

**VILLAGE OF QUOGUE ZONING BOARD MEETING
WEDNESDAY, APRIL 26, 2023 3:00 PM**

- Approve minutes: Wednesday, March 29, 2023

NEW APPLICATIONS:

HOLDOVERS:

1. JAMES KUHN & MARJORIE KUHN - 180 DUNE ROAD [SCTM# 902-16-2-11]

Application 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 an 80,569 sq.ft. parcel of land located on the southerly side of Dune Road in the A-1 Residence District.

- *No new information has been received.*

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.

- *Written Decision*

3. MICHAEL LUYCKX & SUSAN LUYCKX – 17 WILLOW LANE [SCTM# 902-7-2-40]

Application for variances from the provisions of (1) §196-3D and §196-7B in order to permit the reconstruction with modifications and additions of a nonconforming single family dwelling with attached garage, screened porch and brick patio on a parcel with three dwellings; (2) §196-47 and §196-48 to permit the reconstruction of the dwelling with a height at elevation 33.88' where the maximum height permitted is at elevation 23.25' in the required front and rear yards; (3) §196-12B (Table of Dimensional Regulations) to permit the reconstruction of the dwelling with the existing attached garage to remain with a front yard/street setback of 19.7' where 60' is required; (4) §196-12B (Table of Dimensional Regulations) to permit the reconstruction of the dwelling with the existing attached garage to remain with a rear yard setback of 38.8' where 70' is required; (5) §196-12B (Table of Dimensional Regulations) to permit the reconstruction of the attached screened porch with a rear yard setback of 34.2' where 70' is required; (6) §196-12B (Table of Dimensional Regulations) to permit the reconstruction of an attached at-grade brick patio with rear yard setback of 18.1' where 25' is required; (7) §196-12B (Table of Dimensional Regulations) to permit lot coverage of 22.04% where 20.00% is required; and (8) all other necessary relief as set forth on the plans and surveys on a nonconforming 15,295 sq.ft. parcel of land located on the westerly side of Willow Lane, approximately 200' north of Main Street in the A-3 Residence District.

- *Two submissions dated April 11 & 13, 2023*

Next Meeting Date: _____