

**TOWN OF SOUTHEAST  
ZONING BOARD OF APPEALS  
Monday, August 16, 2021  
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. John Newell & Karen Gress Merritt**

**190-192 Route 22, Tax Map ID 78.-1-37**

Continued Public Hearing to review an application for a proposed renovation of an existing structure in the GC Zoning District for the purpose of residential occupancy where this is not a permitted use in the district and requires a Use Variance. The property is located in a Split Zone (R-160/GC) however, the building is located in the GC Zone.

**2. Thomas Zahn**

**5A Crosby Avenue, Tax Map ID 56.15-2-29**

Continued Public Hearing to review an application for a Use Variance to permit Two Dwelling Units in a Single-Family Dwelling in the R-20 Zoning District.

**3. Sonia Taitz & Paul Deards**

**47 Vails Lakeshore Drive, Tax Map ID 79.-1-40.-98**

Public Hearing to review an application for a proposed addition to an existing single-family dwelling requiring a south front setback variance of 19.44 ft. where 30.56 ft. is existing and 50 ft. is required and a total side setback variance of 4 ft. where 66 ft. is proposed and 70 ft. is required.

**4. Guy & Mindy Capecelatro**

**108 Scenic Ridge Drive, Tax Map ID 57.8-1-9**

Public Hearing to review an application for the proposed construction of a shed requiring a north side setback variance of 6 ft. where 14 ft. is proposed and 20 ft. is required.

**5. Jason & Ashley Smith / Subtract, Inc.**

**20 Welfare Road, Tax Map ID 36.-1-44.2**

Public Hearing for an interpretation of whether Subtract, Inc., a proposed Federal Firearms Licensed (FFL) business, meets the criteria of a permissible "home occupation" as listed in 138-56.2.A, and whether or not the proposed on-site transfer of firearms is prohibited under 138-56.2.A(3), as referred by the Planning Board. The property is located in the R-160 Zoning District.

**6. Approve Meeting Minutes from July 19, 2021.**

DRAFT 7/29/21 Agenda Subject to Change