

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, May 28, 2025 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 **HARVEY WINER** for (1) an interpretation that §196-13A(6)(b) allows an existing 590 sq.ft. one-story detached garage to be converted to a one-story home office where such section permits a detached garage to have a second floor with a single room for storage use, a fitness area, or an home office; (2) an interpretation that §196-13A(6)(b) allows an existing 590 sq.ft. one-story detached garage to be converted to a one-story home office where the landowner is elderly, disabled and handicapped with medical conditions preventing him from walking upstairs; (3) a determination pursuant to provisions of §196-13B(18) that the conversion of an existing 590 sq.ft. one-story detached garage to a one-story home office is a permitted accessory use and structure; (4) in the alternative, necessary area and/or use variances from the provisions of §196-13H and §196-13A(6)(b) to permit an existing 590 sq.ft. one-story detached garage to be converted to a one-story home office where an accessory building shall not have living quarters except as expressly permitted on a second floor of a garage or in a pool house; and (5) all other necessary relief as set forth on survey, plans and specifications submitted with the application, on a 41,277 sq.ft. parcel of land located on the easterly side of Woodedge Trail, northerly side of Evergreen Way in the A-3 Residence District known as 28 Woodedge Trail and designated as SCTM# 0902-003.00-06.00-009.000.

2. Application of **ROGER W. MOLEY and SUSAN G. MOLEY** for variances as follows: (1) §196-7.1B in order to permit the replacement of an approximately 10' by 12' (120 sq.ft.) nonconforming shed with attached outdoor shower with a new 10.3' by 12.3' (127 sq.ft.) shed; (2) §196-12B (Table of Dimensional Regulations) to permit the new shed with a side yard setback of 10.4' from the northerly property line where 25.0' exists and 25' is required; (3) §196-12B (Table of Dimensional Regulations) to permit the new shed with a rear yard setback of 8.4' from the westerly property line where 7.5' exists and 25' is required; and (4) all other necessary relief as set forth on survey, plans and specifications submitted with the application, on a nonconforming, 43,621 sq.ft. parcel of land located on the westerly side of Quogo Neck Lane, approximately 228' south of Quogue Street in the A-3 Residence District known as 3 Quogo Neck Lane and designated as SCTM# 0902-007.00-03.00-014.000.

3. Application of **52 DUNE ROAD, LLC** for a determination pursuant to provisions of §196-13B(18) that a new 485 sq.ft. one-story, detached building with bathroom to be used as a golf/sports simulator and fitness/exercise room is a permitted accessory use and structure to a one-family dwelling; which building will replace an existing 362 sq.ft. greenhouse and potting shed, and (2) all other necessary relief as set forth on survey, plans and specifications submitted with the application, on a 90,427 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 52 Dune Road and designated as SCTM# 0902-013.00-02.00-007.000.

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 may be reviewed during office hours.

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