

**VILLAGE OF QUOGUE
ZONING BOARD OF APPEALS
WEDNESDAY, JUNE 10, 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, Geoff Judge, Brendan Ryan, Bruce Peiffer

Members present via ZOOM: Alternate member Richard Langan

Others present in person: Village Attorney Wayne Bruyn, Village Building Inspector William Nowak, Deputy Village Clerk Denise Michalowski, Kittric Motz, Sal Iannone

Others present via ZOOM: Mary Lewis

1. Ms. Chepiga took a roll call and then set the date of the next meeting to Wednesday, July 15, 2026, at 3 pm. The meeting date has since been changed to Wednesday, July 29, 2026, at 3 pm. She next asked for a motion to approve the minutes of the April 22, 2026 meeting.

MR. PEIFFER MADE A MOTION TO APPROVE THE MINUTES OF THE APRIL 22, 2026, MEETING, AND MR. TOLLEY SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY CARRIED.

2. The first matter on the agenda today was the application of **JONATHAN ROVNER & QUYEN TRAN ROVNER at 27 BAY ROAD SCTM# 902-6-16.4** 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.

Ms. Chepiga noted that the Board has received a letter from the applicant requesting an adjournment, as they had not performed the requisite notices. Mr. Bruyn said that because of this, the Board has no jurisdiction on this matter, and the application will need to be re-noticed.

3. The next matter on the agenda was the application of **L. JAMES LEWIS & MARY LEWIS at 12 QUANTUCK LANE SCTM# 902-7-3-6** 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.

Attorney Kittric Motz and Architect Sal Iannone were present at the meeting on behalf of the applicants. Ms. Motz reviewed the application. She explained that the applicants are requesting permission to construct a small 112 sq. ft. addition to a house located in a pre-existing non-conforming location. Ms. Motz noted that the proposed addition will be in a conforming location and that lot coverage will be reduced from 22.75% to 21.91%. She added that the applicants are requesting permission to maintain an existing garden enclosure with a trellis, which has been in place for over ten years, but will need both height and setback relief. Ms. Motz added that this home is a contributing structure located in the Historic District of Quogue. Ms. Motz explained that the purpose of the addition is to construct an elevator so the applicants can access the second floor of their home, as they cannot use the stairs for health reasons. Ms. Motz said that 363 sq. ft of patio and walkway will be removed to reduce lot coverage and to accommodate the elevator. Ms. Motz said there is no suitable alternative location for the elevator shaft. Ms. Motz noted that the garden enclosure has been in place since around 2014, is not a noise-producing structure, and is not visible as it is located in a landscaped area behind the tennis court. She compared the enclosure to permitted deer fencing. Ms. Motz said that three separate building permits were issued in 2004 and were closed out with Certificate of Compliance #447 in 2005. She added that the as-built survey on file, which shows the patio and brickwork, was received the same day this Certificate was issued. Ms. Motz said this is not a substantial request and will have no effect on the surrounding neighborhood or the environment. Mr. Bruyn inquired about the proposed 19.6% lot coverage listed on the survey from the 2004 ZBA decision. The next survey, from 2005, shows an existing lot coverage of 22.9%. Ms. Motz said the difference in lot coverage is attributed to the brick patios between the house and the garage, which are shown on the survey from the certificate of compliance. Mr. Peiffer asked if the garden structure is included in the lot coverage calculations. Ms. Motz said that since there is no foundation to the garden structure, it should not be included. Mr. Nowak said that this Certificate of Compliance #447 does not specifically address the brick patios. Mr. Judge said he would like to see the lot coverage closer to 20%. Mr. Bruyn said it needs to be clarified if the garden structure should be included in the lot coverage calculation, as it is currently not included. Mr. Bruyn continued that the applicant is arguing that since the Building Inspector granted the

Certificate of Compliance, they should be entitled to keep the brick structures as if they were legal. Ms. Motz said the walkways and patios are shown on the survey that was used to close out the Building Permits and issue the Certificate of Compliance. Mr. Bruyn said the Certificates do not reference these areas. Ms. Chepiga said, regardless, the Building Inspector does not have the authority to grant a lot coverage variance. Ms. Motz said her clients relied on the survey and certificates and should not be penalized. Mr. Tolley said that the Board is sympathetic to the elevator issue and neutral on the garden structure issue. He continued by stating that the Board is uncomfortable with the lot coverage request and feels a stronger effort should be made to reach closer to 20% lot coverage. Ms. Chepiga noted that granting this variance sets a precedent for other cases. Ms. Motz asked for an adjournment to consult with her client, but asked if some relief could be granted so the elevator construction could proceed. Mr. Bruyn explained that without a variance, the Building Inspector cannot grant a Building Permit unless the property is brought into conformity to 20% lot coverage. Ms. Chepiga asked if anyone would like to be heard on this matter. No one came forward, and Ms. Chepiga asked for a motion to adjourn this matter to the next meeting.

MR. JUDGE MADE A MOTION TO ADJOURN THIS APPLICATION TO THE NEXT MEETING. MR. TOLLEY SECONDED THE MOTION, AND THE MOTION WAS UNANIMOUSLY CARRIED.

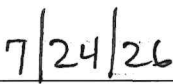
4. The last matter on the agenda today was the holdover application of **DEBORAH W. DISSTON, GEOFFREY W. DISSTON, ROBERT H. LARSON and STUART DISSTON AS TRUSTEE OF THE STUART DISSTON REVOCABLE LIVING TRUST at 117 DUNE ROAD SCTM# 902-15-1-12** for variances from the provisions of (1) §196-22B (Height of Walls & Visibility) 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.

The applicant has requested that this matter be adjourned to the next meeting.

MR. RYAN MADE A MOTION TO ADJOURN THIS MATTER TO THE NEXT MEETING. MR. PEIFFER SECONDED THE MOTION, AND THE MOTION WAS UNANIMOUSLY CARRIED.

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


Denise Michalowski
Deputy Village Clerk


Date