

**TOWN OF SOUTHEAST
ZONING BOARD OF APPEALS**

Monday, March 20, 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. 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.

2. 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 as to whether a variance is required from Section 138-63.8.B(1)(c)[2] and 138-63.8.B(1)(c)[1] 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.

3. Guy & Marlisa DiPietro

140 Salmons Hollow Road, Tax Map ID 47.-2-1

Public Hearing to review an application for a proposed shed on a property in the R-60 Zoning District requiring a south side yard setback variance of 10 ft. where 10 ft. is proposed and 20 ft. is required.

4. Partners Management, LLC

988 Route 22, Tax Map ID 68.5-2.-26

Public Hearing to review an application for a proposed monument sign and proposed banner sign as part of a Multi-Tenant Sign program requiring the following variances:

1. Monument Sign:
 - a. Per Section 138-75D.2(d) of the Town Code, premises are not permitted both wall signage and a freestanding sign;
 - b. Proposed sign does not meet required 15 ft. front property line setback;
 - c. Proposed sign appears to encroach into the State Highway Right of Way.
2. Banner Sign:
 - a. Per variance granted 12/2013, the property exchanged the right to have a sign located on the Argonne Road side for the sign at the rear of the building facing I-84;
 - b. Proposed sign requires a 6 ft. sign height variance as it does not comply with Section 138-75D.2(c) of the Town Code as the sign height exceeds the 3 ft. maximum sign height of 3 ft. by 6 ft.;
 - c. Proposed sign requires a 7 ft. total height variance as it does not comply with Section 138-75D.3(b)(4) where the allowable height is 12 ft. by 7 ft. where the proposed height is 19 ft.

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5. Omar Roberts

10 Nancy Road, Tax Map ID 56.18-2-72

Public Hearing to review an application for a proposed addition to a single-family dwelling in the R-20 Zoning District requiring a west front setback variance of 9 ft. where 26 ft. is proposed and 35 ft. is required.

6. JJ&P Property Holding LLC (Sunoco Station)

1224 Route 22, Tax Map ID 57.-2-42

Public Hearing to review an application for a freestanding sign requiring a front setback variance of 3.4 ft. (in addition to the existing 10 ft. front setback variance previously granted on 12/17/2018) where 1.6 ft. is existing and 15 ft. is required.

7. Approve Meeting Minutes from February 22, 2023

DRAFT 3/6/23 Agenda Subject to Change