

**ZONING BOARD OF APPEALS  
SATURDAY, MAY 23, 2015  
3:00 P.M.**

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

**Absent:** Ogden Lewis

(1) **Chairman Treuhold** brought the meeting to order. The corrected minutes of the **February 28, 2015** meeting, and the minutes of the **March 28, 2015** meeting were both approved into the record. The next meeting was scheduled for **July 11, 2015**, at 4PM. In reference to the holdover application of **The Cotswolds LLC**, the applicant had requested and was granted an adjournment. In reference to the holdover application for **Dunecrest Properties LLC**, the chairman explained that the application had been withdrawn.

(2) The first item on the agenda was the application of **Lynn and Kathleen Lomas** for minimum side yard variances to 24.9 feet from the southerly line and 23.8 feet from the northerly line and a total side yard variance for proposed one story addition to the rear of the existing house and proposed second story addition for a height variance from the 16 foot height limitation within a required yard for the proposed second story addition. Premises are known as **50 Lamb Avenue. TM #902-0-3-9**

**Kathleen and Lynn Lomas** were both present for the discussion. Mrs. Lomas explained that since they decided to move to Quogue as full time residents, what was a summer vacation cottage was now going to be their full time residence, and needed to be upgraded. They wanted to add a master bedroom for themselves and a little bump-out dining room to eat in and entertain guests. Mr. Treuhold asked about the two sheds shown on the survey. Mrs. Lomas said one was a garbage bin which held their trash cans and the other was a tool shed. The adjoining neighbors to at **46 Lamb Avenue**, came forward to explain that they came before the board in 2006 for a similar variance request, and had been denied a second story addition for their house. They were hoping that the board would give them the same consideration for their property in the future. They had included the same information in a previously submitted letter to the board. Mr. Treuhold explained that the board could not at that time formally agree or grant a variance for them, and if they did decide to submit another variance request in the future, the board would consider it at that time on its merits.

**DECISION: MR. TREUHOLD ASKED FOR A MOTION TO APPROVE THE LOMAS APPLICATION. MR. MULLEN MADE THE MOTION. MR. RYAN SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY CARRIED.**

(3) The next item on the agenda was the application of **John Mensch** for minimum side yard variances to 15.5 feet from southerly line for proposed two story addition to existing house and to 10.7 feet from southerly line for proposed cellar entrance, a total side yard variance and a height variance within the required side yard for the foregoing as shown on survey and plans. Premises are known as **63 Jessup Avenue. TM # 902-3-2-21.2**

Attorney **Robert Kelly** was present for the applicants. He explained that the owner of the Otis Ford parking lot, which was just south of his client's property, had no objection to the application. He submitted surveys for the board to review. He then explained that in reference to the cement cellar stairs, they would be opened, and not covered, and felt they would create no visual impact on the neighbors because there was a great deal of screening. The house was also 87.2 feet setback from the road. The board asked about the rather large trailer they noticed in the Mensch's driveway. The board asked Mr. Kelly to see that his clients moved the trailer to a conforming location or removed it altogether. Mr. Kelly said he would speak to his client. The board wanted Mr. Kelly to know that their proposed patio did not comply with the 25 foot setback and that their proposed pool house was 264 SF. as opposed to the acceptable 250 SF. Mr. Kelly explained that his client could probably trim down the patio as well as reduce the size of the pool house to 250 SF. and that he would encourage him to do so before applying to the building department.

**DECISION: MR. TREUHOLD ASKED FOR A MOTION TO APPROVE THE MENSCH APPLICATION. MR. MULLEN MADE THE MOTION. MR. RYAN SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY CARRIED.**

(4) The final application was of **Karen Glassman Brown** for a rear yard variance to 32.3 feet and a height variance to 21.5 feet within the required rear yard for proposed one story addition to existing house. Premises are known as **10 Deer Path. TM #902-4-1-73**

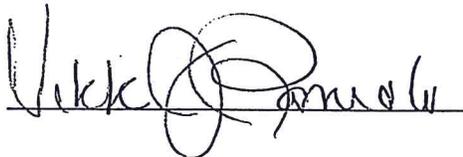
**Barbara Rasmussen** was present for the applicant. She submitted letters of support from the neighbors at addresses **8, 9 and 11 Deer Path**, as well as renderings of the view of the north, and south elevations of the proposed addition to the residence. She explained that there was extensive screening on the property which would screen the proposed addition from the neighboring homes. The space will be used to enlarge the existing living room/entertainment area, containing a new open, double sided fireplace. She also explained that they would be moving the shed to a conforming location, different from what is shown on the new survey. The aforementioned shed was placed on the property in 2006. Ms. Rasmussen explained that her client was trying to keep the addition inline with the structure as it currently sits on the property. To create the addition anywhere else would not allow them the open floor plan with the fireplace for the addi-

tional entertainment area they were seeking. She explained that there was another home owner to the east that they had not heard from, who might be more directly affected by the proposed addition. The board felt there might be other alternate areas to add the desired additional space. The board was wondering if the applicant could work on reducing the amount of their request as well as getting a response from the neighbor directly behind the house, who would be most affected by their proposed addition. The board also asked if her clients would consider reducing their height and rear yard setback requests. Ms. Rasmussen said she would help her clients consider alternatives.

**DECISION: MR. TREUHOLD SAID THE BOARD WOULD ADJOURN THE GLASSMAN BROWN APPLICATION TO THE NEXT MEETING.**

The meeting was adjourned.

Respectfully submitted by:



File date:

6-12-15