

**ZONING BOARD OF APPEALS**  
**SATURDAY, AUGUST 15, 2014**  
**4:00 P.M.**

**Present:** Chairman Robert Treuhold, Charles Mott, Ogden Lewis, T. David Mullen, Alexander Ames, Brendan Ryan, and Village Attorney Richard DePetris

1) Chairman Treuhold brought the meeting to order. The minutes of the **July 12, 2014** meeting were approved into the record. Mr. Treuhold also indicated that the next meeting would be held on **September 13, 2014** at **4 PM**. Mr. Treuhold explained that, at the request of the applicants, the **Conway** application, which had been on the afternoon's agenda, had been adjourned to the next meeting.

2) Next was the application of **James and Dale Hisiger** for a setback variance to 22.1 feet from the rear line for existing stone patio and for a lot coverage variance to 20.6% for existing structures. Premises are known as **15 Blueberry Lane. TM #902-1-49.8**

There was no one present for the application discussion, so the board adjourned the **Hisiger** application to next month.

3) Next was the holdover application of **Dune Design LLC**. Attorney **Kittric Motz** was present for the applicants. She explained that there was no new material being introduced, but wanted the board to know that the skimmers had been built into the decking as suggested at the last ZBA meeting. **Mark Burchill**, the homeowner to the west of the Slonins, had been given the opportunity to study the proposed landscaping plan and found the series of 5 mature trees proposed to be added, as a welcomed addition. He still felt that the requested variance was beyond normal safety concerns and that the requested 6 feet was too much to be granted, and that if a variance was granted, he felt it should be contingent upon the landscaping plans.

Mr. Treuhold explained that the board had given consideration to the application along with comments of the neighbors, and the precedent setting element of granting the request, and indicated that the board was prepared to deny the variances. Mrs. Motz asked if it would be possible for her client to submit an amended and smaller request for relief. Mr. Treuhold responded that the board would be ready to entertain such a request. Mr.

Treuhold also explained that there was no issue with the triangular portion of the deck request.

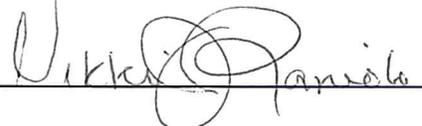
**DECISION: MR. TREUHOLD MOVED TO ADJOURN THE DUNE DESIGN LLC APPLICATION TO THE NEXT MEETING UPON THE REQUEST OF THE APPLICANT. MR. MOTT SECONDED THE MOTION. THE MOTION WAS ACCEPTED.**

4) Next was the holdover application of **Scott and Victoria Sartorius**. Architect **Jean Stoney** was present for the applicants and explained that they were withdrawing their request for a height variance to 23.9 feet within required front yard. She explained that they took the new garage portion, got rid of the breezeway, and attached the garage to the rest of the house. They revised the elevations accordingly and set everything within the proper setbacks. They no longer need a height variance within the front yard. In reference to the existing pool house, the board wanted to determine what the existing use was, what the applicants were proposing to do with the existing building, and finally what the intended use will be. Ms. Stoney said that the building was permitted as a pool house. The board explained that the building was designated as a garage, and a garage can be used as storage of pool equipment, but if they wanted to change the designation to that of a pool house, it would require a variance for the change of use. The neighbor **Raymond White** came forward to say he liked the plans but wanted to see the breezeway shortened. The board explained that the architect had already made alterations to the structure eliminating the breezeway.

**DECISION: MR. TREUHOLD MOVED TO GRANT THE REQUESTED RELIEF AS AMENDED SUBJECT TO THE CONDITION THAT THE ACCESSORY STRUCTURE DESIGNATED AS A GARAGE ON THE C.O. WOULD ONLY BE USED FOR STORAGE AND IF THE OWNERS WANT TO CHANGE THE USAGE TO CHANGE ITS DESIGNATION THEY WOULD HAVE TO COME BACK TO THE BOARD AND SEEK A VARIANCE TO THAT EFFECT. MR. MOTT SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY CARRIED.**

**Mr. Treuhold moved to adjourn the meeting. Mr. Mott seconded the motion. The motion was unanimously carried.**

The meeting was adjourned.

Respectfully submitted by:  File date: 8-20-14