

**VILLAGE OF QUOGUE
ZONING BOARD PUBLIC HEARING
WEDNESDAY, SEPTEMBER 9, 2026 3:00 PM**

Approve minutes: Wednesday, July 29, 2026

NEW MATTERS

none

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 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.

- ***Submission 8/28/26***

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

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.

- ***Submission 8/26/26***