

**QUOGUE VILLAGE  
ZONING BOARD OF APPEALS  
SATURDAY, NOVEMBER 17, 2018  
3:00 P.M.**

**Present:** Chairman Robert Treuhold, Charles Mott, Brendan Ryan, Alexander Ames, Bruce Peiffer and Village Attorney Richard DePetris

**Absent:** T. David Mullen,

1) Mr. Treuhold brought the meeting to order. He asked for a motion to approve the minutes of the **September 15, 2018** meeting.

**MR. AMES MADE A MOTION TO APPROVE THE MINUTES OF THE SEPTEMBER 15, 2018 MEETING. MR. MOTT SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY CARRIED.**

2) Mr. Treuhold said that the next meeting would be held on **Saturday, December 15<sup>th</sup>, 2018 at 3:00 PM.**

3) Mr. Treuhold explained that the Board had received a written request to adjourn the **Quogue Library** application to the December 15<sup>th</sup> meeting. The request had been granted.

4) First on the agenda was the application of **Miles and Veronica Dennison** for setback variances to 18.6 feet from easterly line and 18.7 feet from westerly line for proposed swimming pool and to 15.5 feet from easterly line and 15.6 feet from westerly line for proposed patio. Premises are known as **19 Scrub Oak Road. SCTM #902-3-3-87.1.**

Attorney **Richard T. Haefali** was present along with his client, **Miles Dennison**. Mr. Haefali explained that his client had a preexisting lot located in two separate zoning districts. The front portion of the property is located in the A-5 zoning district, requiring a total lot area of 20,000 SF. and a lot width of 100 feet. The balance and majority of the property is located in the A-9 district, requiring a total lot area of 35,000 SF. and a lot width of 125 feet. Both A-5 and A-9 districts require accessory structures to be located at least 25 feet from the property line. The client was proposing a 20' x 40' swimming pool. Mr. Haefali explained that because most of the lot had a width of 60 feet, there would be no place on the property where the swimming pool could be located without a variance request from the 25-foot setback. He also explained that most of the homes in the area had swimming pools of the same size. The client was proposing to place the swimming pool in the back yard of the property. Mr. Haefali felt that the swimming pool would not adversely impact the environmental conditions of the area, and that the requested

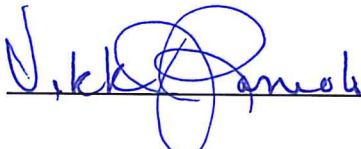
variances were relatively small. They also felt that their situation was not self-created. The Board appreciated that the property was narrow which did create a hardship, but they also felt that the problem could be solved by constructing a narrower swimming pool. Mr. Haefali explained that most pools were 20 feet wide. The Board explained that they were disinclined to grant the variance as requested. They felt that it was possible, to come up with a swimming pool that did not require any variance or that would significantly reduce the size of the requested variance. The Board suggested that the Dennisons work with the Village Inspector to see what they could come up with. The Board asked about a hot tube that was shown on the survey, and Mr. Haefali explained that when the surveyor updated the survey, he forgot to show that the hot tub had been removed. Mr. Dennison said he was fine with making the swimming pool smaller, and that he would be amenable to moving the pool farther south, and closer to the house. The Board also suggested that the Dennisons find out if their neighbors were in agreement with the project. Mr. Dennison said that one of his neighbors was fine with the project. One of the Board members wanted to know where the pump and all the pool equipment would be located. Mr. Haefali said that all pool related equipment and any propane tank would be in the required area and that they would not be coming back to the Board for a variance in reference to pool equipment. He explained that when they submit their revised survey, it will show where the pool equipment will be located. Mr. Haefali requested to adjourn the application to the December meeting. The Board agreed to adjourn the Dennison application for all purpose.

5) Next was the application of **Katherine S. Slattery** for a setback variance to 23 feet from southerly line for proposed outdoor condenser. Premises are known as **24 Edgewood Road, SCTM #902-9-3-16.**

**Katherine and John Slattery** were present. Mrs. Slattery explained that they wanted to install an outdoor, split system condenser for the master bedroom instead of having a window A/C unit. She explained that they could install the condenser unit to the east side, between their house and the McDermotts, but that would require a lot more wiring for the unit. They did not feel that their neighbor to the south, where they had chosen to install the condenser, would be disturbed by the unit whatsoever. They also said that the unit would have Rhododendron screening, so it would not be noticed. Mr. Treuhold asked for a motion to approve the variance request.

**DECISION: MR. RYAN MADE A MOTION TO APPROVE THE SLATTERY APPLICATION. MR. AMES SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY CARRIED.**

The meeting was adjourned.

Respectfully submitted by:  File date: 11-28-18