

**VILLAGE OF QUOGUE
ZONING BOARD OF APPEALS
WEDNESDAY JULY 2, 2025
3:00 P.M.**

Members present: Chairperson Pamela Chepiga, Brendan Ryan, Bruce Peiffer, Geoff Judge

Members absent: Ed Tolley, Alternate Member Richard Langan, Jr.

Others present: Village Attorney Wayne Bruyn, Village Building Inspector William Nowak, Deputy Village Clerk Denise Michalowski, Deborah DiBari, Harvey Winer, Gloria E. Rosante

Others present on ZOOM: Carolyn Zenk, Esq.

1. Ms. Chepiga took a roll call and she then set the date of the next meeting to Wednesday, August 6, 2025 at 3 pm. She then asked for a motion to approve the minutes of the May 28, 2025 meeting.

MR. RYAN MADE A MOTION TO APPROVE THE MINUTES OF THE MAY 28, 2025 MEETING. MR. JUDGE SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY CARRIED.

2. The only matter on the agenda was the application of **HARVEY WINER at 28 WOODEDGE TRAIL SCTM# 902-3-6-9** 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.

Attorney Carolyn Zenk was present via ZOOM, and property owner Harvey Winer was present at the meeting. Ms. Chepiga said that the Board has reviewed all of the submitted information, including the recent request to have the garage conversion be granted as a temporary variance, to be returned back to a garage. Ms. Chepiga asked if anyone on the Board or in the meeting would like to be heard. Mr. Peiffer expressed concern as to whether it passes the five-part test, and

asked if alternative have been explored. Ms. DiBari said that she resides with Mr. Winer and she also has medical limitations preventing her from climbing stairs, so her having a second-floor office as an alternative is not an option. Ms. Zenk summarized the points of this matter that were discussed at the last meeting. Mr. Winer then reviewed his concerns about disturbing the existing mature landscaping, and the danger of stairways to senior citizens. He added that he does not feel that there are any other alternatives to this request. Ms. Zenk emphasized that this need is due to a unique situation based on Mr. Winer's medical limitations. Ms. Chepiga asked for a motion to close the record for decision.

MR. RYAN MADE A MOTION TO CLOSE THE RECORD FOR DECISION. MR. JUDGE SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY CARRIED.

There being no more business, Ms. Chepiga adjourned the meeting.

Denise Michalowski
Deputy Village Clerk

Date