

**VILLAGE OF QUOGUE ZONING BOARD MEETING  
WEDNESDAY, DECEMBER 6, 2023 3:00 PM**

- Approve minutes: Wednesday, November 8, 2023

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**NEW MATTERS – NONE**

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**HOLDOVERS**

**1. 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.

***-Letter from James Hulme requesting to reopen this matter to receive a letter and photographs from neighbor Margaret Nordlinger.***

***-WRITTEN DECISION***

**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.

***-WRITTEN DECISION***

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**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.

***-Letter from James Hulme requesting to reopen this matter to receive a letter from neighbors Lorie & Neil Torpey***

***-WRITTEN DECISION***

**4. 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 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.

***-Letter from David Celi regarding the five part test and conversations with neighbors.***

Next Meeting Date: January 17, 2024 3pm