

## 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, August 6, 2025 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 **TODD M. ROSS and LARA ROSS** for variances as follows: (1) §196-12B (Table of Dimensional Regulations) to legalize the construction of an existing swimming pool with a setback of 19.6' from the easterly rear property line where 25' is required; (2) §196-12B (Table of Dimensional Regulations) to legalize the construction of swimming pool equipment with a setback of 19.7' from the northerly side property line where 25' is required; and (3) all other necessary relief as set forth on survey, plans and specifications submitted with the application, on a nonconforming, 20,007 sq.ft. parcel of land located on the easterly side of Jessup Avenue, approximately 765' north of Old Meeting House Road in the A-5 Residence District known as 32 Jessup Avenue and designated as SCTM# 0902-003.00-03.00-004.001.

2. Application of **DENISE CANTOR and DOMINGO PEREZ JR.** for variances as follows: (1) §196-12B (Table of Dimensional Regulations) to legalize the construction of an existing air conditioner condenser with a setback of 11.3' from the southerly side property line where 25' is required; (2) §196-12B (Table of Dimensional Regulations) to enable the construction of a new wood walkway that exceeds more than 4' in width with a setback of 21.4' from the southerly side property line where 25' is required; (3) §196-12B (Table of Dimensional Regulations) to enable the construction of a new wood pool deck with a setback of 21.3' from the southerly side property line where 25' is required; (4) §196-12B (Table of Dimensional Regulations) to legalize the construction of an 8' by 10' shed with a setback of 10.0' from the westerly rear property line where 25' is required; (5) §196-12B (Table of Dimensional Regulations) to enable the construction of new swimming pool equipment with a setback of 9.3' from the southerly side property line where 25' is required; and (6) all other necessary relief as set forth on survey, plans and specifications submitted with the application, on a nonconforming, 21,060 sq.ft. parcel of land located on the southwesterly corner of Old Depot Road and Little Pine Lane (a private road) in the A-5 Residence District known as 4 Little Pine Lane and designated as SCTM# 0902-003.00-04.00-029.000.

**Pursuant to §103-a of the New York State Public Officer's Law and Local Law No. 3 of 2022, the meeting of the Zoning Board of Appeals and aforementioned public hearings will be held in person, or it may be held as a hybrid meeting in a combination of both in-person and videoconference (i.e. ZOOM). Notice whether the meeting will be held as a hybrid meeting and the access requirements of such remote meeting platform may be obtained from the Village Clerk.**

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

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