

**VILLAGE OF QUOGUE
ZONING BOARD OF APPEALS
WEDNESDAY FEBRUARY 28, 2024
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, Brendan Ryan & Bruce Peiffer

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

Member Absent: Geoff Judge

Others present in person: Village Attorney Wayne Bruyn, Village Building Inspector William Nowak, Deputy Village Clerk Denise Michalowski, Kittric Motz, Tim Ganetis

Others present by ZOOM: Lesley Kyd-Rebenburg

1. Ms. Chepiga took a roll call, and noted that Mr. Tolley and alternate member Mr. Sard were participating in the meeting by ZOOM. Ms. Chepiga then set the date of the next meeting to Wednesday, March 27, 2024 at 3pm. Next, she asked for a motion to approve the minutes of the January 17, 2024 meeting.

MR. PEIFFER MADE A MOTION TO APPROVE THE MINUTES OF THE JANUARY 17, 2024 MEETING. MR. RYAN SECONDED THE MOTION, AND THE MOTION WAS UNANIMOUSLY CARRIED.

2. The only matter on the agenda for today is the application of **LESLEY KYD-REBENBURG – 93 OLD DEPOT ROAD [SCTM# 902-9-3-22]** for a variance from the provisions of §196-12A (Table of Dimensional Regulations) to permit the construction of a detached one-story garage with a southerly side yard setback of 10’ where 25’ is required; and all other necessary relief as set forth on the plans and survey submitted with the application, on a nonconforming 43,461 sq.ft. parcel of land located on the westerly side of Old Depot Road, approximately 397’ northerly of Midland Street in the A-3/A-5 Residence Districts.

Attorney Kittric Motz and Architect Tim Ganetis were present at the meeting, and Lesley Kyd-Rebenburg was on the ZOOM call. Ms. Motz reviewed the application. She explained that the applicants are requesting a 15 foot variance to construct a garage with a lift. Ms. Motz said there are no other issues with lot coverage or height. She also noted that there is landscaping on both sides of the property, and that the adjoining neighbors are supportive of this project. Ms. Motz explained that because Anthony Lane is a private road, they cannot build the garage to the rear of the property. Ms. Motz said there are other detached garages along Old Depot Road. Ms. Chepiga inquired about the location of the septic system. Ms. Kyd-Rebenburg said that she believes that the septic system is either on the North or South side of the rear of the property.

The matter of access to the septic system was discussed. Mr. Peiffer asked for clarification on the location of the septic system, and if it can definitely be maintained if the garage was built in the proposed location. Ms. Chepiga next asked about the use of the building to the rear of the property. Ms. Motz said it is used as a storage area. Mr. Bruyn said the structure is listed on the survey as a pool house. Ms. Kyd-Rebenburg said there is a bathroom on the inside, and an outdoor shower, but that the structure is used for storage. There was discussion of whether the bathroom had been built with a permit. Ms. Motz said she will do some research and asked for an adjournment. Ms. Chepiga asked for a motion to adjourn this application to the next meeting.

MR. RYAN MADE A MOTION TO ADJOURN THIS APPLICATION, MR. PEIFFER SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY CARRIED.

There being no more business, Ms. Chepiga adjourned the meeting.

Denise Michalowski
Deputy Village Clerk

Date