

**VILLAGE OF QUOGUE
ZONING BOARD OF APPEALS
WEDNESDAY JANUARY 17, 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

Others present in person: Village Building Inspector William Nowak, Deputy Village Clerk Denise Michalowski

Others present by ZOOM: Village Attorney Wayne Bruyn, Kittric Motz, Michael Luyckx, Wendy & Charles Hammer, Margaret Nordlinger, Steven LaSala

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, February 28, 2024 at 3pm. Next, she asked for a motion to approve the minutes of the December 6, 2023 meeting.

MR. PEIFFER MADE A MOTION TO APPROVE THE MINUTES OF THE DECEMBER 6, 2023 MEETING. MR. RYAN SECONDED THE MOTION, AND THE MOTION WAS UNANIMOUSLY CARRIED.

2. The first matter to be heard was the request of **MR. & MRS. LASALA OF 29 OGDEN LANE [SCTM# 902-14-1-30]** for a one year extension of a variance granted by the ZBA on February 23, 2022. No one was present at the meeting for this application. Ms. Chepiga asked for a motion to grant this request.

MR. RYAN MADE A MOTION TO APPROVE THIS EXTENSION REQUEST. MR. PEIFFER SECONDED THE MOTION, AND THE MOTION WAS UNANIMOUSLY CARRIED.

3. The next matter to be heard was the request from **MR. & MRS. DOCTOROFF OF 150 DUNE ROAD [SCTM# 902-16-2-1.4]** by their Attorney Nica Strunk to withdraw a variance that was granted by the ZBA on August 24, 2022. The Doctoroffs will not be proceeding with the project and will therefore not be recording the Covenants and Restrictions that were part of the decision from the Board. No one was present at the meeting for this application. Ms. Chepiga asked for a motion to approve this request.

MR. RYAN MADE A MOTION TO APPROVE THIS WITHDRAWAL REQUEST. MR. PEIFFER SECONDED THE MOTION, AND THE MOTION WAS UNANIMOUSLY CARRIED.

4. 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 a written decision has been prepared by the Village Attorney, and has been reviewed by participating Board members.

MS. CHEPIGA MADE A MOTION TO APPROVE THE WRITTEN DECISION AND ASKED FOR A VOTE FROM THE BOARD MEMBERS. THE MOTION WAS UNANIMOUSLY APPROVED BY PARTICIPATING BOARD MEMBERS.

5. 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 noted that a written decision has been prepared by the Village Attorney, and has been reviewed by participating Board members.

MS. CHEPIGA MADE A MOTION TO APPROVE THE WRITTEN DECISION AND ASKED FOR A VOTE FROM THE BOARD MEMBERS. THE MOTION WAS UNANIMOUSLY APPROVED BY PARTICIPATING BOARD MEMBERS.

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