

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, June 10, 2026 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 **JONATHAN ROVNER and QUYEN TRAN ROVNER** for variances from the provisions of (1) §196-12A (Table of Dimensional Regulations) in order to construct a 54' by 117' tennis court and pickleball court with a surrounding 10' chain link with a 25' side yard setback measured from the westerly property line where 35' is required and a 30' rear yard setback measured from the southerly property line where 35' is required; (2) §196-12A(1) (Table of Dimensional Regulations - Lot Coverage) to permit the construction of the tennis court and pickleball court with a total lot coverage of 17,798 sq.ft. or 18.4% where a maximum lot coverage of 14,506 sq.ft. or 15.0% is allowed; and (3) all other necessary relief as set forth on survey and plans submitted with the application, on a 96,706 sq.ft. parcel of land located on the southerly side of Stone Creek, northerly side of Bay Road, approximately 2,230' east of Montauk Highway, in the A-8 Residence District known as 27 Bay Road and designated as SCTM# 0902-006.00-01.00-016.004.

2. Application of **L. JAMES LEWIS and MARY LEWIS** for variances from the provisions of (1) §196-12A(1) (Table of Dimensional Regulations - Lot Coverage) in order to legalize existing structures and permit an addition to the existing dwelling, where the existing lot coverage of 9,909 sq.ft. or 22.75% will be reduced to 9,546 sq.ft. or 21.91% but will exceed the maximum lot coverage allowed of 8,712 sq.ft. or 20.0%; (2) §196-22A in order to maintain an existing garden enclosure comprised of a fenced trellis with a height of 7.75' to the top of the crossbar and 8.5' to the top of the finials, where a maximum of 4' is permitted in the rear yard; (3) §196-12A (Table of Dimensional Regulations) in order to maintain the existing garden enclosure as a permanent (vs. temporary) accessory structure with a 13.4' rear yard setback measured from the easterly property line where 25' is required; and (4) all other necessary relief as set forth on survey and plans submitted with the application, on a 43,560 sq.ft. parcel of land located on the easterly side of Quantuck Lane, approximately 722' south of Quogue Street in the A-3 Residence District known as 12 Quantuck Lane and designated as SCTM# 0902-007.00-03.00-006.0000.

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**