

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, July 29, 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 **GREG ABBONDANDOLO and MARIA ABBONDANDOLO** 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.

2. 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 Lane, 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.

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**