

**VILLAGE OF QUOGUE
ZONING BOARD OF APPEALS
WEDNESDAY, SEPTEMBER 9, 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, Bruce Peiffer, Alternate member Richard Langan, Jr.

Member absent: Brendan Ryan

Others present in person: Village Attorney Wayne Bruyn, Village Building Inspector William Nowak, Deputy Village Clerk Denise Michalowski, Kittric Motz, James Manicone, Alan Bushell, Susan Bushell

1. Ms. Chepiga took a roll call and then set the date of the next meeting to Wednesday, October 7, 2026, at 3 pm. She then designated Mr. Langan as a voting member for this meeting in Mr. Ryan's absence. Ms. Chepiga next asked for a motion to approve the minutes of the July 29, 2026 meeting.

MR. PEIFFER MADE A MOTION TO APPROVE THE MINUTES OF THE JULY 29, 2026 MEETING, AND MR. TOLLEY SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY CARRIED.

2. The first 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 on behalf of the applicant. Ms. Motz noted that on August 28, 2026, she had submitted a new proposed Site Plan with lot coverage at a conforming 20%. Ms. Motz asked that the other variances be granted. Ms. Motz explained how the lot coverage

would be decreased by removing part of the patio area and the front walkway. Ms. Chepiga asked if any Board members or members of the public had any questions. Hearing nothing, she asked for a motion to approve a resolution for the amended request.

MR. JUDGE MADE A MOTION TO APPROVE THE ATTACHED WRITTEN RESOLUTION AS AMENDED FOR CONFORMING LOT COVERAGE SHOWN ON THE PROPOSED SITE PLAN SUBMITTED AUGUST 28, 2026. MR. PEIFFER SECONDED THE MOTION, AND THE MOTION WAS UNANIMOUSLY CARRIED.

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.

Project Manager James Manicone was present on behalf of the applicant. Mr. Manicone reviewed some of the variances that were noted in the letter submitted on August 26, 2026. He next discussed the constraints of the property that led to the chosen location of the tennis/pickleball court. Mr. Manicone said there is no other location in which to construct the court. Ms. Chepiga asked the year of the only lot coverage relief cited (for a garage at 10 Heatherwood Lane). Mr. Manicone said that it was granted in 1988, and while he found other setback relief, this was the only lot coverage variance found. Mr. Judge expressed concern for the substantial variance of an over 22% increase in lot coverage that is being requested. He added that if only the pickleball court was being requested, they may be able to conform to lot coverage. Mr. Tolley thought that there might be a feasible alternate location for the tennis/pickleball court if the gravel driveway was moved. He further suggested decreasing lot coverage from other areas on the property such as the car port or roof overhang. Mr. Bruyn said that the applicant needs to demonstrate that no feasible alternatives exist and that the minimum variances necessary are being requested. Mr. Manicone said he would discuss relocating the driveway with the applicants. Ms. Chepiga asked if anyone had any further questions. Alan Bushell, owner of 25 Bay Road came forward to speak of his opposition to this variance request. Mr. Bushell explained that their backyard is right up against the proposed pickle ball court, and he is very concerned about the noise that the court will produce. He also expressed concern about the applicant removing the numerous mature trees necessary in order to construct the tennis/pickleball court, that it will further increase the noise levels and disturb his quiet enjoyment of his property. Mr. Manicone said he will work with the applicant to try and make

this project as of right for setback and lot coverage, and requested that this matter be adjourned to the next meeting.

As there was no more business, Ms. Chepiga asked for a motion to adjourn the meeting.

MR. PEIFFER MADE A MOTION TO ADJOURN THE MEETING, AND MR. TOLLEY SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY CARRIED.

Denise Michalowski
Denise Michalowski
Deputy Village Clerk

10/7/26
Date