

**VILLAGE OF QUOGUE
ZONING BOARD OF APPEALS
WEDNESDAY DECEMBER 6, 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, Bruce Peiffer, Geoff Judge

Member present by ZOOM: Ed Tolley, Brendan Ryan, Alternate member George Sard

Others present in person: Village Attorney Wayne Bruyn, Village Building Inspector William Nowak, Deputy Village Clerk Denise Michalowski, Kittric Motz, David Celi, Addison Celi, Michael Luyckx, James Hulme

Others present by ZOOM: Jacqueline Morley, Wendy & Charles Hammer, Margaret Nordlinger

1. Ms. Chepiga took a roll call, and noted that Mr. Tolley, Mr. Ryan and alternate Mr. Sard were participating in the meeting by ZOOM. Ms. Chepiga then set the date of the next meeting to Wednesday, January 17, 2024 at 3pm. Next, she asked for a motion to approve the minutes of the November 8, 2023 meeting.

MR. PEIFFER MADE A MOTION TO APPROVE THE MINUTES OF THE NOVEMBER 8, 2023 MEETING. MR. JUDGE SECONDED THE MOTION, AND THE MOTION WAS UNANIMOUSLY CARRIED.

2. The first holdover matter to be heard was the re-advertised application of **MICHAEL & SUSAN LUYCKX at 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 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.

Ms. Chepiga noted that the record had been closed on this matter at the last meeting, and the Board has since received a request from Mr. Hulme to reopen the matter to receive a letter and photographs from neighbor Mrs. Nordlinger. Kittric Motz was present at the meeting and said that she does not oppose the matter being reopened to receive this information. Mrs. Motz noted that the materials that were submitted were available before the record was closed. Ms. Chepiga asked for a motion.

MR. PEIFFER MADE A MOTION TO REOPEN THIS MATTER TO ACCEPT THE NEW SUBMISSION AND THEN ADJOURN THE MATTER TO THE NEXT MEETING FOR WRITTEN DECISION. MR. JUDGE SECONDED THE MOTION AND THE MOTION WAS UNANIMOUSLY CARRIED.

3. The next matter on the agenda was the holdover application of **ROBERT C. DUCOMMUN AS TRUSTEE OF THE ROBERT C. DUCOMMUN TRUST U/A/D 05/12/95 and LYNN A. DUCOMMUN at 14 POST LANE [SCTM# 902-10-3-33.2]** 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.

Ms. Chepiga said that a written decision has been reviewed by the Board and made a motion to approve the decision.

THE MOTION TO APPROVE THE WRITTEN DECISION WAS UNANIMOUSLY CARRIED.

4. The last holdover matter on the agenda was the holdover application of **CHARLES & WENDY HAMMER at 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.

Ms. Chepiga said that this matter had been closed at the last meeting, and the Board has received a request from Mr. Hulme to reopen the matter to receive a letter from neighbors, Mr. & Ms. Torpey. Ms. Chepiga asked for a motion.

MR. JUDGE MADE A MOTION TO REOPEN THIS MATTER TO ACCEPT THE SUBMISSION, AND THEN TO ADJOURN THE MATTER TO THE NEXT MEETING

FOR DECISION. MR. PEIFFER SECONDED THE MOTION AND THE MOTION WAS UNANIMOUSLY CARRIED.

5. The last matter to be heard was the application of **DAVID A. CELI at 8 INDUSTRIAL DRIVE [SCTM# 902-1-1-21.7]** 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.

Mr. Celi was present at the meeting. Ms. Chepiga said the Board has received Mr. Celi's letter regarding the five part test and his discussion with the neighbors. Ms. Chepiga said the Board is prepared to conditionally grant this matter. Ms. Chepiga noted that this application must now go back to be heard by the Planning Board.

MS. CHEPIGA MADE A MOTION TO GRANT THIS REQUEST CONDITIONED ON THE PROPERTY BEING USED AS AN INDOOR SPORTS FACILITY, AND THE BOARD WILL RESERVE THE RIGHT TO REVIEW ANY CHANGE OF USE. THIS MOTION WAS UNANIMOUSLY CARRIED.

There being no more business, Ms. Chepiga asked for a motion to adjourn the meeting.

MR. JUDGE MADE A MOTION TO AJOURN THE MEETING. MR. PEIFFER SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY CARRIED.