

**VILLAGE OF QUOGUE ZONING BOARD MEETING
WEDNESDAY, JUNE 26, 2024 3:00 PM**

- **Approve minutes:** Wednesday, May 29, 2024

NEW MATTERS

1. MARY T. LOUIS – 64 JESSUP AVENUE SCTM# 902-3-4-79

Application for necessary variances from the provisions of: (1) §196-12A (Table of Dimensional Regulations) to legalize an existing slate patio located to the rear of the existing dwelling with a side yard setback of 5.8' measured from the northerly property line where 25' is required; (2) §196-12A (Table of Dimensional Regulations) to legalize an existing slate patio located to the rear of the existing dwelling with a side yard setback of 19.3' measured from the southerly property line where 25' is required; (3) §196-12A (Table of Dimensional Regulations) to legalize two existing air conditioning units located along the southerly side of the existing dwelling with side yard setbacks of 22.2' and 22.5' where 25' is required; (4) §196-12A (Table of Dimensional Regulations) to permit the construction of a new 16' by 32' inground swimming pool with side yard setbacks of 22' measured from the northerly property line and 21.6' measured from the southerly property line where 25' is required; (5) §196-12A (Table of Dimensional Regulations) to permit the construction of pool equipment with a side yard setback of 10' measured from the southerly property line where 25' is required; and (6) all other necessary relief as set forth on the survey, plans and specifications submitted with the application, on a nonconforming 11,794 sq.ft. parcel of land located on the easterly side of Jessup Avenue, approximately 249' north of Montauk Highway (C.R. 80) in the B-2 Business District.

- *Letters of support from neighbors at 35 & 39 Montauk Highway*

HOLDOVERS

1. 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.

- *Decision*

2. 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

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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 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.

- ***Submission from June 21, 2024***
- ***Letter of opposition from attorney representing Mr. Cohen of 41 Dune Road***

3. 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 July meeting.***

4. 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.

- ***The applicant has requested that this matter be held over to July meeting, an amended application has been filed.***

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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.

- ***Decision***