

MINUTES FOR THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF QUOGUE, HELD ON TUESDAY, MAY 20, 2025.

PRESENT: Mayor Robert Treuhold, Trustees Ted Necarsulmer, Sally Beatty and Tom Mullen, Village Clerk Aimee Buhl, Police Chief Christopher Isola and Building Inspector Bill Nowak

ABSENT: Randy Cardo,

OTHERS PRESENT: Irwin Messer, David Kepner and Anthony Pasca

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

Upon motion made by Ted Necarsulmer, seconded by Sally Beatty and unanimously carried, the Minutes of the Regular Meeting held on April 22, 2025 and Special Meetings held on Thursday April 24, 2025 and May 2, 2025 were approved.

Upon motion made by Sally Beatty, seconded by Ted Necarsulmer and unanimously carried, it was RESOLVED that the Abstract of Audited Vouchers Schedule 04-25, \$294,480.16 and Treasurer's Report for the Month ending March 2025 are approved:

\$ 271,869.95	General Account
\$ 5,380,107.03	General Investment
\$ 1,360,696.73	Capital Reserve
\$ 500,000.00	Compensating Balance
\$ 4,373,239.80	Class General Account
\$ <u>196,369.83</u>	Scrub Oak Renovation Bond Proceeds
\$ 12,082,283.24	Total 4/30/25

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

Fire Billed: \$200; Fire Collected: \$175
Burglar Billed: \$200; Burglar Collected: \$250

Fire Chief Dave Schaffauer was absent from the meeting. Police Chief Chris Isola gave the April 2025 report for the Police Department. Building Inspector William Nowak gave the April 2025 report for the Building Department.

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

17721	Firematic Supply Co., Inc.	\$109.92 (shipping)
17747	Testrite Visual	\$72.99 (shipping)
17758	LI Telecommunications	\$231.00 (additional shipping)

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

From A132522 Clerk Treasurer/Equipment to A1325411 Clerk Treasurer/Supplies & Materials \$1,500
From A3410441 Fire Dept/Service Vehicles-Labor to A3410423 Fire Dept/Telephone \$100
From A3620441 Safety Insp/Auto Maint Labor to A362049 Safety Insp/Misc \$100

From A5110422 Highway/Heat to A5110421 Highway/Light & Water \$100
From A5110441 Highway/Service Vehicles/Labor to A5110150 Highway/Overtime \$2,500
From A5110425 Highway/Gasoline to A5110150 Highway/Overtime \$2,500
From A7180421 Beach/Light & Water to A7180423 Beach/Telephone \$250
From A7180421 Beach/Light & Water to A7180443 Beach/Improvements & Maint \$2,500
From A3120120 Police Holiday Pay to A3120446 Police Tuition Reimb \$1,056
From A3120180 Police/Night Differential to A3120446 Police Tuition Reimb \$750
From A3120450 Police Main Cont to A3120130 Police Part Time Serv \$9,000
From A3120100 Police Personal Serv to A3120413 Police Electronics \$35,000
From A9060800 Emp Benefits/Hospital & Med Ins to A5112212 Non-Chips Road Impr \$35,000
From A9060800 Emp Benefits/Hospital & Med Ins to A7180443 Beach/Improvements & Maint \$10,000
From A9060800 Emp Benefits/Hospital & Med Ins to A7180443 Beach/Improvements & Maint \$10,000

Upon motion made by Tom Mullen, seconded by Ted Necarsulmer and unanimously carried, it was RESOLVED to approve payments to the Cornell Cooperative Extension in the amount of \$54,903.30 and to the Moriches Bay Project in the amount of \$3,227, utilizing H4200200 Capital Projects Fund for expenses related to the second Fluppy located at the Village Dock, for which the Village will seek reimbursement from a CPF grant.

Upon motion made by Tom Mullen, seconded by Sally Beatty and unanimously carried, it was RESOLVED that a donation in the amount of \$6,653.57 from the Quogue Association for expenses related to the installation of the beach camera at the Village Beach is accepted.

Upon motion made by Sally Beatty, seconded by Ted Necarsulmer and unanimously carried, it was RESOLVED that a Fidelity Charitable grant, recommended by the Malhotra Family Gift Fund in the amount of \$300 for the Quogue Fire Department is accepted.

Upon motion made by Sally Beatty, seconded by Tom Mullen and unanimously carried, it was RESOLVED that the Mayor is authorized to execute the engagement letter of Satty, Levine & Ciacco., CPAs, P.C. for the audit of the Village's financial statements for the year ended May 31, 2025.

Upon motion made by Tom Mullen, seconded by Sally Beatty and unanimously carried, it was RESOLVED that the Mayor is authorized to execute the engagement letter of Satty, Levine & Ciacco., CPAs, P.C. for the audit of the Justice Court's financial statements for the year ended May 31, 2025.

