

**TOWN OF SOUTHEAST
ZONING BOARD OF APPEALS
Monday, December 16, 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. Robert & Marguerite Leder

186 Starr Ridge Road, Tax Map ID 68.17-1-14

Continued 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.

2. Christie & Eric Johnson

419 Allview Avenue, Tax Map ID 67.18-1-8

Public Hearing to review an application for a proposed shed in the R-60 Zoning District that requires a west rear setback variance of 16 ft. where 4 ft. is proposed and 20 ft. is required; and a south side setback variance of 12 ft. where 8 ft. is proposed and 20 ft. is required.

3. David Palaia

75 Vails Lakeshore Drive, Tax Map 79.-1-40.-78

Public Hearing to review an application for a proposed single-family dwelling in the R-40 Zoning District that requires the following variances:

1. East front: 11 ft. variance where 39 ft. is proposed and 50 ft. is required
2. South side: 8.5 ft. variance where 16.5 ft. is proposed and 25 ft. is required
3. North side: 10 ft. variance where 15 ft. is proposed and 25 ft. is required
4. Total side: 38.5 ft. variance where 31.5 ft. is proposed and 70 ft. is required

Approve Meeting Minutes from November 18, 2024

DRAFT 12/3/24 Agenda Subject to Change