

**VILLAGE OF QUOGUE ZONING BOARD MEETING
WEDNESDAY, JULY 12, 2023 3:00 PM**

- **Approve minutes:** Wednesday, May 31, 2023

NEW APPLICATIONS:

1. GEOFFREY P. JUDGE & MARY ANN CASATI - 6 HEATHERWOOD LANE [SCTM# 902-6-3-3]
Application for variances from the provisions of (1) §196-12 (Table of Dimensional Regulations) in order to permit the expansion of a screen porch on the westerly side of the existing dwelling to a setback of 80.9' from the southerly rear lot line where 100' is required; (2) §196-12 (Table of Dimensional Regulations) in order to permit the construction of a kitchen addition on the easterly side of the existing dwelling to a setback of 84.9' from the southerly rear lot line where 100' is required; and (3) all other necessary relief on an 87,967 sq.ft. parcel of land located on the southerly side of Heatherwood Lane, approximately 550' east of Montauk Highway in the A-8 Residence District.
- *No new information received.*

2. 74 MONTAUK HIGHWAY QUOGUE LLC - 74 MONTAUK HIGHWAY [SCTM# 902-9-2-9]
Application for variances from the provisions of (1) §196-12 (Table of Dimensional Regulations) in order to legalize a one-story addition to an existing dwelling to a setback of 9.4' from the southerly rear lot line where 25' is required and (2) all other necessary relief on a 28,067 sq.ft. parcel of land located on the southwesterly corner of Montauk Highway and Old Depot Road in the A-5 Residence District.
- *No new information received.*

3. JOHN DARRIN O'NEILL and MARIE T. O'NEILL – 7 BEACH LANE [SCTM# 902-7-3-43]
Application for variances from the provisions of (1) §196-12 (Table of Dimensional Regulations) in order to permit a one-story addition and attached covered patio to the westerly side of the existing dwelling to a total side yard setback of 53.7' where 60' is required; and (2) all other necessary relief on a nonconforming 38,961 sq.ft. parcel of land located on the westerly side of Beach Lane, approximately 220' south of Quogue Street in the A-3 Residence District.
- *No new information received.*

EXTENSION REQUEST:

- **FOUR WINDS, LLC – 20 DUNE ROAD [SCTM# 902-12-2-10]**
- Request for a five year extension to the temporary variance granted June 9, 2018.

**VILLAGE OF QUOGUE ZONING BOARD MEETING
WEDNESDAY, JULY 12, 2023 3:00 PM**

HOLDOVERS:

1. MICHAEL & 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.

- *Submission dated 7/7/23.*

2. CHARLES & WENDY HAMMER – 3 BARKER LANE [SCTM# 902-7-1-28]

Application 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.

- *Letter of opposition from neighbors Neil & Lorie Torpey.*

- *Attorney Jim Hulme has requested an adjournment to the next meeting.*

Next Meeting Date: _____