

MINUTES FOR THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF QUOGUE, HELD ON FRIDAY, MARCH 21, 2025.

This meeting was accessible via Zoom.

PRESENT: Mayor Robert Treuhold, Trustees Randy Cardo (Zoom), Ted Necarsulmer (Zoom), Sally Beatty and Tom Mullen, Village Clerk Aimee Buhl, Deputy Clerk Denise Michalowski, Police Chief Christopher Isola, Fire Chief and Fire Marshal Dave Schaffauer and Building Inspector Bill Nowak

OTHERS PRESENT: Alan Goldman, Linda Zelin, Robert Murray, Lynn Lomas, John Morgan, Kittric Motz, Irwin Messer, Sally Booth, Peter Sartorius, Iris Goldman (Zoom) and Susan Lewis (Zoom)

The Mayor invited everyone to join him in the Pledge of Allegiance.

Upon motion made by Sally Beatty, seconded by Tom Mullen and unanimously carried, the Minutes of the Regular Meeting held on February 14, 2025 were approved.

Upon motion made by Sally Beatty, seconded by Tom Mullen and unanimously carried, it was RESOLVED that the Abstract of Audited Vouchers Schedule 03-25, \$366,978.84 and Treasurer's Report for the Month ending February 2025 are approved:

\$ 141,394.52	General Account
\$ 6,131,197.57	General Investment
\$ 1,352,761.20	Capital Reserve
\$ 500,000.00	Compensating Balance
\$ 4,342,812.40	Class General Account
<u>\$ 195,003.46</u>	Scrub Oak Renovation Bond Proceeds
\$ 12,663,169.15	Total 2/28/25

The Clerk gave the report for February 2025 False Fire and Burglar Alarms:

Fire Billed: \$950; Fire Collected: \$150  
Burglar Billed: \$50; Burglar Collected: \$50

Fire Chief Dave Schaffauer gave the February 2025 report for the Fire Department. Police Chief Chris Isola gave the February 2025 report for the Police Department. Building Inspector William Nowak gave the February 2025 report for the Building Department.

Trustee Cardo recused himself from participating in the public hearing.

The Mayor opened the public hearing entitled: "A Local Law Amending §196-15.2E(2) (Minimum Site Size) and §196-15.2H (Dimensional Regulations) to grant the Board of Trustees authority under certain conditions to approve a Planned Retirement Community District on a site with less than 160,000 sq.ft. of lot area and to modify applicable dimensional regulations as introduced at the Board of Trustees meeting held on February 14, 2025 at 4:00 PM. The Mayor explained that the purpose of the proposed local law is to give the trustees greater flexibility than what the current 2005 local law allows. The Mayor explained that there are not many four acre lots available and that there is a growing need for smaller housing for the aging demographic. The Mayor stated that the Board had received six or seven letters in support of the initiative. The Mayor then asked for comments. Bob Murray, a Corcoran realtor, stated that he was in full support of the proposed local law and agrees that there is a strong need and demand for these homes. Irwin Messer inquired of the number of homes that could be built on a four-acre lot. The Mayor explained that the minimum size of the homes is 1,000 square feet and that up to four homes

could be built on a one-acre lot, meaning 16 homes on a four-acre lot. Sally Booth asked if this local law would pertain to all of Quogue. Village Attorney Wayne Bruyn stated that the A-1, A-2 and A-8 districts would be excluded. The Mayor stated that none of this is “of right”; the law would simply give the trustees greater flexibility in light of the increasing demand of smaller homes if a development were considered to be appropriate for the neighborhood. Kittric Motz commented on the granting procedure. The Mayor asked for Mrs. Lewis’ comments, but since she was having Zoom microphone issues, the Mayor stated that he would reach out to her after the meeting and that he is aware she is in favor of the proposed local law.

Attorney Wayne Bruyn stated for the record that the board received a letter dated March 12, 2025 from the Suffolk County Planning Commission indicating that this local law is a matter of local determination and that a full environmental assessment form prepared by the Raynor Group was received.

