

**TOWN OF SOUTHEAST
ZONING BOARD OF APPEALS**

Monday, July 15, 2024

Town Hall, 1360 Route 22, Brewster, NY 10509

**The Regular Meeting begins at 8 pm
The Work Session begins at 7:30 pm**

Work Session:

- 1. Lance Bisesar, 181-183 Doansburg Road, Tax Map ID 46.-5-16**
- 2. Venamy Orchids, 1460 Route 22, Tax Map ID 57.-1-14**

Regular Meeting:

- 1. Sparta Realty/Salsa Fresca
1577 Route 22, Tax Map ID 46.-1-16.-1**
Continued Public Hearing to review an application to add a second wall sign where only one sign is permitted under Town Code Section 138-75D.2(a)(1).
- 2. Lance Bisesar
181-183 Doansburg Road, Tax Map ID 46.-5-16**
THIS APPLICATION HAS BEEN ADJOURNED TO AUGUST 19, 2024 AT THE APPLICANT'S REQUEST
Continued 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 in the Ridgeline Overlay District where felling 36 trees was permitted. 125 trees in excess of the granted variance were felled within the Ridgeline Overlay District resulting in the violation.
- 3. 20 Brush Hollow Road
20 Brush Hollow Road, Tax Map ID 68.-2-46**
Public Hearing to review an application as referred by the Planning Board for an Amended Site Plan that increases the lot area coverage for outside storage in the SR-6 Zoning District, which requires a 16.2% variance where 41.2% is proposed and 25% is the maximum permitted.
- 4. Michael Gerard & Lisamarie Tenner
96 Cooledge Drive, Tax Map ID 56.8-1-33**
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-20 Zoning District, which requires a 33 ft. variance on the north front setback where 2 ft. exists and 35 ft. is required; and a height variance of 3 ft. where 3 ft. is permitted and 6 ft. exists
- 5. Wei Chen & Hong Yi
18 Tanager Road, Tax Map ID 56.14-2-36**
Public Hearing to review an application for a proposed shed in the R-20 Zoning District that requires a 10 ft. variance on the west side setback where 20 ft. is required and 10 ft. is proposed, and a 15 ft. variance on the north rear setback where 20 ft. is required and 5 ft. is proposed.

Approve Meeting Minutes from June 17, 2024