

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE, that pursuant to Article X, §196-70 of the Zoning Law, the Board of Appeals of the Village of Quogue will hold a public hearing on **Wednesday, December 4, 2024 at 3:00 p.m.** prevailing time, at the Village Hall, 7 Village Lane, Quogue, New York, to hear any and all persons either for or against the following applications:

1. Application of **MONTAUK HIGHWAY QUOGUE LLC** for necessary variances from the provisions of: (1) §196-22A to permit the construction of a 6' solid, stockade fence along the northerly, easterly and westerly property lines in conjunction with the approval of a site plan for the construction of a new 1-story 1,940 sq.ft. medical office building with habitable space in the basement and a 4,200 sq.ft. non-medical office building with an unfinished basement where the maximum height of a fence is 4'; (2) §196-22B to permit said fences to be solid with 0% visibility (open space) where 40% visibility (open space) is required; and (3) 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 known as 45 Montauk Highway and designated as SCTM# 0902-003.00-04.00-074.000.

2. Amended Application of **JAMES COSTER and JENNIFER COSTER** 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, 3,221 sq.ft. dwelling with a covered front porch, elevated rear deck and roof overhangs/eaves with a front yard setback of 25.6' measured from the street to the front porch, 27.6' to the covered entry, and 30.5' 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 11.1' 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 58.1' measured from dwelling wall and attached air conditioning units 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 36.1' from the dwelling walls 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 18.8' from the dwelling walls and 16.7' 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 25.7' and from the existing boat slip of 8.4' 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 3,221 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 23.40% 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 known as 39 Dune Road and designated as SCTM# 0902-013.00-01.00-003.000.

3. Application of **LOLA RE HOLDINGS LLC** for variances to permit the alteration of two nonconforming single family dwellings on a parcel with two dwellings identified as "A" and "B" as follows: (1) §196-3D and §196-7C in order to permit the alteration of a 905 sq.ft. one-story dwelling with front covered porch, rear deck with trellis and garage identified as Dwelling "A" by removing the front covered porch and westerly side bedroom and adding a front stoop with step and relocating the propane storage tanks; (2) §196-12B (Table of Dimensional Regulations) to permit Dwelling A after removal of the front porch to remain with a front yard setback measured from Dune Road of 29.2' and 36.6' measured from the proposed stoop and steps where 40' is required; (3) §196-12B (Table of Dimensional Regulations) to permit Dwelling A after removal of the front porch and westerly bedroom to remain with a side yard setback measured from westerly property line of 17.3' where 40' is required; (4) §196-12B (Table of Dimensional Regulations) to permit the existing propane storage tanks to be relocated from their existing setback of 13.6' from the westerly property line adjacent to Dwelling A with a setback of 22.5' where 25' is required; (5) §196-3D and §196-7C in order to permit the alteration and relocation of a 1,531 sq.ft. two-story dwelling with covered entry deck identified as Dwelling "B" by lifting the existing dwelling with a first floor elevation of 6.6' to conform to current FEMA regulations with a first floor elevation of 11.0' and relocating the dwelling 11.8' south with addition of a rear elevated deck, new elevated covered front entry deck with steps, and air conditioning platform; (6) §196-47 and §196-48 to permit Dwelling B to be raised to a height at elevation 30.9' where the maximum height permitted is at elevation 20.6' in the required front and rear yards; (7) §196-12A (Table of Dimensional Regulations) to permit the relocated Dwelling B to have a rear yard setback measured from the northerly property line along the Quogue Canal of 41.4' where 50' is required; (8) §196-12A (Table of Dimensional Regulations) to permit the new rear elevated deck attached to the relocated Dwelling B to have a setback measured from the northerly property line along the Quogue Canal of 29.7' where 50' is required; (9) §196-13E to permit the new rear elevated deck attached to the relocated Dwelling B to have a setback measured from the existing bulkhead and boat slip of 46.2' where 50' is required; (10) §196-12A (Table of Dimensional Regulations) to permit the relocated Dwelling B to have a side yard setback from the easterly property line of 16.2' where 25' is required; (11) §196-12A (Table of Dimensional Regulations) to permit the new rear elevated deck attached to the relocated Dwelling B to have a side yard setback from the easterly property line of 12.3' where 25' is required; (12) §196-12A (Table of Dimensional Regulations) to permit a new elevated platform and steps on the easterly side of the relocated Dwelling B to have a side yard setback from the easterly property line of 13.9' where 25' is required; (13) §196-12B (Table of Dimensional Regulations) to permit lot coverage of 22.9% where 20.00% is required; and (14) all other necessary relief as set forth on survey, plans and specifications submitted with the application, on a nonconforming 26,081 sq.ft. parcel of land located on the southerly side of the Quogue Canal, northerly side of Dune Road, approximately 960' west of Post Lane in the A-2 Residence District known as 91 Dune Road and designated as SCTM# 0902-015.00-01.00-001.000.

