

TOWN OF SOUTHEAST
ZONING BOARD OF APPEALS
Wednesday, February 22, 2023
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. WDesigne

3867 Danbury Road, Tax Map ID 69.13-1-23

Continued Public Hearing to review an application for an Amended Site Plan in the SR-6 Zoning District as referred by the Planning Board for an Interpretation and Area Variances as follows:

1. An Interpretation as to whether a variance is required from Section 138-63.8.B(1)(c)[2] of the Town Code to use non-combustible black mesh within the chain link fencing for dust control around the collection system, and the related variance if it is required by this interpretation.
2. Dumpster: East side setback variance of 9.8 ft. where 25.2 ft. is proposed and 35 ft. is required;
3. Propane Tank: East side setback variance of 26 ft. where 9 ft. is proposed and 35 ft. is required;
4. Mechanical Exhaust System: West side setback variance of 17.24 ft. where 17.76 ft. is proposed and 35 ft. is required.

2. Neil & Mary Ann Hvolbeck

10 Clematis Road, Tax Map ID 56.14-2-58

Public Hearing to review an application for a proposed addition to a single-family dwelling in the R-20 Zoning District requiring the following Area Variances:

1. North Rear setback: 4.5 ft. where 30.5 ft. is proposed and 35 ft. is required;
2. East Side setback: 5.2 ft. where 14.8 ft. is proposed and 20 ft. is required;
3. Total Side setback: 4.4 ft. where 45.6 ft. is proposed and 50 ft. is required.

3. Frederick & Christopher Dress

107 Vail's Lakeshore Drive, Tax Map ID 79.-1-40.-59

Public Hearing to review an application for a proposed addition to a single-family dwelling in the R-40 Zoning District requiring the following Area Variances:

1. East Front setback: 14 ft. where 36 ft. is proposed and 50 ft. is required;
2. South Side setback: 20 ft. where 5 ft. is proposed and 25 ft. is required;
3. North Side setback: 20.25 ft. where 4.75 ft. is proposed, and 25 ft. is required;
4. Total Side setback: 60.25 ft. where 9.75 ft. is proposed and 70 ft. is required.

4. 43 Farm to Market Road, Tax Map ID 45.-2-88

Public Hearing to review an application for Site Plan and Wetland Permit to permit a farm/greenhouse use on an approximately 402,059 sq. ft. lot in the R-160 Zoning District as referred by the Planning Board for a Lot Width area variance of 100 ft. where 300 ft. is existing and the minimum lot width required is 400 ft., and for a Lot Coverage variance of 11.3% where 14.3% is proposed and the maximum lot coverage permitted is 3%.

5. Approve Meeting Minutes from January 18, 2023