

**VILLAGE OF QUOGUE  
ZONING BOARD OF APPEALS  
WEDNESDAY MAY 31, 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, Geoff Judge, Bruce Peiffer, Brendan Ryan, Ed Tolley

**Member present by teleconference:** Alternate George Sard

**Others present in person:** Village Attorney Wayne Bruyn, Village Building Inspector William Nowak, Deputy Village Clerk Denise Michalowski, Rocco Lettieri, Lori Torpey, Kittric Motz, Susanna Hermann, Joseph Deppe, Michael & Susan Luyckx, Michael Luyckx, Jr.

1) Ms. Chepiga opened the meeting with a roll call, and asked for a motion to approve the minutes of the April 26, 2023 meeting.

**MR. RYAN MADE A MOTION TO APPROVE THE MINUTES OF THE APRIL 26, 2023 MEETING. MR. TOLLEY SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY CARRIED.**

2) The first matter on the agenda was the application of **CHARLES & WENDY HAMMER – 3 BARKER LANE [SCTM# 902-7-1-28]** for a variance from the provisions of §196-49 in order to permit the construction/remodeling and additions to a single family dwelling to allow a gross floor area of 5,630 sq.ft. where a maximum of 4,930 sq.ft. is permitted, and all other necessary relief on a nonconforming, 31,090 sq.ft. parcel of land located on the westerly side of Barker Lane, approximately 134’ south of Quogue Street in the A-3 Residence District.

Rocco Lettieri was present at the meeting on behalf of the applicants. Mr. Lettieri reviewed the application and said that the addition would be constructed over the existing structure. Ms. Chepiga inquired about the status of the previous variance. Mr. Lettieri said they did not do the expansion of the rear covered deck because they were still deciding if they should further expand the house. Mr. Bruyn asked if they would be proceeding with the expansion of the rear deck and Mr. Lettieri said yes, they would be. Ms. Chepiga asked Mr. Lettieri to review the five part test needed for the variance. Mr. Lettieri said that this is an undersized lot, and that they are under lot coverage. Mr. Chepiga noted that they are right at lot coverage at 19.9%. Mr. Lettieri said that the lot coverage calculation includes the variance request. Mr. Ryan noted that the issue at hand is a 15% increase above code for gross floor area. Mr. Lettieri said they are only asking to expand over the existing footprint on this undersized lot. Ms. Chepiga said that the applicants

knew that the lot was undersized when they purchased the property. Mr. Lettieri said that variances of this nature have been granted in the past in the Village of Quogue. He noted that granting this variance would not change the character of the neighborhood. Ms. Chepiga asked for Mr. Lettieri to provide the Board with information of similar variances that have been granted. Mr. Tolley asked for an analysis of the five factors and details of the percentages of other relevant variances be included. Ms. Chepiga asked if anyone present would like to be heard on this matter. As no one responded, Ms. Chepiga asked for a motion to adjourn this application to the next meeting.

**MR. RYAN MADE A MOTION TO ADJOURN THIS MATTER TO THE NEXT MEETING. MR. PEIFFER SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY CARRIED.**

2) The next matter on the agenda was the holdover application of **JAMES & MARJORIE KUHN - 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.

Susanna Hermann and Joseph Deppe of En-Consultants were present for the applicants. Ms. Hermann reviewed the application and submitted a revised survey. Ms. Hermann explained that the addition is 24.9% of the square footage of the existing house as required. The part of the deck that is seaward of the coastal erosion line will be removed. Ms. Hermann said the only variance they are requesting is height relief. Ms. Chepiga asked Mr. Nowak if he needed additional time to review the revised survey. Mr. Nowak said he is comfortable with the information submitted. Ms. Chepiga made a motion to approve the requested height variance.

**MR. PEIFFER MADE A MOTION TO APPROVE THE REQUESTED HEIGHT VARIANCE. MR. RYAN SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY CARRIED.**

3) The last matter on the agenda was the application of **MICHAEL & SUSAN LUYCKX – 17 WILLOW LANE [SCTM# 902-7-2-40]** 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.

Attorney Kittric Motz and Mr. Luyckx were present at the meeting. Ms. Motz reviewed the application and noted that the patio and the lot coverage are the main issue. Ms. Motz said that they are proposing that lot coverage be brought to 22.04% as the last CO has 22.5% lot coverage. Mr. Bruyn said that he believes the last CO had lot coverage of 20.5%. Ms. Motz said the 22.04% lot coverage was the last survey before her clients purchased the house, and the patio of 98 sq. ft had not been counted. Mr. Judge said that since this is a new build, why don't they adjust the plans to get to a lot coverage of 20.5%. Ms. Motz said that it is a small property and there are no walkways. Mr. Tolley said he also felt they could make tradeoffs to get to lot coverage of 20.5%. Ms. Motz said that that they would have to give up 244 sq. ft from this plan to get to the 20.5% lot coverage, and they would have to give this some thought. Ms. Chepiga asked if anyone would like to be heard. No one did, and Ms. Chepiga asked for a motion to adjourn this application.

**MR. JUDGE MADE A MOTION TO ADJOURN THIS MATTER TO THE NEXT MEETING. MR. RYAN SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY CARRIED.**

4) Ms. Chepiga set the date of the next meeting to Wednesday, July 12, 2023 at 3pm.

**There being no more business the meeting was adjourned.**