

**TOWN OF SOUTHEAST  
ZONING BOARD OF APPEALS**

**Monday, July 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. Brewster Yards (p/k/a Proswing)**

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

Continued 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

**2. Ian G. Wejchert**

**91 Tonetta Lake Way, Tax Map ID 56.8-1-28**

Public Hearing to review an application for a proposed detached garage in the R-20 Zoning District which requires a south side setback variance of 4 ft. where 16 ft. is proposed and 20 ft. is required, and an east front setback variance of 10 ft. where 10 ft. is proposed and 20 ft. is required.

**3. Approve Meeting Minutes from June 26, 2023**

DRAFT 6/27/23 Agenda Subject to Change