

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE, that pursuant to Article X, §196-70 of the Zoning Law, the Board of Appeals of the Village of Quogue will hold a public hearing on **Wednesday, October 13, 2021 at 3:00 p.m.** prevailing time, at the Village Hall, 7 Village Lane, Quogue, New York, to hear any and all persons either for or against the following applications:

1. Application of **PENNIMAN'S POINT LIMITED PARTNERSHIP** 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 and designated as SCTM# 0902-006.00-02.00-002.080.

2. Application of **NANCY OVERLANDER and CRAIG OVERLANDER** 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 known as 46 Shinnecock Road and designated as SCTM# 0902-010.00-03.00-009.002.

3. Application of **EDWARD SOMEKH and ELIZABETH SOMEKH** 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 easterly 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 known as 17 Bay Road and designated as SCTM# 0902-006.00-01.00-010.000.

Copies of the aforesaid applications are on file in the Village Hall and can be reviewed on during office hours.

Pursuant to Part E of Chapter 417 of the Laws of 2021 adopted by the New York State Legislature, which modified portions of the Open Meetings Law, the meeting of the Board of Appeals and aforementioned public hearings may be held by teleconference or videoconference (i.e. ZOOM). Notice and access requirements of such remote meeting platform may be obtained from the Village Clerk.

**BY ORDER OF THE BOARD OF APPEALS
OF THE VILLAGE OF QUOGUE
AIMEE BUHL, VILLAGE CLERK**