

**VILLAGE OF QUOGUE ZONING BOARD MEETING  
WEDNESDAY, OCTOBER 1, 2025 3:00 PM**

**Approve minutes: Wednesday, September 10, 2025**

---

**NEW MATTERS**

**1. 210 DUNE ROAD LLC – 210 DUNE ROAD SCTM# 902-16-3-17**

Application for variances from the provisions of (1) §196-12B as it references §196-13(A)(1) in order to temporarily maintain the existing nonconforming dwelling on the lot while a new second conforming dwelling is constructed; and (2) all other necessary relief as set forth on survey submitted with the application, which 132,241 sq.ft. parcel of land is located on the southerly side of Dune Road and northerly side of the Atlantic Ocean, approximately 5,158 east of Post Lane in the A-1 Residence District.

- *No new information has been received.*
- 

**HOLDOVERS**

**1. CHRISTOPHER & JACQUELINE KEBER – 106 QUOGUE STREET SCTM# 902-10-1-7**

Application 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.

- *Submission from Ms. Motz on 9/26/25 regarding the Quogue Historical District.*
- *Submission from Ms. McGivern, attorney for Mr. & Mrs. Wadelton, in opposition to this application.*

**VILLAGE OF QUOGUE ZONING BOARD MEETING  
WEDNESDAY, OCTOBER 1, 2025 3:00 PM**

**2. DENISE CANTOR & DOMINGO PEREZ JR. – 4 LITTLE PINE LANE SCTM# 902-3-4-29**

Application 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.

- *No new information has been received.*