

**VILLAGE OF QUOGUE ZONING BOARD MEETING
WEDNESDAY, JUNE 29, 2022 3:00 PM**

- **Approve minutes:** Wednesday, May 25, 2022

NEW APPLICATIONS:

1. GERALYN DELLA CAVA – 25 BEACH LANE [SCTM# 902-11-2-35]

Application for a variance from the provisions of (1) §196-12A (Table of Dimensional Regulations) in order to permit a combined one- and two-story, 23'7" by 20'5", garage and breezeway addition to northwesterly corner of an existing two-story dwelling with a rear yard setback of 59.1' where 70' is required; (2) §196-12A (Table of Dimensional Regulations) in order to permit a one-story, 20'5.5" by 20'5" addition to replace an existing "three-season room" on the westerly portion existing two-story dwelling with a rear yard setback of 58.9' where 70' is required; (3) §196-12A (Table of Dimensional Regulations) in order to permit a combined one-story frame addition and 15'8" by 12'11" "three season room" on the westerly portion of an existing two-story dwelling with a rear yard setback of 60.8' where 70' is required; (4) §196-48 (Height of Additions to One-Family Dwellings) to permit the aforesaid additions to the existing two-story dwelling with a height of 24' where only 16' is permitted; and (5) all other necessary relief on premises consisting of a conforming flag lot with 45,474 square feet premises located on the westerly side of Beach Lane, approximately 724 feet south of Quaquanantuck Lane in the A-3 Residence District.

- ***Letter of support received from the owners of 8 Leaward Lane.***

HOLDOVERS:

1. JONATHAN & ALEXIS DURHAM – 6 QUANTUCK LANE [SCTM# 902-7-3-3]

Application 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.

- ***Architect David Neff has requested an adjournment.***

2. ROBERT & JANET FABIAN- 12 DEER PATH [SCTM# 902-4-1-74]

Application 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.

- ***No new information has been received.***

3. STANLEY & VIVIAN PICHENY and ALSTON & HOLLY BEINHORN (owners of nearby properties and herein referred to as "Appellants")

Application 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-

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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.

- Attorney Jeffrey Bragman has requested an adjournment.

4. KRISTA ARCHER – 40 QUAQUANANTUCK LANE [SCTM# 14-1-12.1]

Reopened application for variances from the provisions of (1) §196-13(B)(4) in order to legalize a pool house under construction with a height from finished grade to the peak of the roof is 19.8' where 16' is permitted; (2) the height in relation to the mean elevation of the street is 29.8' above mean sea level where a height of 21.9' above mean sea level is permitted; and (3) all other necessary relief on premises located on the southerly side of Quaquanantuck Road, approximately 250 feet east of Beach Lane in the A-3 Residence District.

- Submission dated June 23, 2022.

5. NANCY OVERLANDER & CRAIG OVERLANDER - 46 SHINNECOCK ROAD [SCTM# 902-10-3-9.2]

Application for variances from the provisions of §196-12A in order to legalize existing improvements and expand an existing first floor bedroom by 151 sq.ft. at the southeasterly corner of an existing dwelling, add a pergola to an existing deck and add a hot tub to an existing swimming pool which will increase the nonconforming lot coverage from 15.9% as previously granted by the Board of Appeals by decision dated December 7, 2017, to 17.9% where 15% is required; and all other necessary relief on a 87,287 sq.ft. parcel of land located on the easterly side of Shinnecock Road, approximately 585' southeasterly of Niamogue Lane in the A-8 Residence District.

- Submission dated June 24, 2022.

6. DANIEL & ALISA DOCTOROFF 150 DUNE ROAD [SCTM# 902-16-2-1.4]

Application for applicable area and use variances from the provisions of (1) §196-3 in order to permit a second story expansion of the existing nonconforming, one story detached garage with a side yard setback of 24.5' where 25' is required; (2) §196-13(A)(6)(b) in order to construct a second story addition to the existing nonconforming, detached garage with a height of 20.5' where 10' is required for a flat or shed roof; (3) §196-13(A)(6)(b) in order to permit the second floor of the garage to have a bathroom where a bathroom limited to a sink and toilet is permitted only on the first floor; (4) §196-13(A)(6)(b) in order to permit the second floor of the garage to be used living quarters with a bedroom and bathroom where the use of a second story of a detached garage for uses other than storage, single-room office or exercise room, are prohibited; (5) §196-13(A)(6)(b) in order to permit first and second floor decks on the detached garage where such decks are not permitted; and (6) all other necessary relief on premises located on the southerly side of Dune Road, approximately 2,300 feet east of Post Lane in the A-1 Residence District.

- Submission dated June 24, 2022.

Next Meeting date: _____