

**VILLAGE OF QUOGUE
ZONING BOARD PUBLIC HEARING
WEDNESDAY, OCTOBER 7, 2026 3:00 PM**

Approve minutes: Wednesday, September 9, 2026

NEW MATTERS

1. FRANK PELLIGRINO and MAEVE PELLIGRINO – 5 PINE LANE SCTM# 902-3-4-12

Application for variances from the provisions of (1) §196-12A (Table of Dimensional Regulations) in order to construct a 15' by 20'10" roofed porch addition to an existing dwelling with a 59' total side yard setback where 60' is required and (2) all other necessary relief as set forth on survey and plans submitted with the application, on a nonconforming 31,250 sq.ft. parcel of land located on the northerly side of Pine Lane, approximately 320' east of Old Depot Road, in the A-3 Residence District

- ***No new information has been received.***
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HOLDOVERS

1. 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.

- ***No new information has been received.***