

**VILLAGE OF QUOGUE ZONING BOARD MEETING
WEDNESDAY, JULY 20, 2022 3:00 PM**

- **Approve minutes:** Wednesday, June 29, 2022
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NEW APPLICATIONS:

1. QQNT LLC – 49 QUAQUANANTUCK LANE [SCTM# 902-10-2-53]

Application for a variance from the provisions of (1) §196-12A (Table of Dimensional Regulations) in order to permit the construction of a 10' by 16' (143 sq.ft.) pergola 14.3' from the westerly property line where 25' is required; and (2) all other necessary relief on premises consisting of 87,174 square feet located on the northwesterly side of Quaquanantuck Lane, approximately 177 feet west of Post Lane in the A-3 Residence District.

- *Pergola plans submitted 7/13/2022.*

- *Survey submitted 7/18/2022.*

2. GORDON RAFAJAC – 9 DEERFIELD EAST [SCTM# 902-1-1-18.5]

Application for variances from the provisions of (1) §196-12A (Table of Dimensional Regulations) in order to permit the construction of a 1,692 sq.ft. detached 3-car garage in the required front yard and 29.9' from the southerly front lot line where 60' is required; (2) §196-13(6)(e) to permit construction of a 1,692 sq.ft. detached 3-car where the overall floor area of a garage shall not exceed 1,200 sq.ft.; and (3) all other necessary relief on premises consisting of 59,680 square feet located on the northerly side of Deerfield East, approximately 653 feet west of Scrub Oak Road in the A-3 Residence District.

- *No new information has been received.*

3. ANGRY CHICKEN HOLDINGS, LLC - 5 FAIR OAKS LANE [SCTM# 902-6-1-13]

Application for a variance from the provisions of (1) §196-12A (Table of Dimensional Regulations) in order to legalize the installation of An approximately 4.5' by 9' whole house generator 31.3' from the westerly side lot line where 35' is required; and (2) all other necessary relief on premises consisting of 97,575 square feet located on the westerly side of a private 20' wide right-of-way known as Fair Oaks Lane, approximately 440' north of Bay Road in the A-3 Residence District.

- *Pricing letter & photos submitted 7/19/22.*

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 until the next meeting.*

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2. 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# 0902-006.00-01.00-018.011. 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.

- Mr. Bragman has requested an adjournment until the next meeting.

3. 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 7/14/2022.

4. 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.

- Draft Covenant submitted 7/6/2022.

Next Meeting date: _____