

**TOWN OF SOUTHEAST
ZONING BOARD OF APPEALS
Monday, November 20, 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. EE Brewster, LLC

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

Continued 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.

2. Marisol & Jose Pena ***THIS APPLICATION WILL NOT BE HEARD UNTIL DECEMBER 18, 2023*******

333 Turk Hill Road, Tax Map ID 78.-2-29

Public Hearing to review an application for the proposed addition of a deck to an existing single-family dwelling constructed in 1810 in the R-160 Zoning District which requires a North Side setback variance of 100 ft. where zero ft. is proposed and 100 ft. is required.

3. Sandra Barrella

293 Dingle Ridge Road, Tax Map ID 79.12-1-3

Public Hearing to review an application for an existing graduated stone wall and 7 ft. and 5 ft. pillars in the front yard of a single-family dwelling in the R-60 Zoning District which requires the following variances:

1. Graduated Wall: 2 ft. height variance where 5 ft. is proposed and 3 ft. is permitted
2. Two 7 ft. Stone Pillars: 4 ft. height variance where 7 ft. is proposed and 3 ft. is permitted
3. Four 5 ft. Stone Pillars: 2 ft. height variance where 5 ft. is proposed and 3 ft. is permitted

4. Green Chimneys Boni Bel

301 Doansburg Road, Tax Map IDs 36.-2-17 & 36.-1-1 & 36.17-1-3

Public Hearing to review an application for Site Plan, Wetland Permit, and Subdivision, as referred by the Planning Board, for a proposed parking area within the front yard of properties in the R-60 and R-160 Zoning Districts which requires a front yard setback variance of 96 ft. where 4 ft. is proposed and 100 ft. is required.

Approve Meeting Minutes from October 16, 2023

DRAFT 11/16/23 Agenda Subject to Change