
**ZONING BOARD OF APPEALS**  
**Wednesday, February 23, 2022**  
**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. Saw Mill Wood Processing / George Tremblay**

**20 Branch Road, Tax Map ID 68.-2-10**

Continued Public Hearing to review an application for outside storage (all exterior wood processing and storage areas per Town Code) for a wood mill requiring an area variance of 29,513 sq. ft. where the maximum permitted is 5% of the lot area (approximately 9,653 sq. ft.) and 39,166 sq. ft. is proposed.

**2. Brewster Baseball Garage / 577 North Main LLC**

**577 North Main Street, Tax Map ID 56.19-1-40.2**

Public Hearing to review an application for a proposed wall sign requiring a 24 sq. ft. variance where 104 sq. ft. is proposed and 80 sq. ft. is permitted; and a height variance of 4 ft. where 8 ft. is proposed and 4 ft. is permitted.

**3. Guardian Veterinary Specialists**

**4 & 20 Hardscrabble Heights, Tax Map IDs 78.-2-83 & 78.-2-84**

Public Hearing to review an application for a proposed Site Plan Amendment as referred by the Planning Board where the following variances are required:

1. 23 ft. parking rear setback variance per Chapter 138 Attachment 5, Town of Southeast Commercial Zoning Schedule, as 23 ft. is provided where 50 ft. is required.
2. 3% variance for maximum slope of a driveway per Section 138-46D(7), where 13% driveway grade is proposed where a maximum of 10% is permitted.

**4. Stateline Retail Center / Subaru**

**3685, 3711 & 3751 Danbury Road, Tax Map IDs 68.-2-48.1, 68.-2-48.2, & 68.-2-48.3**

Public Hearing to review an application for Site Plan as referred by the Planning Board and Town Board requiring the following variances:

1. Lot 3:
  - a. Building Coverage variance of 5% where 15% is the maximum permitted and 20% is proposed;
  - b. Lot Coverage variance of 14.1% where 45% is the maximum permitted and 59.1% is proposed;
  - c. Open Space variance of 14.1% where 55% is the minimum required and 40.9% is proposed
2. Special Permit Conditions for a Large Retail Establishment:
  - a. Minimum Lot Area variance of 12.1 acres where 35 acres is required and 22.9 acres is proposed;
  - b. Minimum Environmental Conservation Front Buffer (Lot 4) variance of 40 ft. where 75 ft. is required and 35 ft. is proposed;
  - c. Minimum Environmental Conservation Side Buffer (Lot 3) variance of 37 ft. where 50 ft. is required and 13 ft. is proposed
3. Special Permit Conditions for a Motor Vehicle Dealership:
  - a. Minimum Side Landscape Buffer variance of 33 ft. where 50 ft. is required and 17 ft. is proposed;
  - b. Minimum Rear Landscape Buffer variance of 33 ft. where 50 ft. is required and 17 ft. is proposed

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**5. Stateline Retail Center / Subaru**

**3751 Danbury Road, Tax Map ID 68.-2-48.3**

Public Hearing to review an application for proposed signs requiring variances under Section 138-75.1 for two additional signs on the North Elevation, where two signs are permitted based on one sign per 100 linear ft. of building length (building is 269 linear ft. in length), and four signs are proposed.

**6. Approve Meeting Minutes from January 19, 2022.**

DRAFT 1/28/22 Agenda Subject to Change