

**TOWN OF SOUTHEAST
ZONING BOARD OF APPEALS
Monday, September 19, 2022
Town Hall, 1360 Route 22, Brewster, NY 10509**

Work Session begins at 7:30 pm / The Regular Meeting begins at 8 pm

Work Session:

1. Joe Ferrazza, Westchester Modular Homes, Re: 2592 Carmel Avenue

Questions about Use and Setback Variances for Two-Family Residence hat Burned Down in R-60 Zone

Regular Meeting:

1. Planet Fitness

1505-1515 Route 22, Tax Map ID 46.-1-1.-1

Continued Public Hearing to review an application for proposed signage for a corner façade requiring the following variances:

1. A second sign on the easterly side where one sign is permitted and two signs are proposed;
2. To locate the sign on the façade where it is not permitted.

2. 11 Hill Lane, LLC

11 Hill Lane, Tax Map ID 88.8-1-3

Public Hearing to review an application for the proposed reconstruction of an existing dwelling in the R-160 Zoning District requiring the following variances:

1. North Front setback: 42.3 ft. where 57.7 ft. is proposed and 100 ft. is required;
2. East Side setback: 96.3 ft. where 3.7 ft. is proposed and 100 ft. is required;
3. West Side setback: 66 ft. where 34 ft. is proposed and 100 ft. is required;
4. Total Side setback: 162.3 ft. where 37.7 ft. is proposed and 200 ft. is required;
5. South Rear setback: 80.1 ft. where 18.9 ft. is proposed and 100 ft. is required.

3. Sara Gorman

51 Allview Avenue, Tax Map ID 67.12-1-32

Public Hearing to review an application for the proposed construction of a deck on a residence in the R-60 Zoning District requiring the following variances:

1. East Front setback: 23.5 ft. where 26.5 ft. is proposed and 50 ft. is required;
2. North Side setback: 16.7 ft. where 13.3 ft. is existing and 30 ft. is required;
3. South Side setback: 0.6 ft. where 29.4 ft. is proposed and 30 ft. is required;
4. Total Side setback: 32.3 ft. where 42.7 ft. is proposed and 75 ft. is required.

4. 2 & 4 Reservoir Ridge Road, LLC

2 & 4 Reservoir Ridge Court, Tax Map IDs 57.-2-6.1 & 57.-2-6.2

Public Hearing to review an application for a Wetland Permit as referred by the Planning Board for Area Variances from Section 138-12.1 of the Town Code to permit "excessive clearing" of trees within the Ridgeline Protection Area. The properties reside within the R-160 Zoning District and within the Ridgeline Overlay District. Specifically, the applicant proposes to clear:

1. 41 trees of 8 inches or greater at breast height within a 0.666-acre area on Lot 1 where the clearing of 15.4 trees is permitted;
2. 157 trees of 8 inches or greater at breast height within a 1.596-acre area on Lot 2 where the clearing of 24.6 trees is permitted.

5. Approve Meeting Minutes from August 15, 2022.

DRAFT 8/29/22 Agenda Subject to Change