

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, September 10, 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 **JENNIFER A. MCLOGAN and DANIEL GURSKIS** for variances to enable the Planning Board to approve the subdivision of a 39,988 sq.ft. parcel of land into two lots consisting of Lot 1 having 19,988 sq.ft. with two existing dwelling to remain and Lot 2 having 20,000 sq.ft. as follows: (1) §196-9 and §196-12B (Table of Dimensional Regulations) to allow Lot 1 to have a lot area of 19,988 sq.ft. where 20,000 sq.ft. is required; (2) §196-3 A & H, §196-9 and §196-13A to allow the two existing dwellings labelled “A” and “B” to remain on Lot 1 where only one dwelling is permitted; (3) §196-9 and §196-12B (Table of Dimensional Regulations) to allow the existing garage labelled “C” to have a new rear yard setback of 17’ and an existing side yard setback of 2.3’ where 25’ is required; (4) §196-9 and §196-12B (Table of Dimensional Regulations) to allow dwelling “A” to remain on Lot 1 with an existing front yard setback of 9.7’ where 40’ is required and an existing side yard setback of 15.5’ where 25’ is required; (5) §196-9 and §196-12B (Table of Dimensional Regulations) to allow dwelling “B” to remain on Lot 1 with an existing side yard setback of 10.1’ where 25’ is required; (6) §196-9 and §196-12B (Table of Dimensional Regulations) to allow the L.P. gas tanks adjacent to dwelling “B” to remain on Lot 1 with an existing side yard setback of 13.7’ where 25’ is required; (7) §196-9 and §196-48 to allow dwelling “A” to remain on Lot 1 with an existing height that exceeds 16’ in the required front and side yards; (8) §196-9 and §196-48 to allow dwelling “B” to remain on Lot 1 with an existing height that exceeds 16’ in the required side yard; and (9) all other necessary relief as set forth on survey submitted with the application, which parcel of land is located on the east side of Willow Lane and the west side of Jessup Avenue, approximately 438’ north of Village Lane in the A-5 Residence District known as 111 Jessup Avenue and designated as SCTM# 0902-007.00-02.00-024.000.

2. Application of **CHRISTOPHER KEBER and JACQUELINE KEBER** to (A) remove a condition of a variance granted by decision, dated February 4, 1970, that provided that the premises containing 104,852 sq.ft. “shall never contain thereon more than one one-family main residence building, without the consent of the Board of Appeals” and/or to obtain the consent of the Board to permit the premises to be subdivided into two lots so that a second main residence may be erected thereon; and (B) in the event said condition is removed or such consent is granted, necessary variances to enable the Planning Board to approve the subdivision of the 104,852 sq.ft. parcel of land into two lots consisting of Lot A, a flagpole lot having 61,351 sq.ft. improved with an existing single-family dwelling with accessory buildings and structures, and Lot B having 43,501 sq.ft. improved with existing accessory buildings and structures, as follows: (1) §196-9 and §196-12B (Table of Dimensional Regulations) to allow the dwelling to remain on Lot A with an existing front yard setback of 56.6’ measured from the southerly property line where 60’ is required; (2) §196-9 and §196-12B (Table of Dimensional Regulations) to allow the existing brick

steps (3 sets) along the southerly side of the dwelling to remain on Lot A with existing front yard setbacks of 53.2', 57.7' and 59.2' measured from the southerly property line where 60' is required; (3) §196-9 and §196-12B (Table of Dimensional Regulations) to allow an existing 5' brick walk leading from the driveway to the dwelling to remain on Lot A with existing front yard setbacks of 8.2', 27.7' and 38.1' measured from the southerly property line where 60' is required; (4) §196-9 and §196-12B (Table of Dimensional Regulations) to allow an existing generator to remain on Lot A with an existing side yard setback of 10.0' measured from the southeasterly property line where 25' is required; (5) §196-9 and §196-12B (Table of Dimensional Regulations) to allow an existing above-ground fuel oil tank and three above-ground propane tanks to remain on Lot A with existing side yard setbacks of 11.6' and 10.8', respectively, measured from the southeasterly property line where 25' is required; and (6) all other necessary relief as set forth on survey submitted with the application, which parcel of land is located on the northerly side of Quogue Street and the southerly side of Montauk Highway, approximately 1,110' east of Old Depot Road in the A-3 Residence District known as 106 Quogue Street and designated as SCTM# 0902-010.00-01.00-007.000.

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**