

**VILLAGE OF QUOGUE ZONING BOARD MEETING
WEDNESDAY, MARCH 12, 2025 3:00 PM**

- Approve minutes: Wednesday, February 19, 2024

NEW MATTERS

1. CLARE MUNANA – 76 DUNE ROAD [SCTM# 902-13-3-5]

Application for necessary variances as follows: (1) §196-7.1A in order to permit the alteration, reconstruction and expansion of a nonconforming 2,120 sq.ft. one-story dwelling with attached garage by raising the building to conform to FEMA requirements, reconstruct the first floor and add a 704 sq.ft. second-story addition; (2) §196-7.1B in order to permit the alteration, reconstruction, expansion and replacement of nonconforming patios, decks, porches, outdoor shower, walls and other accessory structures; (3) §196-12B (Table of Dimensional Regulations) to permit the proposed alterations, reconstruction and expansion of the dwelling with front yard setbacks of 16.7' from Rogusa Lane where 14.6' exists and 38.2' from Dune Road where 35.2' exists and 60' is required; (4) §196-12B (Table of Dimensional Regulations) to permit the proposed alterations, reconstruction, expansion and replacement of nonconforming patios, decks, porches, outdoor shower, walls and other accessory structures with a front yard accessory structure setback of 11.85' from Rogusa Lane for a patio where 6.2' exists and 40' is required; (5) §196-48A to permit the alteration, reconstruction and expansion and second story addition to the dwelling with an elevation of 37.0' AMSL where the maximum height of 16' in the required yards allows an elevation of 19.2' AMSL; (6) §196-48B to permit the alteration, reconstruction and second story addition to the existing dwelling with an elevation of 37.0' AMSL where the dwelling lies entirely within the required 60' front yards with setbacks of 16.7' from Rogusa Lane where 14.6' exists and 38.2' from Dune Road where 35.2' exists; (7) §196-12A (Table of Dimensional Regulations) to permit the alteration, reconstruction, second story dwelling addition, and replacement of nonconforming accessory structures with a lot coverage of 21.70% where 20% is required; and (8) all other necessary relief as set forth on survey, plans and specifications submitted with the application, on a nonconforming, 13,120 sq.ft. parcel of land located on the northerly side of Rogusa Lane (private road), southerly side of Dune Road, approximately 300' east of Beach Lane in the A-1 Residence District.

- *No new information has been received.*

HOLDOVERS

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

**VILLAGE OF QUOGUE ZONING BOARD MEETING
WEDNESDAY, MARCH 12, 2025 3:00 PM**

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.

- ***The applicant has requested to reopen the record for submission of letter.***
- ***Joan McGivern has submitted a letter to be considered if the record is reopened.***

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 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.

- ***Attorney Kittric Motz has requested to withdraw this application.***

3. 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.***