

**VILLAGE OF QUOGUE ZONING BOARD MEETING
WEDNESDAY, MAY 29, 2024 3:00 PM**

- **Approve minutes:** Wednesday, March 27, 2024

NEW MATTERS

1. MONTAUK HIGHWAY QUOGUE LLC – 45 MONTAUK HIGHWAY [SCTM# 902-3-4-72]

Application for necessary variances from the provisions of: (1) §196-12A (Table of Dimensional Regulations) to permit the construction of a new 1-story 1,940 sq.ft. medical office building with habitable basement with a side yard of 7.7' measured from the westerly property line where 25' is required; (2) §196-12A (Table of Dimensional Regulations) to permit the construction of a new 1-story 1,940 sq.ft. medical office building with habitable basement with a total side yard of 35.5' where 50' is required; and all other necessary relief as set forth on the survey, plans and specifications submitted with the application, on a 32,497 sq.ft. parcel of land located on the northerly side of Montauk Highway (CR 80), approximately 578' west of Old Meeting House Road in the B-2 Business District.

- ***No new information has been received.***

2. CHARLES & WENDY HAMMER – 3 BARKER LANE [SCTM# 902-7-1-28]

Application for necessary variances from the provisions of: (1) §196-12A (Table of Dimensional Regulations) to permit an expansion of a rear covered porch with a rear yard setback measured from the northerly property line of 60.7' where 70' is required; (2) §196-49 in order to permit the reconstruction/remodeling and additions to a single family dwelling to allow a gross floor area of 5,187 sq.ft. where a maximum of 4,930 sq.ft. is permitted; and (3) all other necessary relief as set forth on the survey, plans and specifications submitted with the application, 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.

- ***No new information has been received.***

3. JAMES & JENNIFER COSTER – 39 DUNE ROAD [SCTM# 902-13-1-3]

Application for necessary variances from the provisions of: (1) §196-12A (Table of Dimensional Regulations) to replace an existing one-story, 2,304 sq.ft. dwelling with a new two-story, 4,085 sq.ft. dwelling with a covered front porch, elevated rear deck with rear screen porch and roof overhangs/eaves with a front yard setback measured from Dune Road of 29.9' where 30' is required; (2) §196-12A (Table of Dimensional Regulations) to permit the new dwelling to have a side yard setback measured from the easterly property line of 10.5' from the walls and 7.5' from the eave where 25' is required; (3) §196-12A (Table of Dimensional Regulations) to permit the new dwelling to have a total side yard 56.4' measured from the eaves where 60' is required; (4) §196-12A (Table of Dimensional Regulations) to permit the new dwelling to have a rear yard setback measured from the northerly property line along the Quogue Canal of 19.5' from the walls and 16.5' from the eave where 50' is required; (5) §196-13E to permit the new dwelling to have a setback measured from the existing bulkhead and boat slip of 15.6' from the walls and eave and 11.9' to steps attached to the dwelling where 50' is required; (6) §196-13E to permit an elevated rear deck to have a setback measured from the existing bulkhead along the Quogue Canal of 20.9' and from the boat slip of 10.4' where 50' is required; (7) §196-13E to permit an existing flagpole to be

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maintained with a setback measured from the existing bulkhead along the Quogue Canal of 6' and from the boat slip of 8' where 50' is required; (8) §196-49 in order to permit the new dwelling to have a gross floor area of 4,085 sq.ft. where a maximum of 2,764.2 sq.ft. is permitted; (9) §196-12A (Table of Dimensional Regulations) to permit the construction of the new dwelling and accessory structures with a lot coverage of 24.67% where 20% is required; (10) §196-48A to permit the new dwelling to have an elevation of 39.9' where the maximum height of 16' in the required yards allows an elevation of 18.9'; and (11) all other necessary relief as set forth on the survey, plans and specifications submitted with the application, on a nonconforming, 13,034 sq.ft. parcel of land located on the northerly side of Dune Road, approximately 1,070' west of Beach Lane in the A-2 Residence District.

- ***No new information has been received.***

4. 2 OLD DEPOT ROAD, LLC - 2 OLD DEPOT ROAD [SCTM# 902-1-1-10.1]

(Chris Brody, as Contract Vendee/Applicant), Application appealing the decision of the Building Inspector, dated April 3, 2024, wherein the Building Inspector determined that the Applicant's proposed bulk propane fuel storage and distribution facility is not a non-nuisance industry and is a prohibited use. The Applicant seeks to construct a bulk propane fuel storage and distribution facility consisting of an approximately 3,000 sq.ft. building to be used as an office with maintenance and storage, three 30,000 gallon underground propane storage tanks with loading station, an approximately 1,225 sq.ft. concrete pad for open tank storage, 12 paved offstreet parking spaces and an approximately 16,350 sq.ft. stone blend parking area for tank trucks and other service vehicles on a 54,834 sq.ft. parcel known as 2 Old Depot Road, located on the southeasterly corner of Old Country Road and Old Depot Road.

- ***The applicant has requested that this matter be held over to the next meeting.***

5. 67 QUOGUE ST. LLC – 67 QUOGUE STREET [SCTM# 902-10-2-55]

Application for necessary variances from the provisions of: (1) §196-3H to permit a change from one nonconforming use to another nonconforming use, to wit: to change the use of the property from a multi-family use with three (3) preexisting, nonconforming detached dwellings to a multi-family use with two (2) new detached dwellings; (2) §196-13A to permit the modification and alterations of the property for a use other than one one-family dwelling; (3) §196-7B to permit the floor area used for living quarters of the three preexisting dwellings to be distributed between the two new dwellings and to permit an increase in the floor area to not exceed the maximum allowed for the property; and (4) all other necessary relief as set forth on the survey, plans and specifications submitted with the application, on a nonconforming, 43,551 sq.ft. parcel of land located on the southerly side of Quogue Street, approximately 340' east of Beach Lane in the A-3 Residence District known as 67 Quogue Street.

- ***No new information has been received.***

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HOLDOVERS

1. KENNETH J. TEDALDI – 42 QUAQUANANTUCK LANE [SCTM# 902-14-1-13]

Application appealing the Building Inspector's Notice of Violation Order to Remedy, dated January 3, 2024, to specifically interpret that Footnote #3 in the Table of Dimensional Regulations, which allows accessory structures on lots in the A-3 Residence District on the "East side of Beach Lane" to have a 40' street setback rather than 60', applies to the subject premises in order to permit a one-story garage constructed without a building permit to have with a front yard setback of 45.3' from Ogden Lane and 41.2' from Quaquanantuck Lane; or, in the alternative, necessary variances from the provisions of §196-12A (Table of Dimensional Regulations) to permit the detached one-story garage constructed without a building permit with a front yard setback of 45.3' from Ogden Lane and 41.2' from Quaquanantuck Lane where 60' is required; and all other necessary relief as set forth on the survey, last dated March 2, 2022, submitted with the application, on a 49,162 sq.ft. parcel of land located on the southwesterly corner of Quaquanantuck Lane and Ogden Lane in the A-3 Residence District.

- ***Decision***

2. LESLEY KYD-REDENBURG - 93 OLD DEPOT ROAD [SCTM# 902-9-3-22]

Application 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.

- ***Application has been adjourned, an amended application has been filed.***