Upon motion made by Tom Mullen, seconded by Sally Beatty and unanimously carried, the public hearing was closed.

WHEREAS, the Board of Trustees of the Village of Quogue have proposed a local law amending §196-15.2E(2) (Minimum Site Size) and §196-15.2H (Dimensional Regulations) to grant the Board of Trustees authority under certain conditions to approve a Planned Retirement Community District on a site with less than 160,000 sq.ft. of lot area and to modify applicable dimensional regulations (the “Local Law”); and

WHEREAS, the adoption of the proposed Local Law is subject to environmental review pursuant to Article 8 (State Environmental Quality Review Act -SEQRA) of the New York State Environmental Conservation Law and Chapter 87 (Environmental Quality Review) of the Code of the Village of Quogue and the adoption of the Local Law meets the criteria for classification as a “Type I Action” pursuant thereto; and

WHEREAS, by letter dated March 12, 2025, the Suffolk County Planning Commission considered the proposed Local Law to be a matter for local determination; and

WHEREAS, there are no other involved agencies requiring coordinated review; and

WHEREAS, a public hearing was held on March 21, 2025; and

WHEREAS, the proposed Local Law was referred to the Village’s consulting planners and engineers for review to identify the potential impacts to the environment; and

WHEREAS, the Board of Trustees has conducted a review of the reference materials and information recorded in the Environmental Assessment Form Part I and the Environmental Assessment Form Parts II and III prepared by the Village consulting planners and engineers; and

WHEREAS, the magnitude and importance of each impact has been considered and the Board of Trustees finds that the adoption of the proposed Local Law will not result in any large and important impact(s) and, therefore, will not have a significant adverse impact on the environment.

NOW, THEREFORE BE IT RESOLVED, that pursuant to the 6 NYCRR §617.6, SEQRA and Chapter 87 of the Code of the Village of Quogue, the Board of Trustees hereby assumes LEAD AGENCY status in connection with the adoption of the proposed Local Law; and

BE IT FURTHER RESOLVED, that pursuant to the 6 NYCRR §617.7, SEQRA and Chapter 87 of the Code of the Village of Quogue, a NEGATIVE DECLARATION is hereby adopted for the proposed Local Law; and

BE IT FURTHER RESOLVED, that the Village is directed to deliver a copy of this resolution to the Suffolk County Planning Commission and all interested agencies.

WHEREAS, Board of Trustees of the Village of Quogue have proposed a local law amending §196-15.2E(2) (Minimum Site Size) and §196-15.2H (Dimensional Regulations) to grant the Board of Trustees authority under certain conditions to approve a Planned Retirement Community District on a site with less than 160,000 sq.ft. of lot area and to modify applicable dimensional regulations; and

WHEREAS, a public hearing was held on March 21, 2025; and

WHEREAS, by letter dated March 12, 2025, the Suffolk County Planning Commission considered the proposed local law to be a matter for local determination; and

WHEREAS, the adoption of said local law is considered to be a Type I Action under 6 NYCRR §617.4(b), SEQRA and a Negative Declaration was issued by resolution dated, March 21, 2025;

NOW, THEREFORE BE IT RESOLVED, that Local Law No.5 of 2025 is hereby adopted as attached:

AND BE IT FURTHER RESOLVED, that the Village Clerk is hereby authorized and directed to publish the following Notice of Adoption:

### **NOTICE OF ADOPTION**

PLEASE TAKE NOTICE that after a public hearing was held on March 21, 2025, the Board of Trustees of the Village of Quogue at their meeting of March 21, 2025 adopted LOCAL LAW NO. 5 OF 2025 as follows: “A Local Law amending §196-15.2E(2) (Minimum Site Size) and §196-15.2H (Dimensional Regulations) to grant the Board of Trustees authority under certain conditions to approve a Planned Retirement Community District on a site with less than 160,000 sq.ft. of lot area and to modify applicable dimensional regulations.”

