

**VILLAGE OF QUOGUE
ZONING BOARD PUBLIC HEARING
WEDNESDAY, APRIL 22, 2026 3:00 PM**

Approve minutes: Wednesday, March 4, 2026

NEW MATTERS

1. DEBORAH W. DISSTON, GEOFFREY W. DISSTON, ROBERT H. LARSON and STUART DISSTON AS TRUSTEE OF THE STUART DISSTON REVOCABLE LIVING TRUST - 117 DUNE ROAD SCTM# 902-15-1-12

Application for variances from the provisions of (1) §196-22B (Height of Walls & Visibility) in order to erect a solid vinyl sheet retaining wall with the top of wall 3' to 5' above existing grade with 0% visibility in the southerly front yard, the easterly side yard and westerly side yard where a wall in such yards must either have 40% visibility or not exceed 2'; and (2) all other necessary relief as set forth on survey and plans submitted with the application, on a nonconforming, 36,233 sq.ft. parcel of land with a single-family dwelling and a guesthouse, located on the southerly side of the Quogue Canal, northerly side of Dune Road approximately 90' east of Post Lane, in the A-2 Residence District.

- *Objection letter from Joseph Gazza of 121 Dune Rd*

2. KAREN BANDER AS TRUSTEE UNDER THE BEVERLY WEISS DECLARATION OF TRUST DATED NOVEMBER 1, 2011 – 6 OLD OAK LANE SCTM# 902-6-1-7.8

Application for variances from the provisions of (1) §196-5D (change of nonconforming guest house) in order to relocate a pre-existing, nonconforming, 804 sq.ft. one-story, two-bedroom accessory guesthouse with attached 455 sq.ft. deck situate approximately 10' of designated wetlands along Stone Creek to a conforming location on the northwesterly side of the premises; (2) §196-5D to renovate and enlarge the accessory guesthouse by 219 sq.ft. (27.23%), increase the height above existing grade (but still less than 16' above grade), add a new basement for mechanicals and storage only, and add a new attached 823 sq.ft. deck; and (3) all other necessary relief as set forth on survey and plans submitted with the application, on a 115,454 sq.ft. parcel of land located on the southerly side of Stone Creek, easterly terminus of Old Oak Lane (a private road), approximately 491' south of Montauk Highway, in the A-8 Residence District.

- *Letter of support from neighbor Jamie Stecher of 4 Old Oak Lane.*

HOLDOVERS - none