

**VILLAGE OF QUOGUE  
ZONING BOARD OF APPEALS  
WEDNESDAY, JULY 29, 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, Alternate member Richard Langan, Jr.

**Others present in person:** Village Attorney Wayne Bruyn, Village Building Inspector William Nowak, Deputy Village Clerk Denise Michalowski, Joan McGivern, Alan Bushell, Greg & Maria Abbondandolo, Thomas Guarino, Kittric Motz

**Others present via ZOOM:** Eric Zinner, Mary Lewis, Bailey Larkin

1. Ms. Chepiga took a roll call and then set the date of the next meeting to Wednesday, September 9, 2026, at 3 pm. She next asked for a motion to approve the minutes of the June 10, 2026 meeting.

**MR. PEIFFER MADE A MOTION TO APPROVE THE MINUTES OF THE JUNE 10, 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 **GREG ABBONDANDOLO and MARIA ABBONDANDOLO at 18 MIDHAMPTON AVENUE SCTM# 902-2-1-54.10** 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.

Attorney Joan McGivern and applicants Greg and Maria Abbondandolo were present at the meeting. Ms. McGivern reviewed the application to allow the existing tennis court, which has been in place for forty years, to remain. Ms. McGivern explained that the original survey and the title report indicated that the tennis court was in compliance. She further explained that the non-compliance was discovered when an updated survey was submitted to the Building Department for an unrelated Building Permit. Ms. McGivern said that granting this variance will not create an undesirable change in the neighborhood or it's character, and will not be a detriment to the surrounding properties. She continued that this long-standing tennis court fits the character of the area, and has remained without any impact for decades. Ms. McGivern said that she is aware that a neighbor has written a letter about the inadequate screening around the tennis court. She

noted that the neighbor bought the property aware of the existing screening. Ms. McGivern said that it would be a significant cost to relocate the tennis court, and the configuration of the property prevents any feasible alternate area. Ms. McGivern said that any reduction in size would negatively impact the use of the tennis court. She noted that the applicant has submitted several ZBA decisions granting similar relief in Quogue. She reviewed the case of 3 Indian Pipe Drive, in which the house was constructed by Mr. Tedaldi, who also built 18 Midhampton Ave. Ms. McGivern said that is noted in the ZBA minutes that there have been other issues with this builder in which the tennis court size was underrepresented. Ms. Chepiga said that this case was a different, as the issue should have come up during purchase when the Updated Certificate of Occupancy was applied for. Ms. McGivern said they bought the house without an Updated Certificate of Occupancy, and relied on older documents. Ms. Chepiga said an Updated Certificate of Occupancy should have been obtained and asked if the applicant has spoken with the impacted neighbor who has raised the screening issue. Ms. McGivern said that they were just recently made aware of the neighbor's letter and are willing to speak with them. She noted that this neighbor has a pickleball court that is only 19' from the property line, where 25' is required, and has not completed their landscape plan. Ms. Chepiga noted that the Board would prefer if the two neighbors could speak today and see if they can come up with an amicable plan. She added that if a plan can't be agreed upon, the Board will make record of each side's position and then make a decision. Eric Zinner, owner of 20 Midhampton Ave, agreed to speak privately with the applicants. ***Ms. Chepiga said the Board will revisit this application later in the meeting.***

3. The next matter on the agenda today was the re-advertised 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.

Architect Thomas Guarino was present at the meeting on behalf of the applicants. Mr. Guarino reviewed the application. He explained that the proposed location has constraints that significantly limit where the regulation sized court can be reasonably constructed, which include the pool, driveway, septic tank and the environmentally sensitive wetland area. Mr. Guarino added that the proposed court location will require the minimum necessary amount of zoning relief, while avoiding disturbance of the environmentally sensitive areas. He continued that the court is in character with the surrounding neighborhood, and will be fenced and landscape screened. He further added that this will not increase habitable floor area or residential density. Mr. Guarino said that this will not produce an undesirable change in the neighborhood character,