Copies of the adopted law may be reviewed and obtained from the Village Clerk during regular office hours in the Village Hall.

**BY ORDER OF THE BOARD OF TRUSTEES  
OF THE VILLAGE OF QUOGUE, NEW YORK  
AIMEE BUHL, VILLAGE CLERK**

The question of the adoption of the foregoing resolution was duly put to a vote on roll call which resulted as follows:

Mayor Treuhold voting Aye  
Trustee Mullen voting Aye  
Trustee Beatty voting Aye  
Trustee Necarsulmer voting Aye

Trustee Cardo rejoined the meeting via Zoom.

Upon motion made by Tom Mullen, seconded by Sally Beatty and unanimously carried, it was RESOLVED that the appointments of the following Beach Personnel for the 2025 season are approved as follows:

Beach Manager:	Ryan Fay
Gate Attendants:	Daniel Pulick, Rich King, Michael Rogers and John Shiu
Life Guards:	Richard Harris, Peter Salerno, Eric Buhl, Sean Brand, Sean Montpetit, Terence Moran, Matthew Montpetit, John Balzano, Thomas Abbatiello, Drew Peters and Tim Henderson

Upon motion made by Sally Beatty, seconded by Tom Mullen and unanimously carried, it was RESOLVED that Michelle Bertorello is appointed to the position of Clerk Part Time at a rate of \$23 per hour effective April 1, 2025.

Upon motion made by Tom Mullen, seconded by Sally Beatty and unanimously carried, it was RESOLVED that Helen Horton and Gale Williams are appointed as Election Inspectors for the June 20, 2025 village election at a rate of \$16 per hour.

Upon motion made by Sally Beatty, seconded by Tom Mullen and unanimously carried, it was RESOLVED that Sarah Adams is appointed to the Design Review Board as an alternate member effective February 14, 2025.

Upon motion made by Sally Beatty, seconded by Tom Mullen and unanimously carried, it was RESOLVED that the Mayor is authorized to sign and execute the Municipal Advisor Services Agreement with Munistat Services, Inc.

Upon motion made by Tom Mullen, seconded by Ted Necarsulmer and unanimously carried, it was RESOLVED that the Quogue Wildlife's application for a project grant under the New York State Department of Environmental Conservation; Urban and Community Forestry Program -2024 Community Reforestation CoRe Program is approved and endorsed.

Upon motion made by Tom Mullen, seconded by Sally Beatty and unanimously carried, it was RESOLVED that the terms and conditions contained in the grant agreement between the New York State Office of Parks, Recreation and Historic Preservation ("OPRHP") and the Quogue Wildlife Refuge are acknowledged and the Mayor is authorized to sign the Owner Certification.

Upon motion made by Tom Mullen, seconded by Sally Beatty and unanimously carried, it was RESOLVED that the Intermunicipal Agreement between the Town of Southampton and the Village of Quogue regarding the operation and management of the structures located at 172 Dune Road, originally dated April 4, 2005, may be renewed.

Upon motion made by Sally Beatty, seconded by Ted Necarsulmer and unanimously carried, it was RESOLVED that the Mayor is authorized to sign and execute the 2025 license agreement with the Quogue Junior Theater Troupe, Inc. for use of the Community Hall.

Upon motion made by Sally Beatty, seconded by Ted Necarsulmer and unanimously carried, it was RESOLVED that the engagement letter form Cullen and Danowski, LLP for accounting services through fiscal year ending May 31, 2025, including the AUD preparation is accepted.

Upon motion made by Sally Beatty, seconded by Randy Cardo and unanimously carried, it was RESOLVED that the proposal from Appraisal Affiliates, Inc. for the Annual Maintenance Service of fixed asset inventory and appraisal is accepted.

Upon motion made by Sally Beatty, seconded by Tom Mullen and unanimously carried, it was RESOLVED that the proposal from Sound Actuarial Consulting for preparation of the GASB 75 analysis for the 2024/2025 fiscal year is accepted.

