

**VILLAGE OF QUOGUE
ZONING BOARD PUBLIC HEARING
WEDNESDAY, NOVEMBER 12, 2025 3:00 PM**

Approve minutes: Wednesday, October 1, 2025

NEW MATTERS

1. DAVID BONIFACIC – 89 JESSUP AVENUE SCTM# 902-7-2-20.1

Application 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.

- *No new information received.*

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

Re-advertised application 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 southwest corner of Old Depot Road and Little Pine Lane (a private road) in the A-5 Residence District.

- *No new information received.*

HOLDOVER

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

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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.

- ***10/14/25 Submission from Ms. McGivern.***
- ***10/20/25 Submission from Ms. Motz.***
- ***10/28/25 Submission from Ms. McGivern.***
- ***10/30/25 Submission from Ms. Motz.***