

**TOWN OF SOUTHEAST
ZONING BOARD OF APPEALS**

Monday, June 20, 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. Claudia Kaplan & John LaHart

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

Continued 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.

2. Ji Yeon Park & Nathaniel Robinson

792 Drewville Road, Tax Map ID 66.-1-5

Public Hearing to review an application for the replacement of a shed on an existing foundation requiring a west rear setback variance of 5 ft. where 20 ft. is required and 15 ft. is proposed.

3. CRR Top Spin Realty Corporation

22 Sutton Place, Tax Map ID 78.-2-16.3

Public Hearing to review an application for the proposed construction of a tennis court fence within the front yard requiring a height variance of 7 ft. where 10 ft. is proposed and 3 ft. is permitted.

4. Kelly & Matthew Shelley

179 Brewster Hill Road, Tax Map ID 57.9-1-28

Public Hearing to review an application for the proposed construction of a new swimming pool with deck attached to the existing dwelling requiring the following variances:

1. North side setback variance of 4.5 ft. where 25 ft. is required and 20.5 ft. is proposed;
2. South side setback variance of 9.33 ft. where 25 ft. is required and 15.67 ft. is existing;
3. Total side setback variance of 38.83 ft. where 75 ft. is required and 36.17 ft. is proposed.

5. Bisesar Residence

151 Doansburg Road, Tax Map ID 46.-5-16

Public Hearing to review an application for a Wetland Permit and Conditional Use Permit to construct a 4-bedroom residence and 1-bedroom guest house, as referred by the Planning Board, for an area variance from Section 138-12.1 of the Town Code to permit "excessive clearing" of trees within the Ridgeline Protection Area. The applicant proposes to clear 124 trees of 8 in. or greater at breast height within a 0.9-acre area where the clearing of 36 trees is permitted. The property resides within the R-160 Zoning District and the Ridgeline Overlay District.

6. Suzana Felizardo

421 Brewster Hill Road, Tax Map ID 46.61-1-17

Public Hearing to review an application for the proposed construction of a 12 ft. by 20 ft. shed requiring a north rear setback variance of 15 ft. where 20 ft. is required and 5 ft. is proposed.

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7. Thomas F. Priolo

3 Maple Way, Tax Map ID 56.12-1-27

Public Hearing to review an application for a proposed addition to an existing dwelling requiring an east side setback variance of 15.44 ft. where 20 ft. is required and 4.56 ft. is proposed.

8. Approve Meeting Minutes from June 6, 2022.

DRAFT 6/14/22 Agenda Subject to Change