

**TOWN OF SOUTHEAST  
ZONING BOARD OF APPEALS**

**Wednesday, April 20, 2020**

**Town Hall, 1360 Route 22, Brewster, NY 10509**

Please join from your computer, tablet or smartphone:

*When prompted, please type your full name*

<https://zoom.us/j/617581302?pwd=cU5Zd3M0MW9sTDkvOWN6V3BpV3ExZz09>

**\*SEE DIRECTIONS FOR ZOOM MEETING PARTICIPATION ON NEXT PAGE\***

**\*\*\* This meeting will be recorded \*\*\***

**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. DC3 Holdings, LLC, aka Fast Lane Quick Lube and Car Wash, Inc.  
1559 Route 22, Tax Map ID 46.-1-6**

Continued Public Hearing to review an application for a Use Variance to add Motor Vehicle Service Station Use to a property in a Zone that does not permit this use. The property has an existing Special Permit for Quick Lube and Car Wash in the SR-22 Zone.

**2. Adam & Alexis Nery  
24 Deans Corner Road, Tax Map ID 78.-1-105**

Public Hearing to review an application for a pool that requires the following variances: 40 ft. south front yard setback where 60 ft. is proposed and 100 ft. is required; and 54 ft. west side yard setback where 46 ft. is proposed and 100 ft. is required.

**3. NY Fuel Distributors, LLC / Shell Station  
1450 Route 22, Tax Map ID 57.-1-16**

Public Hearing to review an application for a freestanding sign that requires the following variances: 10 ft. for the sign height where 25 ft. is proposed and 15 ft. is permitted; 54.375 sq. ft. for the sign face area where 84.375 sq. ft. is proposed and 30 sq. ft. is permitted; and a 5 ft. front setback variance where 10 ft. is proposed and 15 ft. is required.

**4. Jessica DiMauro and Zachary Marks  
17 Orchard Road, Tax Map ID 79.-1-40.-101**

Public Hearing to review an application for a proposed porch addition to a single-family home that requires the following variances: 25 ft. west front yard setback where 25 ft. is proposed and 50 ft. is required; 15 ft. north side yard setback where 10 ft. is proposed and 25 ft. is required; 18 ft. south side yard setback where 7 ft. is proposed and 25 ft. is required; and a 53 ft. total side yard setback where 17 ft. is proposed and 70 ft. is required.

**5. JCE Enterprises, LLC  
12 Old Route 6, Tax Map ID 55.12-1-12**

Public Hearing to review an application for site plan amendment that includes proposed stairs in a front yard setback which requires a variance of 13.6 ft. where 21.4 ft. is proposed and 35 ft. is required as referred by the Planning Board.

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**6. Gas Land Petroleum**

**3411 Danbury Road, Tax Map ID 68.-2-69**

Public Hearing to review an application for site plan amendment as referred by the Planning Board that requires the following variances: 26.4 ft. in the front yard to allow 8.6 ft. setback where 35 ft. is required; 29.3 ft. in rear yard to allow a 5.7 ft. setback where 35 ft. is required; 8.68% Lot Coverage variance to allow 53.68% where a maximum of 45% is allowed; and 8.68% Open Space variance to allow 46.32% where 55% minimum is required.

**7. Approve Meeting Minutes from February 19, 2020**

DRAFT 4/8/20 Agenda Subject to Change

**\*ZOOM MEETING INSTRUCTIONS:**

**New to Zoom?** Please download the free app now so you are ready when the meeting starts:  
<https://zoom.us/download>

**Please join from your computer, tablet or smartphone by clicking on this link:**

<https://zoom.us/j/617581302?pwd=cU5Zd3MOMW9sTDkvOWN6V3BpV3ExZz09>

This is the preferred method so you can see the documents and plans being discussed. When prompted, please provide your full name. If you are representing an application, please also provide the name of your firm.

You can also dial in using your phone:

*Call-in number:* +1 929 436 2866 US

*Meeting ID:* 617 581 302

FROM YOUR SMARTPHONE

One tap mobile:

+19294362866,,617581302# US

Additional Zoom FAQs and tutorials:

<https://support.zoom.us/hc/en-us/categories/200101697-Getting-Started>