

**VILLAGE OF QUOGUE ZONING BOARD MEETING
WEDNESDAY, JULY 31, 2024 3:00 PM**

- Approve minutes: Wednesday, June 26, 2024

NEW MATTERS

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

Application for variances from the provisions of: (1) §196-12A (Table of Dimensional Regulations) in order to permit the construction of a 25' by 14' detached one-story garage with a southerly side yard setback of 10' where 25' is required; (2) §196-13G to allow the conversion of an existing, nonconforming 20' by 20' (400 sq.ft.) detached storage building (formerly a garage) to a pool house where conversion of a nonconforming accessory structure is prohibited; (3) §196-13B(4) to allow the conversion of an existing, nonconforming 400 sq.ft. detached storage building (formerly a garage) to a pool house where the maximum floor area of a pool house is 250 sq.ft. ; and (4) 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.

- ***No new information received.***

2. CHARLES & JENNIFER LYON – 2 POST LANE [SCTM# 902-10-2-47]

Application for variances from the provisions of: (1) §196-12A (Table of Dimensional Regulations) in order to legalize the construction of a covered porch attached to the existing dwelling with a front yard setback of 36.4' from Post Lane where 60' is required and a side yard setback from the northeasterly property line of 22.7' where 25' is required; (2) §196-12A (Table of Dimensional Regulations) in order to permit the construction of a new elevated wood deck surrounding the swimming pool with a front yard setback of 41.6' from Post Lane where 60' is required; and (3) all other necessary relief as set forth on the plans and survey submitted with the application, on a nonconforming 26,468 sq.ft. parcel of land located on the southeasterly corner of Quogue Street and Post Lane in the A-3 Residence District.

- ***No new information received.***

3. 6 BEACH LANE LLC – 6 BEACH LANE [SCTM# 902-10-2-64.1]

Application for variances from the provisions of: (1) §196-22B in order to legalize the construction of a solid retaining wall erected at a height of 2.5' above the natural grade along the southerly property line where a solid wall cannot exceed 2' unless the wall provides the required 40% visibility; (2) §196-12A (Table of Dimensional Regulations) in order to legalize the construction of a 2.5' solid retaining wall erected with a 0' setback from the southerly property line where 25' is required; (3) §196-22B in order to legalize the construction of a 6' solid stockade fence on top of a berm along the southerly property line where a solid fence cannot exceed 2' unless the fence provides the required 40% visibility; (4) §196-22D in order to legalize the construction of a 6' solid stockade fence on top of a berm along the southerly property line where the height of the fence exceeds 6' measured from natural grade; (5) §196-21.1C in order to legalize the construction of a 6' solid stockade fence on top of a berm where the construction of a fence on top of a berm is prohibited; (6) §196-12A (Table of Dimensional Regulations) in order to legalize the construction of a 6' solid stockage fence erected with a 0' setback from the southerly property line where 25' is required; and (3) all other necessary relief as set forth on the plans and survey submitted with the application, on a 51,140.29 sq.ft. parcel of land located on the east side of Beach Lane in the A-3 Residence District.

- ***Letter of opposition from neighbors Chester & Christy Murray of 12 Beach Lane.***

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HOLDOVERS

1. 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 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 attorney Kittric Motz 7/26/24*
- *Letter of opposition from attorney Joan McGivern representing Mr. Cohen of 41 Dune Road.*

2. 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.

- *Affidavit & resume of Theodore C. Lemoff, P.E.*