Upon motion made by Tom Mullen, seconded by Sally Beatty and unanimously carried, it was RESOLVED that the Mayor is authorized to sign the request document from the U.S. Army Corps of Engineers for access to perform environmental remediation activities at the Barker Lane, Old Meeting House Road and Woodedge Trail rights-of-way.

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 license agreement with Quogue Chamber Music Inc. for use of the Community Hall on June 14, 2025 and September 6, 2025.

Upon motion made by Tom Mullen, seconded by Ted Necarsulmer and unanimously carried, it was RESOLVED that a Special Event Permit application from Renee LaSala for wedding photos to be taken at the Village Beach on May 31, 2025 from 3:30 pm until 4:45 pm is approved.

Upon motion made by Tom Mullen, seconded by Ted Necarsulmer and unanimously carried, it was RESOLVED that a Special Event Permit application from Daniel Kaplan for a party to be held at the Village Beach on June 15, 2025 from 7 pm until 10 pm is approved.

Upon motion made by Tom Mullen, seconded by Sally Beatty and unanimously carried, it was RESOLVED that a Special Event Permit application from the Quogue School for its annual Beach Day at the Village Beach on June 20, 2025 from 10 am until 2 pm is approved.

The Board adjourned a decision regarding an application to install 125 linear feet of subgrade vinyl sheet piling along the edge of the approved driveway, to elevate the parking area and driveway, and to revise the planting plan to include species that are salt tolerant at 226 Dune Road (902-16-3-25).

The Mayor read the proposed local law for the record entitled: “A Local Law changing the zoning classification of property of Renwick Realty Advisors LLC (Jessups Landing South LLC, Contract Vendee) at 26 Montauk Highway and designated as SCTM #0902-007.00-02.00-050.012 from Business, B-2 to a Planned Retirement Community District on a site with less than 160,000 sq.ft. of lot area.” Applicant David Kepner and his attorney Anthony Pasca were in attendance and submitted a site plan.

Irwin Messer asked for clarification that the initial local law was adopted last month and each project would be heard case by case. The Mayor confirmed.

Mayor Treuhold and Attorney Wayne Bruyn spoke regarding conditions on sale price and park fees.

Upon motion made by Tom Mullen, seconded by Ted Necarsulmer and unanimously carried, it was RESOLVED that the Board of Trustees of Village of Quogue hereby directs that a public hearing shall be held on **Friday, June 20, 2025 at 3:00 p.m.** prevailing time, at the Village Hall, Jessup Avenue, Quogue, New York, to hear any and all persons either for or against a local law entitled: “A Local Law changing the zoning classification of property of Renwick Realty Advisors LLC (Jessups Landing South LLC, Contract Vendee) at 26 Montauk Highway and designated as SCTM #0902-007.00-02.00-050.012 from Business, B-2 to a Planned Retirement Community District on a site with less than 160,000 sq.ft. of lot area.”

LOCAL LAW NO. ____ OF 2025

A LOCAL LAW changing the zoning classification of property of Renwick Realty Advisors LLC (Jessups Landing South LLC, Contract Vendee) at 26 Montauk Highway and designated as SCTM #0902-007.00-02.00-050.012 from Business, B-2 to a Planned Retirement Community District on a site with less than 160,000 sq. ft. of lot area.”

BE IT ENACTED by the Board of Trustees of the Village of Quogue as follows:

SECTION 1. Legislative Intent. Pursuant to §196-15.2 as amended, the Board of Trustees may consider the establishment of a Planned Retirement Community District (“PRCD”) on a site that has a lot area less than 160,000 sq. ft. and modify applicable dimensional regulations, provided that no significant adverse environmental impact to the surrounding properties will occur and the goals and objectives of the PRCD are achieved. The Board of Trustees received a petition from Jessups Landing South LLC, as Contract Vendee of a parcel of land at 26 Montauk Highway and designated as SCTM #0902-007.00-02.00-050.012 seeking to change the zoning classification from Business, B-2 to a Planned Retirement Community District. The premises are shown as Lot 9 on the Subdivision Map of Pen Craig, filed in the office of the Suffolk County Clerk on October 26, 2001 as Map File No. 10703. The property contains 40,603 sq. ft. and is a vacant lot located on the southerly side of Montauk Highway opposite the existing 31-unit PRCD known as Jessup Landing. The establishment of a PRCD on the subject premises will permit the construction of four detached dwellings, which will be limited to persons who are 55 years of age or older. The allocation of one dwelling per 10,000 sq. ft. is consistent with the surrounding development, which aside from the existing PRCD to the north, is comprised of business uses in the Business zone, including automobile sales, storage and repair facilities, and single-family dwellings on lots ranging in size from one-half to one-acre. The density is also consistent with the Article VI sewage flow regulations of the SCDHS. The premises are encumbered with conditions of the subdivision approval that require

