

**VILLAGE OF QUOGUE ZONING BOARD MEETING  
WEDNESDAY, OCTOBER 13, 2021 3:00 PM**

- **Approve minutes: Wednesday, September 22, 2021**
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**NEW APPLICATIONS:**

**1. PENNIMAN’S POINT LIMITED PARTNERSHIP [SCTM# 902-6-2-2.80]**

Application for variances from the provisions of §196-12A in order to permit a rear yard setback of 80’ for a future dwelling where 100’ is required, said variance having been previously granted by the Board of Appeals by decision dated January 4, 2003, which decision was extended through 2019 but is now expired; and all other necessary relief on a 99,929 sq.ft. parcel of land designated as Lot 3 (formerly shown as proposed Lot 4) on the filed Subdivision Map for Penniman’s Point Limited Partnership Section II, filed in the office of the Suffolk County Clerk on August 9, 2012 as Map No. 11872, and located on the southerly side of Second Neck Lane, opposite Second Neck Court, in the A-8 Residence.

- *No new information has been received.*

**2. NANCY OVERLANDER & CRAIG OVERLANDER - 46 SHINNECOCK ROAD [SCTM# 902-10-3-9.2]**

Application for variances from the provisions of §196-12A in order to legalize existing improvements and expand an existing first floor bedroom by 151 sq.ft. at the southeasterly corner of an existing dwelling, add a pergola to an existing deck and add a hot tub to an existing swimming pool which will increase the nonconforming lot coverage from 15.9% as previously granted by the Board of Appeals by decision dated December 7, 2017, to 17.9% where 15% is required; and all other necessary relief on a 87,287 sq.ft. parcel of land located on the easterly side of Shinnecock Road, approximately 585’ southeasterly of Niamogue Lane in the A-8 Residence District.

- *No new information has been received.*

**3. EDWARD SOMEKH & ELIZABETH SOMEKH - 17 BAY ROAD [SCTM# 902-6-1-10]**

Application for the following relief and variances: (1) declaring the southerly lot line along a 20’ private right-of-way as the front lot line where the Building Inspector and previous decisions of the Board of Appeals designated the northerly water front lot line as the front lot line, and the private 20’ r-o-w as the rear lot line; (2) in the event the northerly waterfront lot line remains the front lot line, setback variances from the provisions of §196-12A in order to permit the 100% reconstruction with modifications of an existing nonconforming dwelling with a front yard setback of 55.1’ where 75’ is required and a side yard setback of 15.5’ from the westerly property line where 35’ is required or in the event the southerly lot line along the 20’ r-o-w is designated the front lot line, setback variances from the provisions of §196-12A in order to permit the 100% reconstruction with modifications of an existing nonconforming dwelling, with a rear yard setback of 55.1’ where 100’ is required and a side yard setback of 15.5’ from the easterly property line where 35’ is required; (3) if applicable, §196-48A to permit the reconstruction with modifications to an existing dwelling at a height that exceeds 16’ in the required front, rear and/or side yards; (4) in the event the northerly waterfront lot line remains the front lot line, setback variances from the provisions of §196-12A in order to permit the construction of a new swimming pool, spa and patio (including pool enclosure fence, and walkway) with accessory front yard setbacks of 88.7’, 78.7’ and 81.2’, respectively, where 100’ is required; (5) in the event the northerly waterfront lot line remains the front lot line, setback variances from the provisions of §196-12A in order to permit the reconstruction with expansion of the tennis court with a side yard setback of 25’ and a rear yard setback of 30’ where 35’ is required or in the event the southerly lot line along the 20’ r-o-w is designated the front lot line, setback variances from the provisions of §196-12A in order to permit the reconstruction with expansion of the tennis court with a side yard setback of 25’ where 35’ is required and a front yard setback of 30’ where 100’ is required; and (6) all other necessary relief on a 80,586 sq.ft. parcel of land located on the northerly side of a 20’ private right-of-way extending from the northerly side of Bay Road, approximately 1,470’ east of Montauk Highway, and the southerly side of Stone Creek in the A-8 Residence District.

- *Four letters from neighbors in support of this application.*

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**HOLDOVERS:**

**1. 96 DAY LILY LANE LLC – 11 BAY VIEW DRIVE [SCTM# 902-11-3-8.1]**

Application for variances from the provisions of (1) §196-13B(18) in order to permit the construction of a boat slip as a permitted customary accessory structure on a lot where no principal dwelling exists; (2) §196-20 in order to permit the construction of a boat slip as a permitted customary accessory structure prior to the construction of a principal dwelling; (3) §196-12 (Table of Dimensional Regulations) in order to permit the installation of a boat slip with an approximately 4' wide perimeter walkway 6' from the northerly property line where 25' is required; and all other necessary relief on a 47,505 sq.ft. parcel of land (exclusive of underwater lands) located on the southwesterly side of Bayview Drive, northerly side of the Quogue Canal and easterly side of a Dredged Canal, in the A-3 Residence District.

- *Submission dated October 8, 2021.*

**2. BAY ROAD INC. (NICK MESSINA) – 37 BAY ROAD [SCTM# 902-6-1-18.11]**

Application for an interpretation of the Building Inspector's determination and/or variances from the provisions of (1) §196-12A (Table of Dimensional Regulations) in order to permit an elevated catwalk/wetland access walkway extending over a portion of designated wetlands in the center of the property to access the property's frontage on Shinnecock Bay with a 70' setback from an unopened portion of a private road where 100' is required and a rear yard setback of 10' where 35' is required; (2) §196-13B(10) in order to permit an elevated catwalk/wetland access walkway extending over a portion of designated wetlands in the center of the property where said elevated catawalk/walkway does not directly connect to the bay; and all other necessary relief on premises located on the southerly side of Bay Road, approximately 2,623' easterly of Montauk Highway (SR 27) in the A-8 Residence District.

- *Application has been adjourned.*

**Next Meeting date: \_\_\_\_\_**