and will not result in an adverse environmental impact. Mr. Peiffer stated that he did not feel that this is a minimal request at all. He added that the original real estate listing noted that there would not be room for a tennis court on the property and the applicant should have known that when they purchased the property. The possibility of constructing only a pickleball court was briefly discussed. Mr. Guarino reviewed the sound attenuation barrier. Mr. Guarino said there is a tennis court on the adjacent neighbor's property. Mr. Nowak said he thought that the neighbor's property was in conformance with both lot coverage and setbacks. Mr. Judge asked for the square footage of the tennis court, which is 3,078 sq. feet. Mr. Bruyn explained that the existing house and structures are currently 14,308 sq. feet or 14.8% lot coverage. He added that this would only leave . 2% that could be added to stay in conformance with lot coverage, unless structures are removed. Ms. Chepiga asked if anyone would like to be heard. Alan Bushell of 25 Bay Road came forward to speak. He said that he lives on a flag lot driveway and 27 Bay Road is the house behind his. Mr. Bushell said that there are other tennis and pickleball courts in the direct area, which he can hear from his house that are not as close to his property as this one is proposed to be. He said that the potential noise from this pickleball ball court will impact the enjoyment of his property. Mr. Bushell was also concerned about the number of mature trees which will have to be removed in order to construct this court, which will impact the screened area. He added that the 10-foot chain link fence will surpass the height of his trees. Ms. Chepiga asked if anyone else would like to be heard. Mr. Guarino asked for an adjournment so that he can research and submit information regarding similar variances and the character of the neighborhood.

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

4. The next matter on the agenda was the holdover 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 was present at the meeting on behalf of the applicant. She explained that an amended survey has been submitted. Ms. Motz noted that the survey indicates that the amended survey shows a reduction of 1015 sq. feet of lot coverage, and the proposed addition

will add to the lot coverage to get to 20.93% total, or 403sq. feet over the allowable percentage. The decrease in lot coverage was achieved by removing parts of the brick patio as shown on the survey, and Ms. Motz reviewed the areas. The issue of whether handicap ramps count toward lot coverage was discussed. Mr. Nowak said if the ramp is 4 feet or more in width, it would count toward lot coverage. The patio area to be removed was discussed.

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

5. 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.

Attorney Kittric Motz was present at the meeting on behalf of the applicant. Ms. Motz said her clients wish to withdraw this application.

6. The next matter to be heard was the request from **67 Quogue Street LLC of 67 Quogue St SCTM# 902-10-2-55** for a 3-year extension of the variance approval which was granted on June 26, 2024.

Mr. Tolley recused himself and left the meeting. Ms. Chepiga appointed Mr. Langan as a voting member for the remainder of the meeting.

Attorney Bailey Larkin was present on the ZOOM call on behalf of the applicant. Ms. Larkin explained that the Board had granted variances to construct two single family homes, and that construction on one of the homes is complete. She continued that construction on the second home has not yet begun, and they are requesting an extension of time. Ms. Larkin added that there has been no change in circumstances. Ms. Chepiga noted the usual extension granted is for a period of two years. Ms. Larkin agreed to the two-year extension.

**MR. PEIFFER MADE A MOTION TO GRANT A TWO YEAR EXTENSION TO THE VARIANCES THAT WERE GRANTED ON JUNE 26, 2024. MR. JUDGE SECONDED THE MOTION, AND THE MOTION WAS UNANIMOUSLY CARRIED.**

**7. The Board reopened the application of GREG ABBONDANDOLO and MARIA ABBONDANDOLO at 18 MIDHAMPTON AVENUE SCTM# 902-2-1-54.10.**

Ms. McGivern explained that they have spoken with Mr. Zinner and they have agreed to landscape along the area of the tennis court that borders the property. Ms. McGivern noted that Mr. Zinner said he would like to speak with his wife, but that she is not reachable at the moment. Mr. Peiffer asked for more detail on the landscaping. The type and number of trees were discussed. Ms. Chepiga asked if anyone else would like to be heard. No one came forward. Ms. Chepiga closed the hearing and she asked for a motion to approve the variance conditionally.

**MR. JUDGE MADE A MOTION TO GRANT THE REQUESTED VARIANCES SUBJECT TO THE SUBMISSION OF A LANDSCAPE PLAN TO THE BUILDING INSPECTOR, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE LEGALIZATION OF THE TENNIS COURTS, WHICH DEPICTS THE PLANTING OF EVERGREEN TREES CONSISTING OF GREEN GIANTS OR EQUIVALENT SPECIES, OF A HEIGHT OF 6 TO 8 FEET AND 10 FEET WIDE ON THE CENTER, PLANTED IN 10 FEET INTERVALS ALONG THE LENGTH OF THE EASTERLY SIDE OF THE TENNIS COURT. MR. RYAN SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY CARRIED.**

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

Denise Michalowski  
Denise Michalowski  
Deputy Village Clerk

9/1/26  
Date