

**VILLAGE OF QUOGUE ZONING BOARD MEETING
WEDNESDAY, NOVEMBER 16, 2022 3:00 PM**

- **Approve minutes:** Wednesday, October 26, 2022

NEW APPLICATIONS:

1. DEER PATH FAMILY LLC – 19 DEER PATH [SCTM# 902-4-1-62]

Application for variances from the provisions of (1) §196-12A in order to legalize existing improvements with a total lot coverage in the amount of 22.75% where 20% is required; and (2) all other necessary relief on a 45,477 sq.ft. parcel of land located on the easterly side of Deer Path, approximately 960' south of Pheasant Run in the A-3 Residence District.

-No new information.

2. 182 DUNE ROAD, LLC (AARON SLONIM) – 182 DUNE ROAD [SCTM# 902-16-2-12]

Application for variances from the provisions of (1) §196-47A in order to permit a 6" roof deck with an additional 36" railings on a dwelling under construction at a height of 37'1.5" where 34' is permitted; and (2) all other necessary relief on a 64,300 sq.ft. parcel of land located on the southerly side of Dune Road, approximately 3,050' west of the Village boundary line in the A-1 Residence District.

- Letter in opposition from neighbor Linda Schlesinger.

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. 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.

- Attorney Jeffrey Bragman has requested an adjournment.

Next Meeting date: _____