

**VILLAGE OF QUOGUE ZONING BOARD MEETING
WEDNESDAY, AUGUST 30, 2023 3:00 PM**

- **Approve minutes:** Wednesday, July 12, 2023

NEW APPLICATIONS:

1. ROBERT C. & LYNN A. DUCOMMUN – 12 POST LANE [SCTM# 902-10-3-44]

Application for a variance from the provisions of §196-13(6)(b) in order to permit the construction of a cupola on the roof of a proposed detached garage to a height of 24.4' where a maximum of 20' is allowed; and all other necessary relief on a nonconforming 34,074 sq.ft. parcel of land located on the westerly side of Post Lane, approximately 375' north of Niamogue Lane in the A-3 Residence District.

-No new information received.

2. ROBERT C. DUCOMMUN AS TRUSTEE OF THE ROBERT C. DUCOMMUN TRUST U/A/D 05/12/95 and LYNN A. DUCOMMUN – 14 POST LANE [SCTM# 902-10-3-33.2]

Application for a variance from the provisions of §196-49 in order to permit the construction of an additional 282 sq.ft. of habitable space above the existing detached garage as a recreation room increasing the gross floor area of the dwelling to 6,763 sq.ft. where 6,481 sq.ft. is allowed; and all other necessary relief on a conforming 44,010 sq.ft. parcel of land located on the westerly side of Post Lane, approximately 168' north of Niamogue Lane in the A-3 Residence District.

-No new information received.

3. ELEANOR FLATOW AS EXECUTRIX OF THE ESTATE OF CONSTANCE S. DEROPP – 3 INDIAN PIPE DRIVE [SCTM# 902-2-1-61.15]

Application for a variance from the provisions of §196-12A (Table of Dimensional Regulations) in order to permit the issuance of an updated Certificate of Occupancy legalizing the existing buildings and structures with a lot coverage of 22.5% where 20% is allowed; and all other necessary relief on a conforming 43,500 sq.ft. parcel of land located on the southwesterly side of Indian Pipe Drive, approximately 196' southeasterly of Quogue Station Road in the A-3 Residence District.

-No new information received.

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HOLDOVERS:

- 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.
- *Copy of deed for adjacent property and survey showing proposed additions received.*

- 2. 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.
- *Updated survey showing 20.5% lot coverage.*

- 3. 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.
-*Updated application received.*

Next Meeting Date: _____