

LOCAL LAW NO. 5 OF 2025

A LOCAL LAW amending §196-15.2E(2) (Minimum Site Size) and §196-15.2H (Dimensional Regulations) to grant the Board of Trustees authority under certain conditions to approve a Planned Retirement Community District on a site with less than 160,000 sq.ft. of lot area and to modify applicable dimensional regulations.

BE IT ENACTED by the Board of Trustees of the Village of Quogue as follows:

SECTION 1. Legislative Intent. The Planned Retirement Community District (“PRCD”) was established to encourage the private sector to develop moderate-density housing for senior citizens and active adults ages 55 and over. The Village of Quogue approved the establishment of the PRCD for the Jessup Landing East and West on the northerly side Montauk Highway west of Jessup Avenue almost a decade ago and there has been no development of a PRCD or other senior housing since. The Village Board acknowledges that senior housing is still needed in the Village but realizes that the minimum standards for the establishment of a PRCD may be an impediment to the private sector considering development of a PRCD. Currently, a PRCD can be established in any zoning district (except the A-1, A-2 and A-8 residence districts) on a site that has a size of 160,000 sq.ft. with certain dimensional regulations reflective of a lot of that size. Upon review of the current land use and available land for development in the Village, there are few, if any, properties exceeding 160,000 sq.ft. that are suitable for development. On the other hand, there are several properties less than 160,000 sq.ft. that may be suitable for the development that could provide opportunities for smaller senior housing projects. To further encourage and facilitate the provision of moderate-density housing for senior citizens and active adults ages 55 and over, it is the intent of this local law to amend §196-15.2E(2) (Minimum Site Size) and §196-15.2H (Dimensional Regulations) to grant the Board of Trustees authority under certain conditions to approve a PRCD on a site with less than 160,000 sq.ft. of lot area and to modify applicable dimensional regulations. Specifically, the language of those sections will be amended to add a clause that authorizes the Board of Trustees, during its review and consideration of a preliminary development concept plan, the ability to waive the minimum site size of 160,000 sq.ft. and to modify the dimensional regulations provided that no significant adverse environmental impact to the surrounding properties will occur and the goals and objectives of the PRCD are achieved.

SECTION 2. Amendment. Section 196-15.2E(2) (Minimum Site Size) is amended to read as follows:

(2) Minimum site size. The minimum land area required for the establishment of a PRCD shall be 160,000 square feet, but, in any case, the site shall be of such shape, dimension, topography, and location as will allow for an appropriate and attractive development. Notwithstanding anything in this section to the contrary, upon review of the preliminary development concept plan, the Board of Trustees may waive the minimum site size, provided the housing development on a site less than 160,000 sq.ft. will not have a significant adverse environmental impact on the surrounding properties and the goals and objectives of the PRCD are achieved.

SECTION 3. Amendment. Section 196-15.2H (Dimensional Regulations) is amended to read as follows:

H. Dimensional regulations. Use and development of property in the PRCD shall comply with the following table of dimensional regulations:

Dimension	Regulation
Lot area (square feet)	
Minimum	160,000*
Minimum per dwelling unit	10,000
Lot coverage maximum by main and accessory buildings and structures	25%
Lot width: minimum (feet)	125
Street frontage: minimum (feet)	125
Height: maximum (feet)	32
Yards, principal building: minimum (feet)	
Front	50*
Side, minimum for one	30*
Side, total for both on interior lot	60*
Side, abutting side street on corner lot	50*
Rear	30*
Yards, accessory buildings and structures	
Minimum distance from street (feet)	40*
Minimum distance from side and rear lot lines (feet)	25*
Minimum living quarters space (square feet of floor area)	925*

*Notwithstanding anything in this section to the contrary, upon review of the preliminary development concept plan, the Board of Trustees may waive the minimum lot area, yard setbacks for the principal and accessory structures and minimum living quarters space, provided the housing development will not have a significant adverse environmental impact on the surrounding properties and the goals and objectives of the PRCD are achieved.

SECTION 4. AUTHORITY. The proposed local law is enacted pursuant to Village Law §7-712, as well as Municipal Home Rule Law §§10(1)(i), 10(1)(ii)(a)(11), 10(1)(ii)(a)(12), and 10(2).

SECTION 5. SEVERABILITY. If any section or subsection, paragraph, clause, phrase, or provision of this law shall be adjudged invalid or held unconstitutional by any court of competent jurisdiction, any judgment made thereby shall not affect the validity of this law as a whole, or any part thereof other than the part or provision so adjudged to be invalid or unconstitutional.

SECTION 6. EFFECTIVE DATE. This local law shall take effect upon filing with the Secretary of State pursuant to Municipal Home Rule Law.