

**VILLAGE OF QUOGUE ZONING BOARD MEETING
WEDNESDAY, FEBRUARY 19, 2025 3:00 PM**

- **Approve minutes:** Wednesday, January 8, 2024

NEW MATTERS

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

Amended 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, 3,221 sq.ft. dwelling with a covered front porch, elevated rear deck and roof overhangs/eaves with a front yard setback of 23.1' measured from the street to the front porch, 25.1' to the covered entry, 26.2' to the eaves and 28.0' from the dwelling wall 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 10.3' to the eaves and 11.8' 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 56.6' measured from eaves on the easterly side of the dwelling and the attached elevated air conditioning units on the west side 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 41.7' to the eaves and 43.4' from the dwelling wall where 50' is required; (5) §196-13E to permit a 12' wide elevated rear deck to have a setback measured from the existing bulkhead along the Quogue Canal of 31.4' and from the boat slip of 9.2' where 50' is required; (6) §196-13E to permit the new dwelling to have a setback measured from the bulkhead and boat slip of 17.5' from the eaves and 19.6' from the dwelling wall and 17.5' from the steps attached to the dwelling 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.

- ***Letter of opposition from attorney Joan McGivern dated 2/4/25.***

2. 210 DUNE ROAD LLC – 210 DUNE ROAD [SCTM# 902-16-3-17]

Application for variances to permit the alteration of a nonconforming single family dwellings on a parcel with two dwellings as follows: (1) §196-3D and §196-7B in order to permit the alteration of a 4,138 sq.ft. one-story dwelling and a 1,037 sq.ft. addition; (2) §196-2 (Definition of Single-Family Dwelling) in order the addition to be connected to the existing dwelling with a conditioned hallway in length that is more than

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two times the width of the hallway; (3) §196-12B (Table of Dimensional Regulations) to permit the proposed alterations and addition to the dwelling 70.3' south or seaward of the toe of the dune where all structures are required to be 25' north or landward of the toe of the dune; (4) §196-12B (Table of Dimensional Regulations) to permit the proposed elevated deck 72.6' south or seaward of the toe of the dune where all structures are required to be 25' north or landward of the toe of the dune; §80-3 (Definition of Major Addition) in order to verify and determine that the proposed alterations and addition together with all prior additions do not constitute a major addition; (5) §80-10B(1)(g), (h) and/or (i) in order to permit the proposed alterations and addition to be constructed in the primary dune area 111.9' feet south of the CEHA line; (6) (5) §80-10B(1)(g), (h) and/or (i) in order to permit the proposed elevated deck to be constructed in the primary dune area 116.3' feet south of the CEHA line; and (7) all other necessary relief as set forth on survey, plans and specifications submitted with the application, on a 132,241 sq.ft. parcel of land located on the southerly side of Dune Road, approximately 1,690' west of the Village Town line in the A-1 Residence District.

- *Letter from Kittric Motz 2/13/25 stating the Codes that the applicant is seeking relief from.*

3. MARK STEVENS – 105 DUNE ROAD [SCTM# 902-15-1-7]

Application for necessary variances from the provisions of: (1) §196-13E in order to permit the construction of an approximately 5.3' wide extension to an existing elevated deck on the rear (northerly) side of an existing dwelling with a setback measured from the existing boat slip of 24.8' where 50' is required; (6) §196-13E in order to permit the construction of an approximately 5.3' by 22' extension to an existing elevated deck on the rear (northerly) side of an existing dwelling with a setback measured from the existing boat slip of 24.8' where 50' is required; (2) §196-13E in order to permit the construction of an approximately 9.8' by 22' deck adjacent to the existing swimming pool deck on the rear (northerly) side of an existing dwelling with a setback measured from the existing boat slip of 16.8' where 50' is required; and (3) all other necessary relief as set forth on the survey, plans and specifications submitted with the application, on a nonconforming 23,994 sq.ft. parcel of land located on the northerly side of Dune Road, approximately 445' west of Post Lane in the A-2 Residence District.

- *Survey submitted 2/14/25*

4. ANN GRIFFITH O'CONNOR, TRUSTEE OF THE 34 SECOND LANE TRUST (adjoining neighbor) appealing the Building Inspector's issuance of a Certificate of Compliance # 2233, dated November 7, 2024, issued to Second Neck Summers, LLC for a "Bay access Walkway with kayak rack. 608' To terminate before high water mark" to confirm the completeness and closure of the Board of Trustee approval issued July 19, 2024, on a 133,495 sq.ft. parcel of land located on the northerly side of Second Neck Lane, approximately 960' east of Second Neck Court in the A-2 Residence District known as **36 SECOND NECK LANE and designated as SCTM# 0902-006.00-02.00-002.083.**

- *No new information has been received.*

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HOLDOVER

1. 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 withdrawn the application.***