

**VILLAGE OF QUOGUE
ZONING BOARD OF APPEALS
SATURDAY, OCTOBER 17, 2020
3:00 P.M.**

Present: Chairperson Pamela Chepiga, Brendan Ryan, Bruce Peiffer, Geoff Judge, Ed Tolley and Village Attorney Wayne Bruyn

In accordance with the Governor's Executive Order 202.1 this meeting was held via videoconference.

1) Ms. Chepiga opened the meeting and asked for a motion to approve the minutes of the September 26, 2020 meeting.

MR. PEIFFER MADE A MOTION TO APPROVE THE MINUTES OF THE SEPTEMBER 26, 2020 MEETING. MR. TOLLEY SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY CARRIED.

2) Ms. Chepiga set the date of the next meeting to **November 21, 2020 at 3pm.**

3) The first item on the agenda is the holdover application of **William Cataldo & Nancy Cohen of 4 Post Lane, [SCTM# 902-10-2-42]**. Ms. Chepiga noted that she will be recusing herself on this matter as she did at the last meeting. Mr. Judge will be Acting Chairperson for this application. Architect Nicholas Vero was present for the applicant. Mr. Vero reviewed the survey that he submitted October 16, 2020. He explained that the lot coverage was over by 5.1%, and that a hedge had been planted on the right away. The hedge has since been relocated to a conforming location on the property. Mr. Vero noted that the patio on the property has been substantially reduced from 1156 sq. ft to 260 sq. ft. He further explained that a deck had been built off the side of the house without a permit and is 230 sq. ft. in size. Mr. Vero felt that this structure is the cause of the overage on the lot coverage. The pool equipment is still located in a non-conforming location. The generator has been moved to a conforming location. Mr. Bruyn said that at the last meeting it was determined the overage was 312 sq. ft. and the Board had asked what could be done to eliminate or reduce the request. Mr. Vero said that the area around the swimming pool had been substantially reduced already. He thought they could possibly remove about 120 sq. ft of patio and walkway in the yard. Mr. Judge said the Board would listen to proposals, but didn't think the pool heater and equipment should stay in the current location. Mr. Vero agreed that the pool heater and equipment should be moved to a conforming location. Mr. Vero calculated that 170 sq. ft. would still be over lot coverage if they remove the walkway and patio. He calculated it would bring it down to 20.5%, while leaving Mr. Cataldo

access to the yard due to his disabilities. Mr. Peiffer brought up that when this house was built, it maximized the lot coverage and did not leave room for expansion. He also said that previously the Board had not allowed for the second story variance, however second story living space was built. Mr. Peiffer felt that lot coverage should go back to 20% as this was self-created. Mr. Judge asked if anyone on the teleconference would like to speak. Neighbor Jeannie Robinson spoke. She feels that the house is too large and that the driveway is not located it was supposed to be built. She questioned if it was supposed to be a two entry driveway. Mr. Judge reviewed the surveys and confirmed that it always was a two entry driveway, and that it is in a conforming location. Mr. Judge asked if anyone else had any comments. Mr. Bruyn asked if Mr. Vero was inclined to withdraw the requests, as it did not seem that the Board would be approving them. Mr. Vero asked if the matter could be held open and he would consult with his clients, and provide an answer by the end of the week. Mr. Judge asked for a motion to adjourn to the next meeting.

MR. PEIFFER MADE A MOTION TO ADJOURN THIS APPLICATION UNTIL THE NEXT MEETING. MR. RYAN SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY CARRIED.

4) The next application on the agenda is **David & May Lohuis of 22 Post Lane [SCTM#902-14-1-47]**. Ms. Chepiga noted that a request has been submitted to adjourn until the next meeting. Ms. Chepiga asked for a motion to adjourn to the November meeting.

MR. PEIFFER MADE A MOTION TO ADJOURN THIS APPLICATION UNTIL THE NEXT MEETING. MR. TOLLEY SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY CARRIED.

5) Ms. Chepiga said that a request has also been received from holdover application David Marr of 61 Dune Road [SCTM# 902-13-1-12], and asked for a motion to adjourn.

MR. RYAN MADE A MOTION TO ADJOURN THIS APPLICATION UNTIL THE NEXT MEETING. MR. JUDGE SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY CARRIED.

6) As there was no further business, Ms. Chepiga asked for a motion to adjourn the meeting.

MR. JUDGE MADE A MOTION TO ADJOURN THE MEETING. MR. RYAN SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY CARRIED.