

**TOWN OF SOUTHEAST  
ZONING BOARD OF APPEALS**

**Monday, June 17, 2024**

**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. Sparta Realty/Salsa Fresca**

**1577 Route 22, Tax Map ID 46.-1-16.-1**

Continued review of an application to add a second wall sign where only one sign is permitted under Town Code Section 138-75D.2(a)(1).

**2. Lance Bisesar**

**181-183 Doansburg Road, Tax Map ID 46.-5-16**

Public Hearing to review an application in response to a Notice of Violation from the Building Inspector. The Zoning Board of Appeals granted a variance from Town Code Section 138-12.1 on August 15, 2022 for 124 trees to be felled in the Ridgeline Overlay District where felling 36 trees was permitted. 125 trees in excess of the granted variance were felled within the Ridgeline Overlay District resulting in the violation.

**3. Salvatore Caltabellotta**

**210 Doansburg Road, Tax Map ID 47.-1-34**

Public Hearing to review an application for an existing awning/roof structure on a residential property in the R-160 Zoning District requiring a west side setback variance of 56 ft. where 44 ft. is existing and 100 ft. is required.

**4. Anthony Spennicchia**

**9 Hilltop Lane, Tax Map ID 79.-1-40.-13**

Public Hearing to review an application for a proposed addition to a residential property in the R-40 Zoning District requiring the following variances:

1. East Front: 38 ft. where 12 ft. is proposed and 50 ft. is required
2. West Rear: 31 ft. where 19 ft. is proposed and 50 ft. is required
3. South Side: 16.59 ft. where 8.41 ft. is proposed and 25 ft. is required
4. North Side: 23.5 ft. where 1.5 ft. is proposed and 25 ft. is required
5. Total Side: 60.09 ft. where 9.91 ft. is proposed and 70 ft. is required

**5. Gerard & Pamela Cullen**

**7 Ames Road, Tax Map ID 68.14-1-8**

Public Hearing to review an application for a proposed shed in the R-60 Zoning District that requires a 22 ft. variance on the south front setback where 28 ft. is proposed and 50 ft. is required.

**6. Lynne Eckardt & Paul Hondorf**

**55 Maple Road, Tax Map ID 66.-1-43**

Public Hearing to review an application for the proposed demolition and reconstruction of a portion of a single-family dwelling in the R-160 Zoning District that requires a 60 ft. variance on the east front side setback where 100 ft. is required and 40 ft. is existing, and a 44 ft. variance on the south side setback where 100 ft. is required and 56 ft. is existing.

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**7. Geoffrey Shaw**

**16 Crosby Avenue, Tax Map ID 56.15-2-35**

Public Hearing to review an application for a proposed addition to a single-family dwelling in the R-20 Zoning District that requires an 8.9 ft. variance on the north side setback where 11.1 ft. is proposed and 20 ft. is required, and a 23.8 ft. total side yard variance where 26.2 ft. is proposed and 50 ft. is required.

**8. Bevin Ashenmiller**

**Gillian & Theresa Ahenfelter**

**97 Vail's Lakeshore Drive, Tax Map ID 79.-1-40.-114**

Public Hearing to review an application for a proposed deck, patio and stair addition to a single-family dwelling in the R-40 Zoning District where the following variances are required:

1. South Rear: 10 ft. where 40 ft. is proposed and 50 ft. is required
2. East Side: 14.5 ft. where 10.7 ft. is proposed and 25 ft. is required
3. West Side: 23 ft. where 2 ft. is existing and 25 ft. is required
4. Total Side: 57.5 ft. where 12.7 is proposed and 70 ft. is required

**Approve Meeting Minutes from April 15, 2024**

**Approve Meeting Minutes from May 13, 2024**

DRAFT 5/28/24 Agenda Subject to Change