

**TOWN OF SOUTHEAST
ZONING BOARD OF APPEALS**

Monday, June 26, 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. Henri & Mary Catherine Faivre

55 Guinea Road, Tax Map ID 78.-1-11

Public Hearing to review an application for a proposed shed in the R-60 Zoning District which requires a west side setback variance of 10 ft. where 10 ft. is proposed and 20 ft. is required.

2. John R. Hobby

47 Milltown Road, Tax Map ID 57.-1-20

Public Hearing to review an application for a proposed detached garage in the R-60 Zoning District which requires a west front setback variance of 25 ft. where 25 ft. is proposed and 50 ft. is required.

3. Fram & Katherine Roekthanom

194 Allview Avenue, Tax Map ID 67.16-1-5

Public Hearing to review an application for a proposed garage addition to a single-family dwelling in the R-60 Zoning District which requires the following variances:

1. South front setback: 15 ft. variance where 35 ft. is proposed and 50 ft. is required;
2. West side setback: 22 ft. variance where 8 ft. is proposed and 30 ft. is required;
3. Total side setback: 34 ft. variance where 41 ft. is proposed and 75 ft. is required

4. Brewster Woods Condominium

1-50 Brewster Woods Drive, Tax Map 57.-1-7.-101

Public Hearing to review an application for two proposed entrance signs requiring the following five variances:

1. Under Town Code 138-75 D., one sign is permitted with a maximum size of 24 sq. ft. and 6 ft. in height. As two signs are proposed, a variance is required for the second sign;
2. As both signs measure 26.64 sq. ft, each sign requires a 2.64 sq. ft. variance;
3. Under 138-75 D.3.(c)1., the signs must be located no less than 15 ft. from the front property line. Both signs are located in close proximity to the front property line and therefore require a 15 ft. variance for the setback for each sign.

5. Blue Heron Estates, LLC

2592 Carmel Avenue, Tax Map 67.7-1-14

Public Hearing to review an application for proposed covered front porch in the R-60 Zoning District which requires a south front setback variance of 34 ft. where 16 ft. is proposed and 50 ft. is required.

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6. Brewster Yards (p/k/a Proswing)

132 & 160 Pugsley Road Tax Map IDs 45.-1-10 (Lot 2) & 45.-1-11 (Lot 3)

Public Hearing to review an application for Site Plan, Subdivision and Wetland Permit as referred by the Planning Board requiring the following variances:

Zoning Item	Required	Lot 2 (45.-1-10)		Lot 3 (45.-1-11)	
		Proposed	Variance	Proposed	Variance
Front Yard Setback	100 ft	104.2 ft	--	39.2 ft	60.8 ft
Front Parking Setback	100 ft	23.7 ft	76.3 ft	31.2 ft	68.8 ft
Max Building Height	35 ft	45.0 ft	10.0 ft	< 35 ft	--
Environmental Buffer	50 ft	0 ft	50 ft	0 ft	50 ft
Max Fence Height within Front Yard Setback (Entrance Arch)	3 ft	20 ft	17 ft	N/A	--
Max Fence Height within Front Yard Setback (driveway gates)	3 ft	6 ft*	3 ft	6 ft**	3 ft
Max Fence Height within Front Yard Setback (Backstop Netting Poles)	3 ft	N/A	--	30 ft	27 ft
Max Manufactured Slope Height	30 ft	36 ft	6 ft	35 ft	5 ft

*Gates at three driveways on Lot 2

**Gates at two driveways on Lot 3

7. Approve Meeting Minutes from May 15, 2023

DRAFT 5/30/23 Agenda Subject to Change