

**TOWN OF SOUTHEAST  
ZONING BOARD OF APPEALS**

**Monday, July 19, 2021**

**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. John Newell & Karen Gress Merritt**

**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.

**2. Jean A. DeBenedetto**

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

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**

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. Dominick Vincenti**

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

Continued 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.

**5. Jose Estevez**

**70 Bloomer Road, Tax Map ID 56.14-1-36**

Public Hearing to review an application for an existing swimming pool with deck that requires an east rear setback variance of 20 ft. where 0 ft. is existing and 20 ft. is required, and a north side setback variance of 16 ft. where 4 ft. is existing and 20 ft. is required.

**6. Approve Meeting Minutes from June 21, 2021.**

DRAFT 6/25/21 Agenda Subject to Change