

VILLAGE OF QUOGUE ZONING BOARD MEETING
SATURDAY, November 21, 2020 3:00 PM

- Approve minutes: Saturday, October 17, 2020
-

NEW APPLICATIONS:

1. Baycrest Properties, LLC – 23 Dune Road [SCTM# 902-12-1-13]

Application for (1) variances from the provisions of §196-13A and §196-20 to permit an accessory storage shed to be constructed on a property where no principal dwelling exists; (2) an accessory structure street setback variance of 7.5' to permit an accessory storage shed to be located 32.5' from Dune Road where 40' is required under §196-12A (Table of Dimensional Regulations); and (3) all other necessary relief in order in order to permit the construction of a 96 square foot storage shed on premises located in the A-2 Residence District.

-Submission from Kittric Motz dated November 5, 2020.

-Submission from Joseph Gazza dated November 13, 2020.

-Submission from Kittric Motz November 17, 2020.

2. 83 Dune Road LLC – 83 Dune Road [SCTM# 902-13-1-23]

Application for (1) boat slip water indentation setback variance of 21' to permit a single-family dwelling to be located 29' from an existing boat slip indentation where 50' is required under §196-13E; (2) boat slip water indentation setback variances of 17.4' and 20.1' to permit an accessory swimming pool and pool spillway to be located 32.6' and 29.9', respectively, from an existing boat slip indentation where 50' is required under §196-13E; (3) boat slip water indentation setback variance of 24.8' to permit an accessory deck to be located 25.2' from an existing boat slip indentation where 50' is required under §196-13E; (4) (2) boat slip water indentation setback variances of 24.7' and 24.1' to permit a retaining wall and stairs to be located 25.1' and 25.3', respectively, from an existing boat slip indentation where 50' is required under §196-13E; (5) accessory structure side yard setback variance of 6.2' to permit accessory pool equipment to be located 18.8' from the westerly side property line where 25' is required under §196-12A (Table of Dimensional Regulations); (6) accessory structure side yard setback variance of 6.2' to permit a generator to be located 18.8' from the westerly side property line where 25' is required under §196-12A (Table of Dimensional Regulations); (7) height variances to permit a retaining wall in the required side and front yards where the top of wall measured from natural ground level exceeds 4' as required under §196-22A; (8) accessory wall setback variances to permit a retaining wall in the required front and side yards where the retaining wall exceeds 2' and does not have 40% visibility as required under §196-22A & B; and (9) all other necessary relief in order in order to permit the construction of a two-story, single family dwelling with attached sunroom and garage, covered porch, decks, and accessory swimming pool on premises located in the A-2 Residence District.

-Letter of support from neighbors Steve & Nancy Vincent submitted on October 20, 2020.

-Submission from Kittric Motz dated November 16, 2020.

**VILLAGE OF QUOGUE ZONING BOARD MEETING
SATURDAY, November 21, 2020 3:00 PM**

HOLDOVERS:

1. David & Mary Lohuis – 22 Post Lane [SCTM# 902-14-1-47]

Application for: (1) renewal and extension of a prior decision of the Board, dated August 29, 2008, to the extent such decision granted necessary variances in order to permit a proposed house 63 feet from the rear yard and a variance to permit a swimming pool, where such decision has expired pursuant to §196-72; (2) renewal and extension of a prior decision of the Board, dated August 28, 2009, which modified the previous decision by granting a front yard variance to 45 feet (instead of 30.3') and a height variance to 25'4 3/8" in order to permit the revised proposed house where such decision has expired pursuant to §196-72; (3) a front yard variance in order to permit the construction of a two-car detached garage 30.9' from Post Lane where 60' is required; and (4) if applicable, a height variance in order to permit the construction of a two-car detached garage 20' in height, where 16' or 18' is required under §196-48A, on premises located in the A-3 Residence District.

-Email & Photo submitted by Mike Schiano on November 18, 2020.

-Submittal from John J. Bennett received November 20, 2020.

2. William Cataldo & Nancy Cohen – 4 Post Lane [SCTM# 902-10-2-42]

Application for (1) a lot coverage variance to 21.13% in order to permit existing improvements; (2) side and rear yard accessory setback variances in order to permit existing swimming pool equipment with a northerly side yard setback of 16.9 feet and an easterly rear yard setback of 10.9 feet where 24 feet is required on premises located in the A-3 Residence District.

-Survey submitted by Nicholas Vero November 17, 2020.

-Letter submitted by Nicholas Vero November 19, 2020

3. David Marr – 61 Dune Road [SCTM# 902-13-1-12]

Application for variances in order to permit elevating an existing house (labeled 2 story frame house & garage on survey) by 6.9 feet at its existing location on property containing three dwellings, including a variance to alter a nonconforming principal building used for a nonconforming use, a rear yard/water setback variance to 19.6 feet for house and if necessary to 16.8 feet for proposed stairway, a side yard variance to 2.4 feet and a height variance within required yards to elevation 33.7.

-Kittric Motz has requested an adjournment until the January meeting.

Next Meeting date: _____