

VILLAGE OF QUOGUE ZONING BOARD MEETING
WEDNESDAY, July 21, 2021 3:00 PM

- **Approve minutes: Wednesday, June 23, 2021**
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NEW APPLICATIONS:

1. **ALAN WEINREB and VIKKI WEINREB – 20 ELIZABETH LANE [SCTM# 902-4-2-2.18]**
Application for a variance from the provisions of §196-12A (Table of Dimensional Regulations) in order to legalize the lot coverage in the amount of 23.1% for the existing improvements erected in 1985; and all other necessary relief on a 43,737 sq.ft. parcel of land located on the westerly side of Wood Lane, approximately 1,163.55' south of Scrub Oak Road in the A-3 Residence District.
- *No new information has been received*
2. **CHARLES HAMMER and WENDY HAMMER – 3 BARKER LANE [SCTM# 902-7-1-28]**
Application for a variance from the provisions of §196-12A (Table of Dimensional Regulations) in order to permit the expansion of a rear covered porch with a rear yard setback of 60.7' where 70' is required, and all other necessary relief on a nonconforming, 31,090 sq.ft. parcel of land located on the westerly side of Barker Lane, approximately 134' south of Quogue Street in the A-3 Residence District.
- *No new information has been received*
3. **BENEDICT P. MORELLI and ARLENE MORELLI - 12 DUNE ROAD [SCTM# 902-12-2-7]**
Application for variances from the provisions of (1) §196-12A and §§196-47A& C(1) in order to permit the construction of a new dwelling with a height of 38'6" where 37' is the maximum permitted; (2) §80-10B(g) in order to permit the construction of a new swimming pool in the dune area south of the CEHA line (2) §80-10B(k) in order to permit the reconstruction of a deck in the dune area south of the CEHA line; and (3) all other necessary relief on a 126,713 sq.ft. parcel of land located on the southerly side of Dune Road, approximately 25' west of Water's Edge Drive in the A-1 Residence District.
- *No new information has been received*
4. **SHARON WEINREB – 45 DEERFIELD WAY [SCTM# 902-1-1-17.27]**
Application for variances from the provisions of (1) §196-12A (Table of Dimensional Regulations) in order to legalize and modify an existing tennis court with a northeasterly side yard setback of 8.5' where 25' is required; (2) §196-12A in order to legalize and modify an existing tennis court with a street setback from Scrub Oak Road of 57' where 60' is required; (3) §196-12A in order to legalize an existing deck with an outdoor bar with a southwesterly side yard setback of 13.2' where 25' is required; (4) §196-12A in order to legalize an existing canvas awning with metal frame over an existing deck and attached to the principal dwelling with a southwesterly side setback of 20.1' where 25' is required; (5) §196-22B to legalize an existing stacked stone retaining wall associated with the sunken patio and basement entrance to the dwelling with a side yard setback of 16.1' in the westerly required side yard that exceeds 2' and does not have 40% visibility; (6) §196-22B to legalize an existing retaining wall by basement stairwell associated with the sunken patio and basement entrance to the dwelling with a side yard setback of 24.5' in the westerly required side yard that exceeds 2' and does not have 40% visibility; (7) §196-22B to legalize an existing fence associated with the sunken patio and basement entrance to the dwelling with a side yard setback of 21.6' in the westerly required side yard that exceeds 2' and does not have 40% visibility; (8) §196-12A to

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legalize existing walkways and sunken patio associated with the basement entrance to the dwelling with a westerly side yard setback of 24.5' where 25' is required; (9) §196-12A in order to permit a lot coverage in the amount of 20.38% for the existing and proposed improvements including the sunken patio, proposed 12' by 24' garage, and proposed 8.3' by 20.3' shed; and (10) all other necessary relief on a 44,313 sq.ft. parcel of land located on the northerly side of Scrub Oak Road and southerly side of Deerfield Way in the A-3 Residence District.

- *Updated survey and exhibits submitted 7/16/21*
 - *Letter of support from neighbors Mr. & Mrs. Bloom*
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HOLDOVERS:

1. KARA GERSON – 83 QUOGUE STREET [SCTM# 902-10-2-45.1]

Application for variances from the provisions of (1) §196-7.1 B in order to permit the reconstruction and relocation of a nonconforming detached two-story barn; (2) §196-13B(18) to permit the reconstructed barn to be converted into a 902 sq.ft. garage and a conditioned (heating/cooling) 376.9 sq.ft. pool house/lounge area on the first floor and conditioned 1,027.7 sq.ft. single room home office/gym on the second floor where the total floor area of the building shall not exceed 1,200 sq.ft. and a pool house cannot be conditioned space; (3) §196-13A(6)(b) to permit a portion of the reconstructed barn to be converted into a detached garage with a height of 20.5' where the maximum height of the reconstructed garage shall not exceed 20' and not have any other living quarters (pool house/lounge) on the first floor; (4) §196-13B(4) to permit a portion of the reconstructed barn to be converted into a conditioned 376.9 sq.ft. pool house/lounge area on the first floor and 1,027.7 sq.ft. single room home office/gym on the second floor where a pool house is permitted to be a maximum of 250 sq.ft., with only one unconditioned room and a maximum height of 16'; and all other necessary relief on a 77,581 sq.ft. parcel of land located on the southerly side of Quogue Street, approximately 150' west of Ocean Avenue in the A-3 Residence District.

- *Written decision*

2. 37 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.

- *Letter from Attorney Jeffrey Bragman dated July 16, 2021*
- *Attorney Heather Wright has requested an adjournment until the August meeting*

Next Meeting date: _____