4. Application of **IZZY RE HOLDINGS LLC** for variances to permit the alteration of two nonconforming single family dwellings on a parcel with two dwellings identified as “A” and “B” as follows: (1) §196-3D and §196-7C in order to permit the alteration of a 1,196 sq.ft. one-story dwelling with front entry with arbor and rear deck identified as Dwelling “A” by lifting the existing dwelling with a first floor elevation of 5.0’ to conform to current FEMA regulations with a first floor elevation of 10.0’ with reconstruction of a rear elevated deck, new elevated front entry steps with landing, and air conditioning platform; (2) §196-47 and §196-48 to permit Dwelling A to be raised to a height at elevation 25.15’ where the maximum height permitted is at elevation 20.25’ in the required front yard; (3) §196-12B (Table of Dimensional Regulations) to permit the new elevated covered front entry porch for Dwelling A with a front yard setback measured from Dune Road of 37.6’ where 40’ is required; (4) §196-13E to permit the Dwelling A to have a setback measured from the existing bulkhead and boat slip of 48.8’ where 50’ is required; (5) §196-13E to permit the new rear elevated deck attached to the elevated Dwelling A to have a setback measured from the existing bulkhead and boat slip of 36.7’ where 50’ is required; (6) §196-3D and §196-7C in order to permit the alteration of a 953 sq.ft. one-story dwelling with front entry porch and rear deck identified as Dwelling “B” by lifting the existing dwelling with a first floor elevation of 5.0’ to conform to current FEMA regulations with a first floor elevation of 11.0’ with reconstruction of a rear elevated deck, new elevated front entry steps with landing and air conditioning platform; (7) §196-47 and §196-48 to permit Dwelling A to be raised to a height at elevation 24.9’ where the maximum height permitted is at elevation 20.25’ in the required side and rear yards; (8) §196-12A (Table of Dimensional Regulations) to permit the elevated Dwelling B to have a rear yard setback measured from the northerly property line along the Quogue Canal of 42.3’ where 50’ is required; (9) §196-13E to permit the elevated Dwelling B to have a setback measured from the existing bulkhead and boat slip of 20.9’ where 50’ is required; (10) §196-12A (Table of Dimensional Regulations) to permit the new rear elevated deck attached to the elevated Dwelling B to have a rear yard setback measured from the northerly property line along the Quogue Canal of 27.1’ where 50’ is required; (11) §196-13E to permit the new rear elevated deck attached to the elevated Dwelling B to have a setback measured from the existing bulkhead and boat slip of 24.3’ where 50’ is required; (12) §196-12A (Table of Dimensional Regulations) to permit the elevated Dwelling B to have a side yard setback from the easterly property line of 1.6’ where 25’ is required; (13) §196-12A (Table of Dimensional Regulations) to permit the new rear elevated deck attached to the elevated Dwelling B to have a side yard setback from the easterly property line of 3.9’ where 25’ is required; (14) §196-12A (Table of Dimensional Regulations) to permit a new elevated air conditioning platform on the southeasterly side of elevated Dwelling B to have a side yard setback from the easterly property line 5.8’ where 25’ is required; (15) §196-12A (Table of Dimensional Regulations) to permit a new elevated front entry steps with landing on the southeasterly side of elevated Dwelling B to have a side yard setback from the easterly property line 5.3’ where 25’ is required; and (15) all other necessary relief as set forth on survey, plans and specifications submitted with the application, on a nonconforming 27,245 sq.ft. parcel of land located on the southerly side of the Quogue Canal, northerly side of Dune Road, approximately 820’ west of Post Lane in the A-2 Residence District known as 93 Dune Road and designated as SCTM# 0902-015.00-01.00-002.000.

5. Application of **ARI RE HOLDINGS LLC** for variances to permit the alteration of a nonconforming single family dwellings as follows: (1) §196-3D and §196-7C in order to permit the alteration of a 2,831 sq.ft. two-story dwelling with attached garage, front covered porch, side deck and rear deck by lifting the existing dwelling (except small storage area to be partitioned on southeasterly portion) with a first floor elevation of 5.0' to conform to current FEMA regulations with a first floor elevation of 11.0' with reconstruction of a rear elevated deck, elevation of the front covered porch, removal of the westerly side deck and reconstruction a new elevated rear deck; (2) §196-47 and §196-48 to permit the dwelling to be raised to a height at elevation 34.7' where the maximum height permitted is at elevation 20.7' in the required side and rear yards; (3) §196-12A (Table of Dimensional Regulations) to permit the elevated dwelling to have a rear yard setback measured from the northerly property line along the Quogue Canal of 31.2' where 50' is required; (4) §196-13E to permit the elevated dwelling to have a setback measured from the existing bulkhead and boat slip of 8.4' where 50' is required; (5) §196-12A (Table of Dimensional Regulations) to permit the new rear elevated deck to have a rear yard setback measured from the northerly property line along the Quogue Canal of 24.3' where 50' is required; (6) §196-13E to permit the new rear elevated deck to have a setback measured from the existing bulkhead and boat slip of 16.5' where 50' is required; (7) §196-12A (Table of Dimensional Regulations) to permit the elevated dwelling to have side yard setbacks from the easterly and westerly property lines of 1.6' and 22', respectively, where 25' is required; (8) §196-12A (Table of Dimensional Regulations) to permit the elevated dwelling to have a total side yard 23.6' where 60' is required; (9) §196-12A (Table of Dimensional Regulations) to permit the new rear elevated deck to have a side yard setback from the easterly property line of 13.4' where 25' is required; and (10) all other necessary relief as set forth on survey, plans and specifications submitted with the application, on a nonconforming 18,282 sq.ft. parcel of land located on the southerly side of the Quogue Canal, northerly side of Dune Road, approximately 745' west of Post Lane in the A-2 Residence District known as 95 & 97 Dune Road and designated as SCTM#s 0902-015.00-01.00-003.000 & 004.00.

Pursuant to §103-a of the New York State Public Officer's Law and Local Law No. 3 of 2022, the meeting of the Zoning Board of Appeals and aforementioned public hearings will be held in person, or it may be held as a hybrid meeting in a combination of both in-person and videoconference (i.e. ZOOM). Notice whether the meeting will be held as a hybrid meeting and the access requirements of such remote meeting platform may be obtained from the Village Clerk.

Copies of the aforesaid applications are on file in the Village Hall and can be reviewed on during office hours.

**BY ORDER OF THE BOARD OF APPEALS
OF THE VILLAGE OF QUOGUE
AIMEE BUHL, VILLAGE CLERK**