

**VILLAGE OF QUOGUE ZONING BOARD MEETING
WEDNESDAY, SEPTEMBER 4, 2024 3:00 PM**

- Approve minutes: Wednesday, July 31, 2024

NEW MATTERS

1. JOHN MENSCH - 63 JESSUP AVENUE [SCTM# 902-3-2-31.2]

Application for variances from the provisions of: (1) §196-12A (Table of Dimensional Regulations) in order to legalize the construction of a stone pool patio constructed with a 18.6' setback from the southerly property line where 25' is required; (2) §196-12A (Table of Dimensional Regulations) to legalize the construction of the patio and other improvements on the property with a lot coverage of 20.07% where 20% is required; and (3) all other necessary relief as set forth on the plans and survey submitted with the application, on a 39,049 sq.ft. parcel of land located on the westerly side of Jessup Avenue, approximately 436' south of Old Meeting House Road in the A-9 Residence District.

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

2. (RE-NOTICED) JAMES COSTER & 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, 3,465 sq.ft. dwelling with a covered front porch, elevated rear deck and roof overhangs/eaves with a front yard setback of 28.1' measured from the front porch, 28.5' from the covered entry, 31.2' from the eaves and 33.0' from the dwelling walls to Dune Road 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 9.0' from the eaves and 10.5' from the dwelling walls where 25' is required; (3) §196-12A (Table of Dimensional Regulations) to permit the new dwelling to have a total side yard 59.4' 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 35.2' from the dwelling walls and 33.7' from the eaves 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 17.6' from the dwelling walls and 15.1' from the eave and 11.9' from the steps attached to the dwelling where 50' is required; (6) §196-13E to permit a 12' wide elevated rear deck to have a setback measured from the existing bulkhead along the Quogue Canal of 23.3' and from the existing boat slip of 9.9' where 50' is required; (7) §196-13E to permit an existing flagpole to be maintained with a setback of 6' measured from the existing bulkhead along the Quogue Canal and 8' from the boat slip where 50' is required; (8) §196-49 in order to permit the new dwelling to have a gross floor area of 3,465 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 23.24% 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 (12) 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 Kittric Motz 8/29/24.***
- ***Letter from Joan McGivern 9/3/24.***

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HOLDOVERS

1. LESLEY KYD-REBENBURG – 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.

- *Comments from Design Review Board (Judith McDermott, Paula Prentis, Mark Stevens)*
- *Submission from Kittric Motz 8/29/24*

2. 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.

- *Applicant has requested an adjournment*

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.

- *Decision*