

**VILLAGE OF QUOGUE
ZONING BOARD OF APPEALS
WEDNESDAY, MARCH 5, 2026
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: Chairperson Pamela Chepiga, Ed Tolley, Brendan Ryan, Bruce Peiffer

Members present via ZOOM: Geoff Judge, Alternate Richard Langan

Others present in person: Village Attorney Wayne Bruyn, Village Building Inspector William Nowak, Deputy Village Clerk Denise Michalowski, and Robert Conway

Others present via ZOOM: Lee Wadelton, Kittric Motz

1. Ms. Chepiga took a roll call and then set the date of the next meeting to Wednesday, April 22, 2026, at 3 pm. She next asked for a motion to approve the minutes of the November 12, 2025 meeting.

MR. PEIFFER MADE A MOTION TO APPROVE THE MINUTES OF THE NOVEMBER 12, 2025, MEETING, AND MR. RYAN SECONDED THE MOTION. MOTION WAS UNANIMOUSLY CARRIED.

2. The only matter on the agenda today was the application of **JOHN GIORDANO & STACEY DEBONIS at 25 WINTERGREEN WAY SCTM# 0902-3-4-58** for variances from the provisions of (1) §196-12B (Table of Dimensional Regulations) to legalize the construction of a 17.5' by 24.2' garage attached to the existing dwelling with a setback of 23.5' from the northerly side property line where 25' is required; (2) §196-12B (Table of Dimensional Regulations) to legalize the construction of a stone patio attached to the existing swimming pool with a setback of 11.9' from the northerly side property line where 25' is required; and (3) all other necessary relief as set forth on survey and plans submitted with the application, on a 28,1011 sq.ft. parcel of land located on the westerly side of Wintergreen Way, approximately 920' north of Montauk Highway, in the A-5 Residence District.

Robert Conway, Architect, was present at the meeting on behalf of the applicants. He reviewed the application for relief from setbacks for the existing pool patio and garage. Mr. Conway noted that these conditions have been in existence since at least 2006, when the applicant purchased this property. He further noted that the renovations they will be doing will not expand upon these non-conformities. Mr. Conway clarified that the current propane tank will be removed and replaced with a buried tank. Mr. Nowak requested that the fencing that encroaches on the neighbor's property be addressed, and suggested that monuments be added to avoid future

confusion. Ms. Chepiga asked if anyone else would like to be heard. Hearing nothing, she asked for a motion to approve this request.

MR. PEIFFER MADE A MOTION TO APPROVE THE REQUESTED VARIANCE, AND MR. TOLLEY SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY CARRIED.

As there was no more business, Ms. Chepiga adjourned the meeting.

Denise Michalowski
Denise Michalowski
Deputy Village Clerk

April 21, 2026
Date