

## NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE, that pursuant to Article X, §196-70 of the Zoning Law, the Board of Appeals of the Village of Quogue will hold a public hearing on **Wednesday, May 25, 2022 at 3:00 p.m.** prevailing time, at the Village Hall, 7 Village Lane, Quogue, New York, to hear any and all persons either for or against the following applications:

1. Application of **Jonathan Durham and Alexis Durham** for a variance from the provisions of (1) §196-12A (Table of Dimensional Regulations) in order to permit the construction of a two-story addition to an existing nonconforming dwelling with a total side yard of 52.2' where 60' is required; and (2) all other necessary relief on premises located on the easterly side of Quantuck Lane, approximately 347 feet south of Quogue Street in the A-3 Residence District known as 6 Quantuck Lane and designated as SCTM# 0902-007.00-03.00-003.000.

2. Application of **Robert Fabian and Janet Fabian** for a variance from the provisions of (1) §196-12A (Table of Dimensional Regulations) in order to legalize a slate patio surrounding an existing swimming pool with a rear yard setback of 20.0' where 25' is required; and (2) all other necessary relief on premises located on the easterly side of Deer Path, approximately 950 feet south of Scrub Oak Road in the A-3 Residence District known as 12 Deer Path and designated as SCTM# 0902-004.00-01.00-074.000.

3. Application of **Stanley Picheny & Vivian Picheny** and **Alston Beinhorn & Holly Beinhorn** (owners of nearby properties and herein referred to as "Appellants") appealing the Building Inspector's determination, dated February 16, 2022, which denied the application of **37 Bay Road, Inc./Silverstein** (herein referred to as applicants/landowners) for a building permit to construct an elevated catwalk/wetland access walkway extending over a portion of designated wetlands in the center of the property to access the property's frontage on Shinnecock Bay, which property is located on the southerly side of Bay Road, approximately 2,623' easterly of Montauk Highway (SR 27) in the A-8 Residence District known as 37 Bay Road and designated as SCTM# 0902-006.00-01.00-018.011. In recognition of the Board of Appeals' decision, dated January 12, 2022, the Building Inspector's denial of the permit at 37 Bay Road requires the applicants/landowners to obtain the Planning Board's interpretation of certain Declaration of Covenants and Restrictions that were imposed by the Planning Board as a condition of approval of the underlying subdivision. Appellants request the Board of Appeals direct the Building Inspector to deny the permit without such Planning Board interpretation.

**Pursuant to Part E of Chapter 417 of the Laws of 2021, Chapter 1 of the Laws of 2022 and Chapter 56 of the Laws of 2022 as adopted by the New York State Legislature, and Governor Hochul's Executive Orders, number 11 et. seq., which modify and suspend portions of the Open Meetings Law, the meeting of the Board of Appeals and aforementioned public hearing may be held in person or by teleconference or videoconference (i.e. ZOOM), or a combination of both. Notice and access requirements of such remote meeting platform may be obtained from the Village Clerk.**

**BY ORDER OF THE BOARD OF APPEALS  
OF THE VILLAGE OF QUOGUE  
AIMEE BUHL, VILLAGE CLERK**