Upon motion made by Sally Beatty, seconded by Tom Mullen and unanimously carried, it was RESOLVED that the following transfers are approved:

From A8710000 Conservation to A8710446 Stormwater Mgmt Consulting Fees \$2,500

From A7180443 Beach Improvements & Maint to A1620100 Buildings Personal Serv \$6,000

From A7110443 Parks /Improvements & Maint to A1620100 Buildings Personal Serv \$5,000  
From A5110446 Hwy Special Projects to A5110443 Hwy Building Maint Impr \$5,000  
From A5110425 Hwy Gasoline to A5110423 Hwy Telephone \$500  
From A5110425 Hwy Gasoline to A5110421 Hwy Light & Water \$900  
From A5110425 Hwy Gasoline to A5110411 Hwy Supplies \$3,000  
From A5110100 Hwy Personal Serv to A5110240 Hwy Street Maint Equip \$44,000  
From A3410423 Fire Dept Telephone to A3410416 Fire Dept Supplies- Electronics \$2,500  
From A1990400 Special Items Contingent to A1620443 Bldg Impr & Maint \$10,000

Upon motion made by Tom Mullen, seconded by Sally Beatty and unanimously carried, it was RESOLVED that the following purchase orders are increased:

17458 East Coast Mines and Materials in the amount of \$362.08  
17599 Galls, Inc. in the amount of \$6.00  
17633 Econo Signs LLC in the amount of \$58.34  
17621 Firematic Supply Co., Inc. in the amount of \$31.17  
17386 Witmer Public Safety Group, Inc in the amount of \$22.99

Upon motion made by Sally Beatty, seconded by Tom Mullen and unanimously carried, it was RESOLVED that police vehicle 2014 Ford Taurus (VIN - 1FAHP2MK7EG107444) is deemed as surplus and unneeded and the sale through GovDeals is approved.

Upon motion made by Tom Mullen, seconded by Randy Cardo and unanimously carried, it was RESOLVED that the bidding process for the purchase of a 2022 Caterpillar model 259D3 (or suitable equivalent) with less than 320 hours, to include a compact track loader with general purpose bucket and multipurpose bucket with set of forks is standardized.

Upon motion made by Sally Beatty, seconded by Tom Mullen and unanimously carried, it was RESOLVED that the 2024-2025 budget, A341023 Fire Department Equipment and A3089 Other Govt Aid in the amount of \$194,285.71 based on the anticipated FEMA award (granted 3/13/2025) for SCBA (breathing apparatus) is increased.

Upon motion made by Sally Beatty, seconded by Tom Mullen and unanimously carried, it was RESOLVED that a transfer in the amount of \$56,460 from unassigned fund balance to A341023 Fire Department Equipment for SCBA (breathing apparatus) is approved.

Upon motion made by Sally Beatty, seconded by Tom Mullen and unanimously carried, it was RESOLVED that the 2024-2025 budget, A1620443 Buildings Maintenance and A3089 Other Govt Aid are increased in the amount of \$7,875 due to a Justice Court Assistance Program Grant awarded for expenses related to building security.

Upon motion made by Tom Mullen, seconded by Sally Beatty and unanimously carried, it was RESOLVED that a Fidelity Charitable grant, recommended by the Rafferty Giving Fund in the amount of \$5,000 to be used by the Quogue Fire Department – Brush Fire Relief is accepted and A3410411 Fire Department Personnel Protection is increased in the amount of \$5,000.

Upon motion made by Sally Beatty, seconded by Tom Mullen and unanimously carried, it was RESOLVED that a payment to the Raynor Group in the amount of \$1,422.50 from H4200200 Road Improvements is approved.

Upon motion made by Sally Beatty, seconded by Tom Mullen and unanimously carried, it was RESOLVED that the training expenses for the Justice Court personnel to attend the New York Association of Towns New York City Conference held on February 17, 2025 (including transportation; meals not to exceed \$86) are approved.

