

**ZONING BOARD OF APPEALS  
SATURDAY, OCTOBER 18, 2014  
4:00 P.M.**

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

**Absent:** Brendan Ryan

1) Chairman Treuhold brought the meeting to order. The minutes of the **September 13, 2014** meeting were approved into the record. Mr. Treuhold also indicated that the next meeting would be held on **November 15, 2014** at **3 PM**.

2) Mr. Treuhold explained that the application of **Kimberley and Cheryle Payne** of **48 Scrub Oak Road** had been adjourned to the next meeting at the request of the applicants.

3) Next was the application of **Constance Buckley** for a variance in order to permit proposed addition to an existing one-family dwelling which is nonconforming with respects to the rear yard (setback from toe of dune) requirement. Premises are known as **210 Dune Road. TM #902-16-3-17**

Architect **Nicholas Vero** was present for the applicants. He explained that Ms. Buckley was proposing to add a one-story, approximately 166 SF. addition to the east side of her house, which would allow her to expand and square off her kitchen. The existing house is 3,804 SF. so they were requesting a 4.4% increase in the footprint. Mr. Vero did not feel that the cost of the 166 SF. addition would come into play, but the board said they would still need a record of the cost. Mr. Vero was aware that he would have to provide such documentation to obtain the building permit. Mr. Vero had already submitted an application for a Certificate of Occupancy for the cottage/guest house, but it had not yet been issued. Mr. DePetris suggested the application be adjourned until the board was able to examine the CO in the event that any special conditions need to be included in their final decision. Mr. Vero explained that it was used only as a guest house and the board was satisfied with that information.

**DECISION: MR. TREUHOLD ASKED FOR A MOTION TO GRANT THE BUCKLEY APPLICATION SUBJECT TO THE FOLLOWING CONDITIONS:**

1) Issuance of a Certificate of Occupancy by the building department for the existing house, existing cottage, and existing garage.

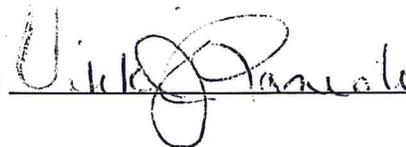
2) The existing cottage shall be deemed a guest house under the Village Zoning Code. Said guest house may be used and occupied for residential purposes only by guests of the occupants of the main house. Said guest house shall not be used and occupied for residential purposes by a person or family independent from the occupants of said main house. And said guest house shall not be rented to a tenant or tenants for occupancy for residential purposes by a person or family independent from the occupants of said main house. The foregoing conditions shall be noted on the certificate of occupancy for this property.

MR. AMES MADE THE MOTION. MR. MOTT SECONDED THE MOTION.  
THE MOTION WAS UNANIMOUSLY CARRIED.

Mr. Treuhold asked for a motion to adjourn the meeting. Mr. Mullen made the motion to adjourn. Mr. Ames seconded the motion. The motion was unanimously carried.

The meeting was adjourned.

Respectfully submitted by:



File date: 11/19/14