

**VILLAGE OF QUOGUE ZONING BOARD MEETING
WEDNESDAY, APRIL 16, 2025 3:00 PM**

- Approve minutes: Wednesday, February 19, 2024

NEW MATTERS

1. JEFFREY & JOAN GALLIN – 82 DUNE ROAD [SCTM# 902-13-1-15]

Application for variances from the provisions of: (1) §196-12B (Table of Dimensional Regulations) to permit the maintenance of a wood platform to the south of the existing shed, outdoor shower attached to the easterly side of the existing dwelling and a stone patio attached to an existing deck and dwelling south of the toe of dune where a setback of 25' north of the toe of dune is required; (2) §196-12B (Table of Dimensional Regulations) to permit the maintenance of a wood platform to the south of the existing shed 5' from the easterly property line and the stone patio attached to an existing deck and dwelling 13.2' from the easterly property line where 25' is required; (3) §80-10B(1)(g) to permit the maintenance of a wood platform to the south of the existing shed in the primary dune area 98' south of the CEHA line, outdoor shower attached to the easterly side of the existing dwelling 108' south of the CEHA line, and stone patio attached to an existing deck and dwelling in the primary dune area 155' feet south of the CEHA line; (4) §80-13C to permit the maintenance of an existing at-grade stone and wood walkway leading to the beach where such walk-way is to be elevated and constructed in accordance with the specifications of §196-13.I, and Chapters 80 and 146; (5) §196-13.I to permit the maintenance of an existing at-grade stone and wood walkway leading to the beach between 6' to 20' from the easterly property line where such a walkway on a 100' wide lot is to be located midway between the side lot lines so as to provide the maximum feasible setback; and (6) all other necessary relief as set forth on survey, plans and specifications submitted with the application, on a 49,411 sq.ft. parcel of land located on the southerly side of Dune Road, approximately 800' east of Beach Lane in the A-1 Residence District known as 82 Dune Road and designated as SCTM# 0902-013.00-03.00-015.000.

- *Submission 4/10/25 from Kittric Motz*

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 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

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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.

- ***Decision***