Upon motion made by Sally Beatty, seconded by Randy Cardo and unanimously carried, it was RESOLVED that a budget increase in the amount of \$6,933.60 to fund the unpaid sand fence invoices which were installed by First Coastal Corporation utilizing revenue code A1001SA (Special Assessment- Sand Fences) and appropriation code A8745400 (Erosion Control-Contractual Services) is approved.

Upon motion made by Sally Beatty, seconded by Tom Mullen and unanimously carried, it was RESOLVED that the 2024-2025 budget, A5112210 Chips Capital Program and A3501 Capital Reimb Program/Chips in the amount of \$189,580 to a total of \$439,580 is approved.

Upon motion made by Tom Mullen, seconded by Sally Beatty and unanimously carried, it was RESOLVED that a project to improve drainage on a stretch of Dune Road extending from the Post Lane Bridge heading east approximately 1,950 linear feet to 146 Dune Road for an estimated cost of \$350,000 to be financed out of Chips Capital Program (A5112210) and Non Chips Road Improvements (A5112212) is approved.

Upon motion made by Sally Beatty, seconded by Tom Mullen and unanimously carried, it was RESOLVED that a request from the Quogue Historical Society to use the Village Green on Friday, August 8, 2025 for a cocktail party, and Saturday, August 9, 2025 for its annual art show, and to authorize the Mayor to sign a license agreement for that purpose is approved.

Upon motion made by Tom Mullen, seconded by Sally Beatty and unanimously carried, it was RESOLVED that a request from the Quogue Association to utilize the Village Green for a concert on June 20, 2025 from 5:30 PM until 7:00 PM, to utilize the Village Beach for their annual beach party on Friday, July 18, 2025, from 6:00 PM until 9:00 PM, and to utilize the Village Dock for the Duck Race on August 8, 2025 from 6:00 PM until 8:00 PM is approved.

Upon motion made by Sally Beatty, seconded by Tom Mullen and unanimously carried, it was RESOLVED that a Special Event Permit application from Tim Seymour for a party to be held at the Village Beach on August 23, 2025 from 6:00 PM until 11:00 PM is approved.

Upon motion made by Tom Mullen, seconded by Sally Beatty and unanimously carried, it was RESOLVED that a charity bike-a-thon is permitted to pass through Quogue on September 27, 2025 from 7:45 AM until 1:45 PM.

Upon motion made by Ted Necarsulmer, seconded by Sally Beatty and unanimously carried, it was RESOLVED that the beach pavilion concession is awarded to Zachary Schmidt for the 2025 summer season.

Upon motion made by Tom Mullen, seconded by Sally Beatty and unanimously carried, it was RESOLVED that the Mayor is authorized to issue a Proclamation declaring April 25, 2025 to be Arbor Day in the Village of Quogue.

The Mayor presented the draft budget. He explained that expenses are continuing to increase including pension, fire, and police expenses and commented on the difficulty to keep under the tax cap.

There were no question or comments and upon motion made by Sally Beatty, seconded by Tom Mullen and unanimously carried, it was RESOLVED that a public hearing is scheduled at 3 PM on April 22, 2025 on the tentative budget.

Upon motion made by Tom Mullen, seconded by Sally Beatty and unanimously carried, it was RESOLVED that a special meeting of the Board of Trustees is scheduled for 10 AM on April 24, 2025 for the purpose of adopting the 2025-2026 budget.

The Mayor stated that he wanted to acknowledge the service of Joe Jahelka as an alternate crossing guard for approximately 14 years. Joe submitted his resignation and voluntary retirement letter today, effective this day. Joe has been a longstanding member of the fire department and continues as a member of the fire police. Upon motion made by Sally Beatty, seconded by Tom Mullen and unanimously carried, Joe Jahelka's letter of resignation is accepted and on behalf of the trustees the Mayor expressed the Village's deep appreciation for his many years of service to the Village both as an alternate school crossing guard and member of the fire department.

With no other business to discuss and upon motion made by Sally Beatty seconded by Tom Mullen and unanimously carried, the meeting was adjourned at 4:03 PM.

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Aimee Buhl, Village Clerk