

**TOWN OF SOUTHEAST
ZONING BOARD OF APPEALS**

Monday, May 13, 2024

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. Bayron Lima Ramirez

155 Carriage Hill Road, Tax Map ID 67.15-2-24

Continued Public Hearing to review an application for an existing fence that is greater than 3 ft. in height and located within the front yard setback in the R-60 Zoning District which requires a north front setback variance of 48 ft. where 2 ft. exists and 50 ft. is required.

2. THE PUBLIC HEARING FOR THE BISESAR PROPERTY IS ADJOURNED TO JUNE 17, 2024 AS THE NEIGHBORS WERE NOT CORRECTLY NOTIFIED OF THE HEARING. THE PUBLIC WILL BE ABLE TO ASK QUESTIONS AT THAT TIME.

Lance Bisesar

181-183 Doansburg Road, Tax Map ID 46.-5-16

Public Hearing to review an application in response to a Notice of Violation from the Building Inspector. The Zoning Board of Appeals granted a variance from Town Code Section 138-12.1 on August 15, 2022 for 124 trees to be felled where felling 36 trees was permitted. 125 trees in excess of the variance were felled within the Ridgeline Overlay District resulting in the violation.

3. PPM Land Development (p/k/a Maplewood North Group)

301-315 Doansburg Road/Bradford Court, Tax Map ID 36.-1-1

Public Hearing to review an application for Subdivision of a property in the R-160 Zoning District as referred by the Planning Board for the following variances on proposed Lot 1:

1. Front Yard depth: 50 ft. where 50 ft. is proposed and 100 ft. is required
2. Front Yard setback: 50 ft. where 50 ft. is proposed and 100 ft. is required
3. Rear setback: 70 ft. where 30 ft. is proposed and 100 ft. is required
4. Rear Yard depth: 70 ft. where 30 ft. is proposed and 100 ft. is required.

4. Sparta Realty/Salsa Fresca

1577 Route 22, Tax Map ID 46.-1-16.-1

Public Hearing to review an application for an application to add a second wall sign where only one sign is permitted under Town Code Section 138-75D.2(a)(1).