

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, November 12, 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 **DAVID BONIFACIC** for variances from the provisions of (1) §196-3D and §196-7B in order to permit the enlargement of a nonconforming single family dwelling on a parcel with two dwellings; (2) §196-12B (Table of Dimensional Regulations) to permit the construction of 15' by 25' covered porch to the rear of the existing northerly dwelling with a side yard setback of 21.7' where 25' is required; (3) §196-12B (Table of Dimensional Regulations) to permit the construction of 15' by 25' covered porch to the rear of the existing northerly dwelling with a rear yard setback of 40.3' where 50' is required; and (4) all other necessary relief as set forth on survey submitted with the application, which 22,207 sq.ft. parcel of land is located on the westerly side of Jessup Avenue, approximately 1,177' south of Montauk Highway (S.R.27A) in the A-5 Residence District known as 89 Jessup Avenue and designated as SCTM# 0902-007.00-02.00-020.001.

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 a new wood pool deck with a setback of 21.37' from the southerly side property line where 25' is required; (2) §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; (3) §196-12B (Table of Dimensional Regulations) to enable the construction of new swimming pool equipment with a setback of approximately 12' from the westerly property line where 25' is required; and (4) 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**