

**VILLAGE OF QUOGUE
ZONING BOARD OF APPEALS
SATURDAY, NOVEMBER 9, 2019
11:00 A.M.**

Present: Chairman Robert Treuhold, Charles Mott, Brendan Ryan, and Village Attorney Richard DePetrìs

Absent: Alexander Ames, Bruce Peiffer and Pamela Chepiga

1) Mr. Treuhold brought the meeting to order. He asked for a motion to approve the minutes of the **October 5, 2019** meeting.

MR. MOTT MADE A MOTION TO APPROVE THE MINUTES OF THE OCTOBER 5, 2019 MEETING. MR. RYAN SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY CARRIED.

2) Mr. Treuhold confirmed that the next meeting would be held on **Saturday, December 14, 2019** at **3:00 P.M.** He said they did not have a January 2020 date at that time, but felt it would most likely be held the second week in January, 2020, but that was subject to confirmation.

3) The first matter on the agenda was a request to extend a variance by **Penniman's Point Limited Partnership** (Subdivision Map Lot #3), for an additional two-year period of time. Mr. Treuhold asked for a motion to approve the requested two-year extension of time.

DECISION: MR. RYAN MADE A MOTION TO GRANT THE TWO-YEAR EXTENSION OF TIME TO PENNIMAN'S POINT LIMITED PARTNERSHIP (Subdivision Map Lot #3). MR. MOTT SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY CARRIED.

4) Next attorney **Kittric Motz** came forward to request that the holdover application of **Christopher and Michelle Ewan** of **88 Dune Road** for appeal from determination of the Building Inspector be adjourned to the next meeting. Mr. Treuhold asked if or when variances were granted in reference to the Ewan's new application, would they be withdrawing their appeal application? Ms. Motz said they would. Mr. Treuhold asked for a motion to adjourn the Ewan's ongoing appeal determination application.

DECISION: MR. RYAN MADE A MOTION TO ADJOURN THE EWAN'S APPEAL DETERMINATION APPLICATION TO THE NEXT MEETING. MR. MOTT SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY CARRIED.

5) Next, was the new application of **Christopher and Michelle Ewan** for front yard variances to 50 feet for proposed house, and 45 feet for proposed house steps, a height variance to within required front yard to 34 feet (to elevation 40) for proposed house, and a total side yard variance to 50 feet for proposed house. Premises are known as **88 Dune Road. SCTM #902-13-1-19.**

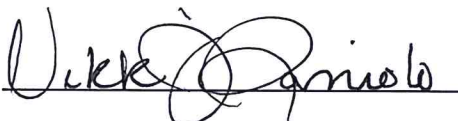
Attorney **Kittric Motz** was present for the applicants as well as **Christopher Ewan** the owner/applicant. Ms. Motz explained that the application was for a new residence, located north of the CEHA line. She said they had submitted an updated survey to further illustrate their project as well as a survey from Fox Surveying showing their various relief requests and other data about the property. She explained that the Ewan's property was very narrow, being about 100 feet wide, which makes it an undersized lot in the A-1 district. They were now proposing to knock down the existing structure and build a new house with a street setback variance of 10 feet for the house, as well as an additional five-foot variance for the front steps. The new house would meet the individual side yard setbacks of 25 feet on each side, but would not meet the overall setback of 60 feet setback so they would need a 10-foot overall variance for that. The house would also require height relief for the part of the house that is in the required front yard. Ms. Motz added a correction to the Fox Survey saying that it was a survey for a five-bedroom house not a four-bedroom house as was incorrectly written on the survey. The proposed new low nitrogen sanitary septic system was designed for a five-bedroom house, and would be located in the front. She explained that they had also filed a companion application to keep the existing swimming pool but reconstruct a new deck, which would be south of the CEHA line. Ms. Motz said that the location of the swimming pool was what was pushing the house closer to the street. Their new proposals would reduce lot coverage from 26.7% to 17%, making it much more conforming. She then explained that the proposed new home was a three-story, flat roof house, very similar to their neighbors' structures. Ms. Motz submitted emails to the Board from two of the neighbors. The neighbor to the east, **Mr. Chatterkoff**, at **90 Dune Road**, has had dialogue with Mr. Ewan about what he would like in reference to screening. They are working together for a satisfactory plan. **Mr. Stern**, the neighbor to the west, has said that he has no objection to either the house application or the deck variance. Ms. Motz said that the **Wrens**, the neighbors across the street, also said that they had no objections.

Mr. Treuholt said that overall what the Ewan's were now proposing looked good, but that the Board would not be rendering a decision right then, since they wanted to consider everything including any recently submitted information. The Board did want to know the height of the proposed sanitary retaining wall. The architect, **Sal Iannone** said that the top of the wall would be at 10.5 elevation and the base of the grade would be six foot, making it a 4.1/2-foot wall. The driveway would be over the septic system, and they proposed to have at least four parking

spaces, two on the side, and two in the front over the septic system. Mr. Ianonne did explain that they proposed to pave the driveway south of the CEHA line, which the Building Inspector said would need a variance because it would be considered an improvement in the CEHA. Mr. Ianonne said he was trying to get a 20-foot depth to the parking area, putting four feet south of the CEHA. The Board wanted the parking area request included in what was to be advertised. Mrs. Motz said that in reference to the propane tank and the walkway, they had updated the information on the survey. The propane tank would be buried and the walkway would run down the middle to connect to the existing walkway. Part of the walkway would have to be rebuilt to make it conforming. Ms. Motz said the wood deck in the dunes would remain as it was, and would not be rebuilt. Mr. Treuhold mentioned that since the Ewan's were proposing to modify the swimming pool to put a spa in it, the Board would like more specific information as to how they planned to do so, as they felt it might be potentially complicated and could breach the integrity of the existing pool. Mr. Ewan said he would provide more details. Mr. Treuhold said that before they finalize their advertising for their new application, it would be advisable to speak with the Building Inspector one more time to make sure all issues will be addressed. Mr. Treuhold asked for a motion to adjourn the Ewan's holdover application.

DECISION: MR. RYAN MADE A MOTION TO ADJOURN THE HOLDOVER APPLICATION OF CHRISTOPHER AND MICHELLE EWAN. MR. MOTT SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY CARRIED.

The meeting was adjourned.

Respectfully submitted by:  File date: 12/10/19