

**TOWN OF SOUTHEAST  
ZONING BOARD OF APPEALS**

**Monday, March 15, 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/84878526388>

**\*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**

**THIS HAS BEEN CONTINUED TO APRIL 19, 2021 AT APPLICANT'S REQUEST**

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**

**190-192 Route 22, Tax Map ID 78.-1-37**

**THIS HAS BEEN CONTINUED TO APRIL 19, 2021 AT APPLICANT'S REQUEST**

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. Brewster Ford**

**1024 Route 22, Tax Map ID 68.5-2-32**

Continued Public Hearing to review an application for a shed that requires the following variance:

1. Shed: West side setback variance of 1 ft. where 34 ft. is proposed and 35 ft. is required.

**4. Louis Sclafani / VALERO**

**Route 22, Tax Map ID 46.-3-16**

Public Hearing to review an application for proposed signage that requires the following variances:

1. Canopy Sign: 7 sq. ft. variance where 23 sq. ft. is proposed and 16 sq. ft. is permitted.
2. Freestanding Sign:
  - (a) Size variance of 2 sq. ft. where 32 sq. ft. is proposed and 30 sq. ft. is permitted;
  - (b) Setback variance of 7 ft. where 8 ft. is proposed and 15 ft. is required;
  - (c) Sign height variance of 1 ft. where 16 ft. is proposed and 15 ft. is permitted.

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**5. DRC Group of New York LLC**

**188 Joe's Hill Road, Tax Map ID 58.-1-42**

Public Hearing to review an application for an existing single-family dwelling that requires a south side setback variance of 44.4 ft. where 56.6 ft. is existing and 100 ft. is required.

**6. Desmond Turner**

**84 Blueberry Drive, Tax Map ID 57.5-1-37**

Public Hearing to review an application for the proposed addition to a single-family dwelling that requires a north side setback variance of 5.9 ft. where 14.1 ft. is existing and 20 ft. is required.

**7. Tuz**

**55 Bloomer Road, Tax Map ID**

Public Hearing to review an application for the proposed construction of a new deck and repair of an existing deck that requires the following variances:

1. East Front setback: 11 ft. where 24 ft. is existing and 35 ft. is required;
2. West Rear setback: 14 ft. where 21 ft. is proposed and 35 ft. is required;
3. North Side setback: 5 ft. where 15 ft. is existing and 20 ft. is required;
4. Total Side setback: 10.1 ft. where 39.9 ft. is proposed and 50 ft. is required;

**8. Alan Craig Levy & Elana Wichler**

**56 Seven Oaks Lane, Tax Map ID 79.6-1-17**

Public Hearing to review an application for the proposed addition of a portico to a single-family dwelling that requires a south front setback variance of 1.7 ft. where 48.3 ft. is proposed and 50 ft. is required.

**9. Approve Meeting Minutes from February 17, 2021**

DRAFT 2/25/21 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/84878526388>

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: 848 7852 6388

**One tap mobile**

+19294362866,,84878526388# US (New York)

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Additional Zoom FAQs and tutorials:

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