

VILLAGE OF QUOGUE ZONING BOARD MEETING
WEDNESDAY, May 28, 2025 3:00 PM

Approve minutes: Wednesday, April 11, 2024

NEW MATTERS

1. HARVEY WINER at 28 WOODEDGE TRAIL SCTM# 902-3-6-9

Application 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.

- *Submission April 29, 2025*
- *Submission May 12, 2025*
- *Letter of support from Mark Friedman of 37 Old Depot Road*

2. ROGER W. & SUSAN G. MOLEY at 3 QUOGO NECK LANE SCTM# 902-7-3-14

Application 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.

- *Email of support from neighbors at 6 Quantuck Lane (Durham), 45 Quogue Street (Werning) and 43 Quogue Street (Davis).*

3. 52 DUNE ROAD, LLC at 52 DUNE ROAD SCTM# 902-13-2-7

Application 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.

- *Letter of no objection from The Surf Club*