

**VILLAGE OF QUOGUE ZONING BOARD MEETING
WEDNESDAY, AUGUST 24, 2022 3:00 PM**

- **Approve minutes:** Wednesday, July 20, 2022
 - **Discussion** - Procedures Applicable to Meetings of the [Zoning Board of Appeals/
Planning Board] Held via Videoconferencing
 - **WILLOW JESSUP LLC** – 99 JESSUP AVE [SCTM# 902-7-2-1]
- *Applicant is requesting an extension of a variance that was granted August 11, 2018, and
extended June 20, 2020.*
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AMENDED APPLICATIONS:

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

Amended application for variances from the provisions of (1) §196-12A (Table of Dimensional Regulations) in order to permit the construction of a 1,200 sq.ft. detached 3-car garage in the required front yard 46' from the easterly front lot line along Quogue-Riverhead Road where 60' is required; (2) §196-12A (Table of Dimensional Regulations) in order to permit the construction of a 196 sq.ft. detached storage shed in the required front yard 52' from the easterly front lot line along Quogue-Riverhead Road where 60' is required; and (3) all other necessary relief on premises consisting of 59,680 square feet located on the westerly side of Quogue-Riverhead Road, 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.

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.

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

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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. 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.

- *Written Decision.*

Next Meeting date: _____