

**VILLAGE OF QUOGUE ZONING BOARD MEETING
WEDNESDAY, NOVEMBER 8, 2023 3:00 PM**

- Approve minutes: Wednesday, September 27, 2023

NEW MATTERS

1. QUOGUE BEACH CLUB, INC. – 132 DUNE ROAD [SCTM# 902-15-2-19]

Application for variances from the provisions of: (1) §196-7.1B in order to permit the construction of second floor addition to an existing nonconforming garage to be used for habitable living area for accessory employee housing; (2) §196-13(6)(b) in order to permit the second floor of the garage to be used for habitable living area with sleeping cooking and sanitary for accessory employee housing; (3) §196-13(6)(b) in order to permit the construction of second floor addition to an existing garage to a height of 29.37' where a maximum of 20' is allowed; and (4) all other necessary relief as shown on the plans and survey, last dated September 14, 2023, submitted with the application, on a 454,884 sq.ft. parcel of land located on the southerly side of Dune Road, northerly side of the Atlantic Ocean, approximately 1,000' east of Post Lane in the A-1 Residence District.

-The requested relief for the proposed dormer addition is corrected to 3'-6".

2. RICHARD & JANETTE GEE – 115 MONTAUK HIGHWAY [SCTM# 902-4-1-96.1]

Application for variances from the provisions of (1) §196-4 in order to legalize the conversion of a 212.8 sq.ft. portion of a conforming storage space in a garage to a cabana with attached portico over a brick patio where the combined floor area of the garage and pool house exceeds the maximum 250 sq.ft. allowed; (2) §196-13A(6)(b) in order to legalize the conversion of a 212.8 sq.ft. portion of a conforming storage space in a garage to a cabana with attached portico over a brick patio to living area where only storage and a sink and toilet are permitted on the first floor of a garage; (3) §196-13B(4) in order to legalize the conversion of a 212.8 sq.ft. portion of a conforming storage space in a garage to a cabana with attached portico over a brick patio to living area where the combined floor area of the garage and pool house exceeds the maximum 250 sq.ft. allowed; and (4) all other necessary relief as shown on the plans and survey, last dated June 30, 2023, submitted with the application, on a 43,555 sq.ft. parcel of land located on the northerly side of Montauk Highway, approximately 687' westerly of Deer Path in the A-3 Residence District.

-No new information received.

3. DAVID A. CELI – 8 INDUSTRIAL DRIVE [SCTM# 902-1-1-21.7]

Application for variances from the provisions of (1) §196-12A (Table of Dimensional Regulations) to permit the construction of an 84' by 215', 18,060 sq.ft., one-story industrial building with an interior mezzanine to be used as an indoor sports training facility with a front yard setback from Quogue-Riverhead Road of 50' where 60' is required; (2) §196-12A (Table of Dimensional Regulations) to permit the construction of the industrial building with a rear yard setback from the LIRR of 41.38' where 80' is required; (3) §196-12A (Table of Dimensional Regulations) to permit lot coverage of 27.00% where 20.00% is required; (4) §196-35 for an interpretation and/or waiver of the required amount of off-street parking as required for either a commercial or industrial use to allow 48 spaces shown on the plans submitted with the application; and (5) all other necessary relief as shown on the plans submitted with the

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application, on a 68,834 sq.ft. parcel of land located on the southerly side of Industrial Drive, westerly side of Quogue-Riverhead Road, northerly side of the LIRR in the LI-2 Industrial District.

-Updated request and survey submitted 11/7/23.

-Engineering Memo from The Raynor Group

4. STACY LAVICTOIRE – 13 ELIZABETH LANE [902-4-2-2.11]

Application for variances from the provisions of (1) §196-12B (Table of Dimensional Regulations) in order to legalize the construction of an approximately 55' by 60' asphalt pickleball court replacing a former tennis court with a setback from Quogue Riverhead Road of 53.3' where 60' is required; and (2) all other necessary relief as shown on the survey, last dated August 25, 2023, submitted with the application, on a 48,729 sq.ft. parcel of land located on the easterly side of Elizabeth Lane, westerly side of Quogue Riverhead Road, approximately 305' south of Scrub Oak Road in the A-3 Residence District.

-No new information received.

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

(RE-ADVERTISED) 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 attached garage and screened porch 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) §196-12A (Table of Dimensional Regulations) to permit the reconstruction of the dwelling with attached garage and screened porch with a front yard setback of 19.7' where 60' is required; (4) §196-12A (Table of Dimensional Regulations) to permit the reconstruction of the dwelling with attached garage and screened porch with a rear yard setback of 34.3' for the screened porch, 37.1' for the grill pad and 38.4' for the dwelling where 70' is required; (5) §196-12A (Table of Dimensional Regulations) to permit lot coverage of 20.05% where 20.00% is required; and (6) all other necessary relief as set forth on the plans and survey, last dated September 16, 2023, submitted with the application, 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 from Kittric Motz from 11/3/23

HOLDOVERS

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.

-DECISION

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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.

-DECISION

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.

-Submission from James Hulme 11/3/23

Next Meeting Date: _____