

**TOWN OF SOUTHEAST**  
**ZONING BOARD OF APPEALS**  
**Wednesday, March 11, 2026**  
**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. Salsa Fresca**

**1577 Route 22, Tax Map ID 46.-1-16.1**

Public Hearing to review an application for the proposed construction of a Freestanding Sign in the SR-22 Zoning District requiring the following variance:

1. East front setback: 10 ft. variance where 5 ft. is proposed and 15 ft. is required.

**2. Margaret Vail**

**2 Bass Lane, Tax Map ID 79.-1-40.-41**

Public Hearing to review an application for a proposed Addition in the R-40 Zoning District District requiring the following variances:

1. East front setback: 9 ft. variance where 41 ft. is proposed and 50 ft. is required.
2. West front setback: 23 ft. variance where 27 ft. is proposed and 50 ft. is required.
3. North side setback: 10 ft. variance where 40 ft. is proposed and 50 ft. is required.

**Approve Meeting Minutes from February 11, 2026**

DRAFT 2/12/26 Agenda Subject to Change