

**VILLAGE OF QUOGUE
ZONING BOARD OF APPEALS
WEDNESDAY, NOVEMBER 12, 2025
3:00 P.M.**

Pursuant to §103-a of the New York State Public Officer's Law and Local Law No. 3 of 2022, this public hearing of the Zoning Board of Appeals was held as a hybrid meeting in a combination of both in-person and videoconference (i.e. ZOOM).

Members present in person: Ed Tolley, Brendan Ryan, Bruce Peiffer, and Alternate Member Richard Langan Jr.

Member present via ZOOM: Geoff Judge

Member absent: Pamela Chepiga

Others present in person: Village Attorney Wayne Bruyn, Village Building Inspector William Nowak, Deputy Village Clerk Denise Michalowski, Steve Caputo, Kittric Motz, Lee Wadelton, Francis B. Wadelton, Christopher Keber

Others present via ZOOM: Joan McGivern, Jackie Keber

1. In Ms. Chepiga's absence, Mr. Tolley chaired the meeting, and Mr. Langan served as a voting member. Mr. Tolley took a roll call and then set the date of the next meeting to Wednesday, December 3, 2025, at 3 pm. He next asked for a motion to approve the minutes of the October 1, 2025 meeting.

MR. PEIFFER MADE A MOTION TO APPROVE THE MINUTES OF THE OCTOBER 1, 2025, MEETING, AND MR. RYAN SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY CARRIED.

2. The first matter on the agenda today was the application of **DAVID BONIFACIC at 89 JESSUP AVENUE SCTM# 902-7-2-20.1** 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.

Mr. Tolley explained that the Board has received a letter from Attorney Heather Wright requesting that this application be withdrawn.

3. The next matter on the agenda today was the re-advertised application of **DENISE CANTOR & DOMINGO PEREZ JR. at 4 LITTLE PINE LANE SCTM# 902-3-4-29** 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.

Steve Caputo was present at the meeting on behalf of the applicant. Mr. Caputo explained that the air conditioning condenser has been moved to a conforming location. He further explained that the request for the walkway relief has also been remedied, as they will have a gravel stone walkway instead. Mr. Caputo discussed the necessity of the proposed location of the pool equipment and shed. He added that the pool equipment area will be enclosed for noise reduction and visibility reasons. Mr. Caputo said that they cannot reduce the size of the deck and still be able to walk around the pool area. He added that they believe they have reduced the requests as much as possible. Mr. Bruyn asked about the lot coverage percentage. Mr. Caputo said the proposed lot coverage is 8.19%. Mr. Tolley asked if anyone had any questions or comments. Hearing none, he asked for a motion to approve the revised variance requests.

MR. RYAN MADE FOR A MOTION TO APPROVE THE REVISED VARIANCE REQUESTS. MR. PEIFFER SECONDED THE MOTION, AND THE MOTION WAS UNANIMOUSLY CARRIED.

4. The last matter on the agenda was the holdover application of **CHRISTOPHER & JACQUELINE KEBER at 106 QUOGUE STREET SCTM# 902-10-1-7** 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.

Mr. Tolley noted that the record on this matter has been closed, a Decision has been drafted by the Village Attorney and reviewed by the Board. He asked for a motion to approve the Decision as drafted.

MR. PEIFFER MADE A MOTION TO APPROVE THE WRITTEN DECISION. MR. LANGAN SECONDED THE MOTION, AND THE MOTION WAS UNANIMOUSLY CARRIED.

As there was no more business, Mr. Tolley adjourned the meeting.

Denise Michalowski
Deputy Village Clerk

Date