

**TOWN OF SOUTHEAST  
ZONING BOARD OF APPEALS**

**Monday, June 21, 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/89172581704>

**\*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**

**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. Jean A. DeBenedetto**

**26 Carillon Road, Tax Map ID 56.14-2-14**

**THIS APPLICATION ADJOURNED TO JULY 19, 2021 AT THE APPLICANT'S REQUEST**

Continued Public Hearing to review an application for the proposed addition of a garage and family room to an existing single-family dwelling that requires a west side setback variance of 15 ft. where 5 ft. is proposed and 20 ft. is required.

**3. Thomas Zahn**

**5A Crosby Avenue, Tax Map ID 56.15-2-29**

**THIS APPLICATION ADJOURNED TO JULY 19, 2021 AT THE APPLICANT'S REQUEST**

Continued Public Hearing to review an application for a Use Variance to permit Two Dwelling Units in a Single-Family Dwelling in the R-20 Zoning District.

**4. Geoffrey Papsco & Lisa Nilsen**

**237 Dingle Ridge Road, Tax Map ID 79.8-1-6**

Public Hearing to review an application for the proposed construction of a shed that requires a west rear yard setback variance of 5 ft. where 15 ft. is proposed and 20 ft. is required.

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**5. Dominick Vincenti**

**269 Tonetta Lake Road, Tax Map ID 56.15-1-25**

Public Hearing to review an application for an existing fence that requires a front yard height variance of 3 ft. where 6 ft. is existing and 3 ft. is permitted and a front yard setback variance of 23 ft. where 12 ft. is existing and 35 ft. is required.

**6. Andrew Troup**

**84 Vails Lake Shore Drive, Tax Map ID 79.-1-40.-28**

Public Hearing to review an application for a proposed porch addition requiring the following variances:

1. West front setback: 23.51 ft. where 26.49 ft. is proposed and 50 ft. is required;
2. North side setback: 14.05 ft. where 10.95 ft. is existing and 25 ft. is required;
3. South side setback: 11.52 ft. where 13.48 ft. is existing and 25 ft. is required;
4. Total side setback: 41.28 ft. where 28.72 ft. is existing and 75 ft. is required.

**7. Approve Meeting Minutes from May 17, 2021.**

DRAFT 6/18/21 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:**

<https://us02web.zoom.us/j/89172581704>

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: 891 7258 1704](https://us02web.zoom.us/j/89172581704)

**One tap mobile**

[+19294362866,,89172581704# US \(New York\)](https://us02web.zoom.us/j/89172581704)

Additional Zoom FAQs and tutorials:

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