

**TOWN OF SOUTHEAST  
ZONING BOARD OF APPEALS**

**Monday, May 15, 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. Partners Management, LLC**

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

Continued Public Hearing to review an application for a proposed monument sign requiring the following variances:

1. Per Section 138-75D.2(d) of the Town Code, premises are not permitted both wall signage and a freestanding sign;
2. Proposed sign does not meet required 15 ft. front property line setback;
3. Proposed sign appears to encroach into the State Highway Right of Way.

**2. Gerard & Pam Cullen**

**7 Ames Road, Tax Map ID 68.14-1-8**

Public Hearing to review an application for a proposed in-ground pool in the R-60 Zoning District which requires a south front setback variance of 5 ft. where 45 ft. is proposed and 50 ft. is required.

**3. Colm Connor & Lauren McCusker**

**2 Griffen Road, Tax Map 56.15-2-65**

Public Hearing to review an application for proposed second floor addition and a garage for a single-family dwelling in the R-20 Zoning District which requires the following variances:

Second Floor Addition:

1. South front setback: 16 ft. variance where 19 ft. is proposed and 35 ft. is required.

Garage:

1. North side setback: 12 ft. variance where 8 ft. is proposed and 20 ft. is required;
2. East side setback: 15 ft. variance where 5 ft. is proposed and 20 ft. is required.

**4. H. Matthew Foley**

**10 Hickory Lane, Tax Map ID 79.-1-40.-109**

Public Hearing to review an application for a proposed addition to a single-family dwelling in the R-40 Zoning District which requires the following variances:

1. North side setback: 20 ft. variance where 5 ft. is proposed and 25 ft. is required;
2. South side setback: 5.18 ft. variance where 19.82 ft. is existing and 25 ft. is required;
3. Total side setback: 45.18 ft. variance where 24.82 ft. is proposed and 70 ft. is required;
4. West front setback: 30.02 ft. variance where 19.98 ft. is existing and 50 ft. is required;
5. East rear setback: 19.13 ft. variance where 30.87 ft. is existing and 50 ft. is required.

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**5. Southeast Kitchen & Bath**

**10 Old Doansburg Road, Tax Map ID 46.-5-6**

Public Hearing to review an application for a Site Plan and Wetland Permit in the OP-1 Zoning District as referred by the Planning Board for following variances:

Front Yard:

1. NYS Route 22 Frontage: 24.6 ft. variance where 75.4 ft. is proposed and 100 ft. is required;
2. Old Doansburg Road Frontage: 23.6 ft. variance where 76.4 is proposed and 100 ft. is required.

Front Parking Setback:

1. NYS Route 22 Frontage: 3.5 ft. variance where 46.5 ft. is proposed and 50 ft. is required
2. Old Doansburg Road Frontage: 36.5 ft. variance where 13.5 ft. is proposed and 50 ft. is required

**6. Approve Meeting Minutes from April 17, 2023**

DRAFT 5/2/23 Agenda Subject to Change