

**VILLAGE OF QUOGUE  
ZONING BOARD OF APPEALS  
SATURDAY, OCTOBER 5, 2019  
3:00 P.M.**

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

**Absent:** T. David Mullen, Alexander Ames and Pamela Chepiga,

1) Mr. Treuhold brought the meeting to order. He asked for a motion to approve the minutes of the **August 24, 2019** meeting.

**MR. MOTT MADE A MOTION TO APPROVE THE MINUTES OF THE AUGUST 24, 2019 MEETING. MR. RYAN SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY CARRIED.**

2) Mr. Treuhold said that the next meeting would be held on **Saturday, November 9, 2019 at 11:00 A.M.** The following meeting was tentatively scheduled for **Saturday, December 14, 2019, at 3:00 P.M.**

3) In reference to a procedural matter, Mr. Treuhold explained that **Paul and Margaret Whyte** had requested a two-year extension of Zoning and CEHA variances granted by written decision dated **January 13, 2018**. He asked for a motion to approve a two-year extension.

**MR. PEIFFER MADE A MOTION TO APPROVE THE TWO-YEAR EXTENSION OF PAUL AND MARGARET WHYTE FOR ZONING AND CEHA VARIANCES GRANTED BY WRITTEN DECISION DATED JANUARY 13, 2018. MR. RYAN SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY CARRIED.**

4) First on the agenda was the application of **Reynolds and Wanda Pogue** for setback variances to 22.4 feet from rear line in order to permit existing pool patio with attached brick wall and to 19.4 feet from rear line in order to permit existing pool filter. Premises are known as **18 Deer Path. SCTM #902-4-1-76**

Attorney **Robert Kelly** was present for the applicants. He explained that the house existed before 1984. In 1984 Don McKennet owned it, built a swimming pool, and obtained a certificate of occupancy the same year. Attorney Kelly explained that, for some reason, the patio was not noted on the survey. He submitted photos showing the pool and pool equipment, and said there has been no problem for any neighbor for the past 35 years. Mr. Treuhold said the request was de minimus with no issues and asked for a motion to approve the Pogue application.

**DECISION: MR. MOTT MADE A MOTION TO APPROVE THE POGUE VARIANCE REQUESTS. MR. PEIFFER SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY CARRIED.**

5) Next was the holdover application of **Malik Trust** which **Attorney Motz** asked to have withdrawn. The Board agreed. The **Malik Trust** application was withdrawn.

6) Next was the holdover application of application of **Christopher and Michelle Ewan**. Attorney **Kittric Motz** was present for the applicants, along with **Christopher Ewan**. Attorney Motz requested that the pending matter be adjourned and explained that they had filed a companion alternate proposal for a house north of the Coastal Erosion Hazard Area, which will require some relief. It will need individual side yard setbacks of 25 feet each and instead of being 60 feet from the road, they will be requesting 50 feet from the road. They would also need an associated height relief for the ten feet closer to the road. Attorney Motz expected to have the elevations ready for review the following week, and would be submitting a brief written summary of their presentation at that time as well. She said they had already submitted a site plan and a floor plan for the Board's review, but was not sure if the Board had had time to examine them. Attorney Motz was prepared at that time to answer any questions the Board might want to ask in reference to their alternate proposal. Mr. Treuhold felt it would be premature for the Board to engage in any questions in reference to the new proposal as it had not yet been advertised, and the Board had not yet had time to review the information. He did ask that Attorney Motz complete the application by describing exactly what they were proposing to do, provide the elevations, and be prepared to explain what they plan to do with the pool and decking. Mr. Ewan explained that they only thing the pool needed was to be marble dusted, and that the pool equipment was already located on the correct side of the CEHA line. Attorney Motz said she would make sure everything was in order. She explained that she had spoken to the owner of **90 Dune Road** who was asking about their intended landscaping plans. She also explained that she would speak to the owners of **86 Dune Road** to make sure everyone would be involved in the landscaping discussion.

With nothing further on the agenda, the meeting was adjourned.

Respectfully submitted by:

 File date: 11/1/19