

**VILLAGE OF QUOGUE
ZONING BOARD OF APPEALS
WEDNESDAY FEBRUARY 22, 2023
3:00 P.M.**

Pursuant to §103-a of the New York State Public Officer’s Law and Local Law No. 3 of 2022, this public hearing of the Zoning Board of Appeals was held as a hybrid meeting in a combination of both in-person and videoconference (i.e. ZOOM).

Members present in person: Chairperson Pamela Chepiga, Brendan Ryan, Bruce Peiffer, Geoff Judge

Others present in person: Village Building Inspector William Nowak, and Village Attorney Wayne Bruyn, Deputy Village Clerk Denise Michalowski, Kittric Motz, Joseph Deppe, Linda Schlesinger

Members present by teleconference: Ed Tolley, and Alternate George Sard

1) Ms. Chepiga opened the meeting with a roll call, and asked for a motion to approve the minutes of the January 11, 2023 meeting. Ms. Chepiga set the date of the next meeting to Wednesday, March 29, 2023 at 3pm.

MR. PEIFFER MADE A MOTION TO APPROVE THE MINUTES OF THE JANUARY 11, 2023 MEETING. MR. RYAN SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY CARRIED.

2) The first matter on the agenda was the application of **JAMES & MARJORIE KUHN at 180 DUNE ROAD [SCTM# 902-16-2-11]** for variances from the provisions of (1) §196-47A(2) in order to permit the construction of a two-story addition onto an existing two-story dwelling with the height at an elevation of 43’ where 38.2’ is required; and (2) all other necessary relief, on a 80,569 sq.ft. parcel of land located on the southerly side of Dune Road in the A-1 Residence District.

Architect Joseph Deppe was present at the meeting on behalf of the applicants. Mr. Deppe reviewed the application. He explained that this is the only location for the extension to be built and they are looking to insulate the area and keep the ceilings at 8 feet high. Ms. Chepiga asked if the house conforms to FEMA standards. Mr. Deppe said the lower level does not conform as it is at elevation 15 where elevation 18 is conforming. Ms. Chepiga asked if adding this extension would require the entire house to be brought into compliance with the current FEMA standards. Mr. Deppe said that because they are not proposing to increase either the footprint of the house by more than 25% or the value of the house by 50% they are not required to comply. Mr. Nowak and

Ms. Chepiga asked for the supporting calculations to be submitted to the Board to confirm this. Mr. Nowak asked if the proposed freeboard would be two feet. Mr. Deppe answered that the freeboard will exceed two feet. Mr. Deppe explained that they are proposing to add three bedrooms and have applied for a permit from the SC Department of Health. Mr. Bruyn said neither the existing septic system nor the proposed replacement septic are shown on the survey. Mr. Deppe said the new system will be located in the driveway. Mr. Bruyn asked if the calculations for lot coverage and any additional floor area can be submitted to see if a coastal erosion hazard variance is needed. Mr. Nowak asked if the proposed addition could be moved north of the coastal erosion line. Ms. Chepiga asked if the additional information could be provided for the next meeting and asked if anyone had any questions or comments. As no one did, Ms. Chepiga asked for an adjournment until the next meeting.

MR. PEIFFER MADE A MOTION TO ADJOURN THIS APPLICATION UNTIL THE NEXT MEETING. MR. JUDGE SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY CARRIED.

3) The next matter on the agenda was the holdover application of **182 DUNE ROAD, LLC (AARON SLONIM) at 182 DUNE ROAD [SCTM# 902-16-2-12] for:** an 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.

Attorney Kittric Motz was present on behalf of the applicant. Ms. Motz reviewed the application. Ms. Motz said they are asking for 3.4 feet of relief to construct low visibility deck railings. Ms. Motz said she has reviewed the neighbor’s letter of opposition. She noted that the houses at 180 and 186 Dune Road block her client’s ocean view. Ms. Motz said that constructing the deck will provide an ocean view. Ms. Chepiga asked if the deck was an afterthought to the construction. Mr. Slonim explained that the first floor has 8 foot ceilings and the second floor has nine foot, and that limited the height. Ms. Motz reviewed the pictures from the original submission showing the height of the surrounding houses. Mr. Bruyn asked if either of the two surrounding houses had roof decks. Ms. Motz said that there are many houses in the village with roof decks. Ms. Motz asked if Ms. Schlesinger could clarify the location of the master bedroom in her home at 186 Dune Road. Ms. Schlesinger said that one window in the master bedroom faces west and another window faces the ocean. She further noted that the window in the picture is in her master bedroom. Mr. Slonim added that there would not be speakers or lighting on the deck, only lounge chairs and possibly an umbrella. Ms. Motz noted that this area of 186 Dune Road is south of the coastal erosion line. Ms. Schlesinger added that this project will take away the privacy in her bedroom and other rooms in the house. Ms. Chepiga asked if anyone had any further comments or questions. No one did, and she asked for a motion to close the record on this matter.

MR. RYAN MADE A MOTION TO CLOSE THE RECORD FOR THIS APPLICATION. MR. JUDGE SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY CARRIED.

Ms. Chepiga asked for a motion to adjourn this application to the next meeting.

MR. PEIFFER MADE A MOTION TO ADJOURN THIS APPLICATION. MR. JUDGE SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY CARRIED.

There being no more business the meeting was adjourned.