

**VILLAGE OF QUOGUE
ZONING BOARD PUBLIC HEARING
WEDNESDAY, JULY 29, 2026 3:00 PM**

Approve minutes: Wednesday, June 10, 2026

1. 67 Quogue Street LLC - 67 Quogue St SCTM# 902-10-2-55

- *Applicant has requested a 3-year extension of the approval granted on June 26, 2024*

NEW MATTERS

**1. GREG ABBONDANDOLO and MARIA ABBONDANDOLO – 18 MIDHAMPTON AVENUE
SCTM# 902-2-1-54.10**

Application for variances from the provisions of (1) §196-12A(1) (Table of Dimensional Regulations – Accessory Structure setback) in order to legalize an existing tennis court with a 17.5’ setback from the easterly property line and 22.5’ from the northeasterly property line where 25’ is required; and (2) all other necessary relief as set forth on survey and plans submitted with the application, on a 43,533 sq.ft. parcel of land located on the northeasterly side of Midhampton Avenue approximately 20’ west of Suffolk Avenue in the A-3 Residence District known as 18 Midhampton Avenue and designated as SCTM# 0902-002.00-01.00-054.010.

- *Submission from applicant July 21, 2026*

2. JONATHAN ROVNER & QUYEN TRAN ROVNER – 27 BAY ROAD SCTM# 902-6-16.4 (Re-Advertised)

Application 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.

- *No new information has been received*

HOLDOVERS

1. L. JAMES LEWIS & MARY LEWIS – 12 QUANTUCK LANE SCTM# 902-7-3-6

Application 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

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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.

- *Updated proposal submitted July 24, 2026*

2. 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.

- *No new information has been received*