

23-04

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VILLAGE OF PATCHOGUE

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Village of Patchogue
ZONING BOARD OF APPEALS

Wednesday, February 22, 2023 VILLAGE CLERK'S OFFICE
7:00 pm

Chairman Kearns called the first application on the calendar, **Nicholas Homan, 49 Mowbray Street**, seeks permission to construct approximate 991.12 sq. ft., one story addition to the east and west side of the existing dwelling requiring relief of 435-15-G, side yard required, 15'; provided, approximately 4' and 5.9'. Also requires relief of 435-15-G, total side yard required, 35'; provided, approximately 9.9'. Subject premises is located in the A Residential Zone.

Mr. Nicholas Homan, 49 Mowbray Street, stepped forward and presented the certificates of mailings to Ms. Giglio.

Mr. Homan stated, I am looking to construct a 700 square foot private wing with one bedroom, bathroom and closets . There will be a basement below. There will be an exterior basement entrance only and we will be removing the deck.

Mr. Kearns asked, you had an architect do your plans? Did he give you any advice regarding the setbacks or variances?

Mr. Homan answered, no.

Mr. Kearns commented, a 5.9' setback is a substantial variance when you need a total of 35' and you have 9.9'. We realize you already have relief on the west side. The property is long and narrow. Is there a way to go deeper into the yard rather than to the sides?

Mr. Homan answered, the cesspools are there which would be an issue.

Mr. Homan stepped up and showed the board members on the survey where the cesspools are located. Mr. Homan stated, one is about 20-30' into the rear and the other one is near the shed.

There was discussion regarding the IA septic system that he had designed and has already gone to SCHED.

Mr. Kearns asked, are there other houses with similar reliefs?

Mr. Homan answered, yes, I believe so.

Mr. Kearns commented, we will need a map and list of addresses of the homes with similar relief.

Mr. Homan stated, I believe there are three other properties that have similar relief.

Mr. Stein asked, do you know if the homes you are referring to have newer or recent construction?

Mr. Homan answered, I know of maybe one about 10 years ago.

Mr. Stein commented, the house to the east is also close to the property line.

Mr. Kearns asked, what is your relationship to the neighbor to the east?

Mr. Homan said they are ok. I can get a letter from them in support.

The Board acknowledged.

Ms. Giglio suggested that the applicant fill out a FOIL to obtain information for the homes that have had construction.

Mr. McGarry asked, how close is the neighbor's fence to the property line?

Mr. Homan answered, may be 5-6'.

Ms. LaMontagne stated, on the existing survey it shows a retaining wall on that side?

The applicant answered, no, it is only two 6 x 6 railroad ties for the trees and flower garden. It isn't a retaining wall. It is only about 9" high.

Mr. Kearns asked if anyone in the audience wished to speak for or against the application? No response.

Mr. Kearns stated, I think we should adjourn the application until March 21st to give the applicant time to gather the neighborhood information.

Mr. Stein made a motion to adjourn the application. Seconded by Mr. McGarry. All were in favor.

Mr. Stein made a motion to close the meeting. Seconded by Ms. LaMontagne. All were in favor.

Present:

Brian Kearns, Acting Chairman
Nicole LaMontagne
Mike Stein
Ryan McGarry
Chris Bianco, Counsel
Carol Giglio, Planning/Zoning Coordinator
Amanda Carreras



Brian Kearns, Acting Chairman
Zoning Board of Appeals