

**VILLAGE OF QUOGUE ZONING BOARD MEETING
WEDNESDAY, SEPTEMBER 10, 2025 3:00 PM**

Approve minutes: Wednesday, August 6, 2025

NEW MATTERS

1. JENNIFER A. MCLOGAN and DANIEL GURSKIS – 111 JESSUP AVENUE SCTM# 902-7-2-24
Application 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.

- No new information has been received .

2. 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-

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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.

- *Letter of opposition from Lee Wadelton of 96 Montauk Highway.*
- *Letter from Kittric Motz in response to Wadelton letter.*
- *Letter of opposition from William and Sheila Swanson of 11 Dune Road.*

HOLDOVER

1. 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.

- *Applicant has requested an adjournment to the next meeting.*