

**TOWN OF SOUTHEAST**  
**ZONING BOARD OF APPEALS**  
**Wednesday, January 21, 2026**  
**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. Harold Lepler**

**122 Federal Hill Road, Tax Map ID 58.-1-34.2**

Public Hearing to review an application for an existing entry gate with pillars in the R-160 Zoning District requiring the following variances:

1. North front setback: 78.9 ft. variance where 21.1 ft. is proposed and 100 ft. is required.
2. Height of Structure: 1.4 ft. variance where 4.4 ft. is proposed and 3 ft. is required.

**2. Apap Land Management**

**1912 Route 22, Tax Map ID 35.-2-6**

Public Hearing to review an application for a new building with off street parking and outdoor storage in the OP-2 Zoning District requiring the following variances as referred by the Planning Board:

1. Front yard setback: 75 ft. variance where 25 ft. is proposed and 100 ft. is required.
2. Front parking setback: 31 ft. variance where 19 ft. is proposed and 50 ft. is required.

**3. Randall Vennekotter**

**148 Turk Hill Road, Tax Map ID 67.16-1-21**

Public Hearing to review an application for a pool in the R-160 Zoning District requiring the following variances:

1. West front setback: 47 ft. variance where 53 ft. is proposed and 100 ft. is required.
2. South side setback: 34 ft. variance where 66 ft. is proposed and 100 ft. is required.

**Approve Meeting Minutes from November 17, 2025**

DRAFT 12/17/25 Agenda Subject to Change