

**TOWN OF SOUTHEAST  
ZONING BOARD OF APPEALS**

**Monday, May 16, 2022**

**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. Joseph Racioppo**

**67 Allview Avenue, Tax Map ID 67.12-1-26**

Continued Public Hearing to review an application for a proposed fence within a front yard setback requiring a height variance of 3 ft. where 6 ft. is proposed and 3 ft. is permitted.

**2. Turk Hill Partners, LLC**

**2453 Route 6, Tax Map ID 56.18-1-5**

Continued Public Hearing to review an application for a Conditional Use Permit as referred by the Planning Board. Town Code Section 138-56.1.A states: "The owner of the lot upon which the accessory apartment is located shall occupy and maintain as his legal residence at least one of the dwelling units on the premises." The applicant intends to rent the lower level as a residential apartment. As such, an Area Variance from this provision is required.

**3. Rocco & Debra Ciccone**

**55 Red Fox Lane, Tax Map ID 79.7-1-8**

Public Hearing to review an application for a proposed fence within a front yard setback requiring a height variance of 3 ft. where 6 ft. is proposed and 3 ft. is permitted.

**4. Mani Hamedi**

**211 Joes Hill Road, Tax Map ID 57.-2-4.1**

Public Hearing to review an application for a proposed detached garage requiring the following variances:

1. East front setback variance of 61 ft. where 100 ft. is required and 39 ft. is proposed;
2. North side setback variance of 62.9 ft. where 100 ft. is required and 37.1 ft. is proposed

**5. Claudia Kaplan & John LaHart**

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

Public Hearing to review an application for a proposed detached garage requiring a south side setback variance of 66.8 ft. where 100 ft. is required and 33.2 ft. is proposed.

**6. Planet Fitness**

**1505-1515 Route 22, Tax Map ID 46.-1-1.-1**

Public Hearing to review an application for proposed signage for a corner façade requiring the following variances:

1. A second sign on the easterly side where one sign is permitted and two signs are proposed;
2. To locate the sign on the façade where it is not permitted.

**7. Approve Meeting Minutes from April 20, 2022.**

DRAFT 4/26/22 Agenda Subject to Change