

TOWN OF SOUTHEAST
ZONING BOARD OF APPEALS
Wednesday, February 17, 2021
Town Hall, 1360 Route 22, Brewster, NY 10509

Please join from your computer, tablet or smartphone:

When prompted, please type your full name

<https://us02web.zoom.us/j/83258953642>

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. Frank & Carla Bueti – CONTINUED TO MARCH 15, 2021 AT APPLICANT'S REQUEST
12 Hill Lane, Tax Map ID 88.8-1-2

Continued Public Hearing to review an application for a proposed portico and an existing deck requiring the following variances:

1. East Front setback: 18 ft. where 82 ft. is proposed and 100 ft. is required;
2. North Side setback: 94.28 ft. where 5.72 ft. is proposed and 100 ft. is required;
3. South Side setback: 82 ft. where 18 ft. is proposed and 100 ft. is required;
4. Total Side setback: 76.28 ft. where 23.72 ft. is proposed and 100 ft. is required;
5. West Rear setback: 100 ft. where -3 ft. is proposed and 100 ft. is required (the deck encroaches onto the neighboring parcel by 3 ft.)

2. John Newell & Karen Gress Merritt - CONTINUED TO MARCH 15, 2021 AT APPLICANT'S REQUEST
190-192 Route 22, Tax Map ID 78.-1-37

Continued Public Hearing to review an application for a proposed renovation of an existing structure in the GC Zoning District for the purpose of residential occupancy where this is not a permitted use in the district and requires a Use Variance. The property is located in a Split Zone (R-160/GC) however the building is located in the GC Zone.

3. Christopher & Jennifer McGuire
60 South Drive, Tax Map ID 46.77-1-39

Public Hearing to review an application for a deck that requires a variance for the east side setback of 8 ft. where 12 ft. is proposed and 20 ft. is required.

4. Brewster Ford
1024 Route 22, Tax Map ID 68.5-2-32

Public Hearing to review an application for the proposed additions of a dumpster enclosure and a shed that require the following variances:

1. Dumpster Enclosure: 30 ft. front yard setback where 5 ft. is proposed and 35 ft. is required and 14 ft. front yard setback where 21 ft. is proposed and 35 ft. is required.
2. Shed: West side setback variance of 1 ft. where 34 ft. is proposed and 35 ft. is required.

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5. Claudia Kaplan & John-Etal Lahart

54 Dingle Ridge Road, Tax Map ID 69.13-1-18

Public Hearing to review an application for an addition to a single-family dwelling that requires the following variances:

1. West Front setback: 42.4 ft. where 57.6 ft. is proposed and 100 ft. is required;
2. South Side setback: 33 ft. where 67 ft. is proposed and 100 ft. is required;
3. Total Side setback: 11 ft. where 189 ft. is proposed and 200 ft. is required.

6. Mathew Luccarelli

11 Hilltop Lane, Tax Map ID 79.-1-40.-66

Public Hearing to review an application for the addition of a garage that requires a north side setback variance of 10 ft. where 10 ft. is proposed and 20 ft. is required; and a variance for the spacing to principal dwelling of 5 ft. where 10 ft. is proposed and 15 ft. is required.

7. Approve Meeting Minutes from January 20, 2021.

DRAFT 2/17/21 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:

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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:

+1 929 436 2866 US (New York)

Meeting ID: 832 5895 3642

One tap mobile

+19294362866,,83258953642# US (New York)

Additional Zoom FAQs and tutorials:

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