

**TOWN OF SOUTHEAST
ZONING BOARD OF APPEALS**

Monday, October 16, 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. Spruce Street Development

28 Spruce Road, Tax Map ID 56.20-2-15

Public Hearing to review an application for a proposed single-family dwelling in the R-20 Zoning District which requires an East Rear setback variance of 11 ft. where 24 ft. is proposed and 35 ft. is required.

2. Spruce Street Development

32 Spruce Road, Tax Map ID 56.20-2-13

Public Hearing to review an application for a proposed single-family dwelling in the R-20 Zoning District which requires an East Rear setback variance of 6.7 ft. where 28.3 ft. is proposed and 35 ft. is required.

3. Spruce Street Development

38 Spruce Road, Tax Map ID 56.20-1-34

Public Hearing to review an application for a proposed single-family dwelling in the R-20 Zoning District which requires an East Rear setback variance of 5 ft. where 30 ft. is proposed and 35 ft. is required.

4. Jessy Simon & Abdoul Dabo

97 Blackberry Drive, Tax Map ID 56.16-2-11

Public Hearing to review an application for a proposed portico in the R-20 Zoning District which requires a West Front setback variance of 10.7 ft. where 24.3 ft. is proposed and 35 ft. is required.

5. 11 Hill Lane Brewster, LLC

11 Hill Lane, Tax Map ID 88.8-1-3

Public Hearing to review an application for a proposed second-story addition to an existing garage in the R-160 Zoning District which requires the following variances:

1. North Front setback: 93.06 ft. where 6.94 ft. is proposed and 100 ft. is required;
2. East Side setback: 92.44 ft. where 7.56 ft. is proposed and 100 ft. is required;
3. Total Side setback: 131.81 ft. where 68.19 ft. is proposed and 200 ft. is required.

6. Christopher & Danielle Colello

89 Milltown Road, Tax Map ID 57.12-1-25

Public Hearing to review an application for a proposed addition to an existing single-family dwelling in the R-60 Zoning District which requires a South Front setback variance of 28 ft. where 22 ft. is proposed and 50 ft. is required.

7. Alex Minder

55 Karlsen Lake Road, Tax Map ID 46.9-1-27

Public Hearing to review an application for an existing shed 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.

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8. EE Brewster, LLC

1534 & 1550 Route 22, Tax Map IDs 46.-2-45.1 & 45.2

Public Hearing to review an application for a variance from Section 138-52.B of the Town Code for exterior overhead garage style doors in the rear and sides of a proposed self-storage building, which are prohibited, as referred by the Town Board in connection with a Special Use Permit Application for Self-Storage in the SR-22 Zoning District.

Approve Meeting Minutes from September 18, 2023

DRAFT 10/10/23 Agenda Subject to Change