

**TOWN OF SOUTHEAST**  
**ZONING BOARD OF APPEALS**  
**Monday, November 18, 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. Anthony & Daniela Angarano**  
**13 St. James Place, Tax Map ID 68.18-1-31**  
Public Hearing to review an application for a proposed deck attached to a single-family dwelling in the R-60 Zoning District that requires a south rear setback variance of 18 ft. where 32 ft. is proposed and 50 ft. is required.
- 2. Robert & Marguerite Leder**  
**186 Starr Ridge Road, Tax Map ID 68.17-1-14**  
Public Hearing to review an application for an Accessory Apartment renewal in the R-60 Zoning District requiring the following:
  1. An Interpretation as to whether the Accessory Apartment is subject to Section 138-22 of the Town Code, which requires either the Accessory Apartment or the Primary Dwelling to be owner occupied.
  2. If subject to Town Code Section 138-22, a Use Variance to permit the Accessory Apartment renewal to be issued without the requirement for either the principal dwelling or Accessory Apartment to be owner occupied, which is not permitted in the R-60 Zoning District.
- 3. Putnam Premier Properties LLC/Colonial Square**  
**1663-1665 Route 22, Tax Map ID 46.-3-15**  
Public Hearing to review an application for an existing monument sign in the RC Zoning District that requires the following variances:
  1. Sign Height: 3 ft. variance where 13 ft. is existing and 10 ft. is the maximum permitted
  2. Sign Area: 40 sq. ft. variance where 72 sq. ft. is existing and 32 sq. ft. is the maximum permitted
- 4. Thomas & Christine Wolverson**  
**7 Leona Drive, Tax Map ID 58.9-2-8**  
Public Hearing to review an application for a proposed garage addition to a single-family dwelling in the R-60 Zoning District that requires an east side setback variance of 9 ft. where 21 ft. is proposed and 30 ft. is required, and a total side setback variance of 17 ft. where 58 ft. is proposed and 75 ft. is required.
- 5. Michael & Elizabeth Kirkpatrick**  
**25 Carillon Road, Tax Map 56.14-2-41**  
Public Hearing to review an application for a proposed front porch addition to a single-family dwelling in the R-20 Zoning District that requires a north front setback variance of 19 ft. where 16 ft. is proposed and 35 ft. is required.

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**6. Roderick J. Cassidy & Jennifer McLaughlin Cassidy**

**25 Federal Hill Road, Tax Map ID 58.9-1-8**

Public Hearing to review an application for an existing fence in the R-60 Zoning District that requires the following variances:

1. East side: 4 ft. variance where 10 ft. is existing and 6 ft. is the maximum permitted
2. East side within front yard: 7 ft. variance where 10 ft. is existing and 3 ft. is the maximum permitted
3. West side: 4 ft. variance where 10 ft. is existing and 6 ft. is the maximum permitted
4. West side within front yard: 7 ft. variance where 10 ft. is existing and 3 ft. is the maximum permitted
5. North rear: 4 ft. variance where 10 ft. is existing and 6 ft. is the maximum permitted

**Approve Meeting Minutes from October 23, 2024**

DRAFT 11/6/24 Agenda Subject to Change