

**TOWN OF SOUTHEAST
ZONING BOARD OF APPEALS**

Monday, April 17, 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. Omar Roberts

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

Continued 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.

2. 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.

3. Ronen Levi & Emma Finkelstein

120 Peaceable Hill Road, Tax Map ID 56.20-2-65

Public Hearing to review an application for a proposed second floor addition to a single-family dwelling in the R-20 Zoning District requiring a north side setback variance of 7.3 ft. where 12.7 ft. is proposed and 20 ft. is required.

4. Luis Jimenez

139 Putnam Avenue, Tax Map ID 56.18-1-24

Public Hearing to review an application for a proposed second floor addition and proposed deck for a residential dwelling in the GC Zoning District which requires the following variances:

1. Per 138-11 C.1(a) of the Town Code, the residential use of the structure in the GC Zoning district is non-conforming and that use may be continued provided that such building or structure shall not be enlarged or extended unless the Use therein is changed to a conforming Use. The Use is remaining as residential and therefore requires a variance.
2. North Front setback: 24.62 ft. variance where 10.38 ft. is existing and 35 ft. is required;
3. West Rear setback: 26 ft. variance where 9 ft. is proposed and 35 ft. is required;
4. North Front Parking setback: 11 ft. variance where 4 ft. is existing and 15 ft. is required

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5. Marek & Marta Brzostek

47 Blueberry Drive, Tax Map ID 57.5-1-25

Public Hearing to review an application for a proposed shed in the R-20 Zoning District requiring a north side setback variance of 15 ft. where 5 ft. is proposed and 20 ft. is required, and a west side rear setback variance of 15 ft. where 5 ft. is proposed and 20 ft. is required.

6. Christine & Erik Johnson

419 Allview Avenue, Tax Map ID 67.18-1-8

Public Hearing to review an application for a proposed gazebo in the R-60 Zoning District requiring a rear setback variance of 5 ft. where 15 ft. is proposed and 20 ft. is required.

7. Approve Meeting Minutes from March 20, 2023

DRAFT 3/30/23 Agenda Subject to Change