25' wide vegetated buffers be planted and maintained along the west and southerly property lines that abut lots with single-family dwellings. The Board of Trustees finds that there is a need for additional housing for active senior adults aged 55 years or older in the Village and that the subject premises is suitable for the development of such housing. The addition of four such dwellings on the subject premises as described in the preliminary development concept plan submitted with the petition will not result in a significant environmental impact upon the surrounding properties and the goals and objectives of the PRCD. Accordingly, it is the intent of this local law to waive the minimum lot size and modify the applicable dimensional requirements to permit the zoning classification of the subject premises to be changed from Business, B-2 to a Planned Retirement Community District subject to such conditions and modifications as may be described herein.

SECTION 2. Waiver. Pursuant to §196-15.2E(2), upon review of the preliminary development concept plan, the Board of Trustees hereby waives the Minimum Site Size of 160,000 square feet required for the establishment of a PRCD on the subject premises to 40,000 sq.ft.

SECTION 3. Modification of Dimensional Regulations. Pursuant to §196-15.2H, upon review of the preliminary development concept plan, the Board of Trustees hereby modifies the dimensional regulations of the subject premises as follows:

<u>Dimension</u>	<u>Regulation</u>
Lot area (sq.ft.)	
Minimum	160,000 to 40,000
Minimum per dwelling unit	10,000
Lot coverage maximum by main and	
Accessory buildings and structures (percentage)	25
Lot width: minimum (feet)	125
Street frontage: minimum (feet)	125
Height: maxim (feet)	32
Yards, principal building: minimum (feet)	
Front	50 to 40
Side, minimum for one	30 to 25
Side, abutting side street on corner lot	50
Rear	30 to 25
Yards, accessory building and structures	
Minimum distance from street (feet)	40
Minimum distance from side and rear lot lines (feet)	25
Living quarter space: Minimum (sq. ft. of floor area)	925

SECTION 4. Amendment. Pursuant to the provisions of §196-76 and §196-15.2F, the zoning classification of the property located at 26 Montauk Highway also known as Lot 9 on the Subdivision Map of Pen Craig filed in the office of the Suffolk County Clerk on October 26, 2001 as Map File No. 10703 and designated as SCTM

#0902-007.00-02.00-050.012, be and hereby is changed from Business, B-2 to Planned Retirement Community District (“PRCD”) and the Village Clerk is directed to amend the Zoning Map in accordance with this local law.

SECTION 5. Conditions. Pursuant to the provisions of §196-15.2F, the following conditions are hereby imposed as a condition of the development of the PRCD on the subject premises:

1. The premises shall be developed with no more than five (5) dwelling units each with no more than four (4) bedrooms and an attached garage in accordance with the preliminary development concept plan.
2. Pursuant to the provisions of §196-15.2G, the development of the premises shall be subject to site plan review and approval by the Planning Board and such conditions and modifications to the preliminary development concept plan as the Planning Board may impose.
3. Prior to the issuance of a certificate of occupancy for the first unit, the landowner shall file covenants and restrictions to ensure the dwellings constructed on the premises shall be limited to persons who are 55 years of age or older consistent with the provisions of §196-15.2I (with no exceptions under §196-15.2J).
4. The development of the site shall be subject to such permits and approvals from other agencies having jurisdiction including but not limited to the SCDPW (highway access), NYSDEC (SPDES/SWPPP) and SCDHS (water supply and sewage disposal).
5. Pursuant to the provisions of §196-15.2F(5), the approval of the PRCD for the subject premises shall expire if the landowner has not received site plan approval from the Planning Board within two (2) years of the effective date of this local law or any extension granted by the Board of Trustees.

SECTION 6. AUTHORITY. The proposed local law is enacted pursuant to Village Law §7-712, as well as Municipal Home Rule Law §§10(1)(i), 10(1)(ii)(a)(11), 10(1)(ii)(a)(12), and 10(2).

SECTION 7. SEVERABILITY. If any section or subsection, paragraph, clause, phrase, or provision of this law shall be adjudged invalid or held unconstitutional by any court of competent jurisdiction, any judgment made thereby shall not affect the validity of this law as a whole, or any part thereof other than the part or provision so adjudged to be invalid or unconstitutional.

SECTION 8. EFFECTIVE DATE. This local law shall take effect upon filing with the Secretary of State pursuant to Municipal Home Rule Law.

AND BE IT FURTHER RESOLVED, that pursuant to the provisions of Chapter 97, Environmental Quality Review and the New York State Environmental Quality Review Act (SEQRA), the Village Clerk is hereby authorized and directed to coordinate and refer this local law and the petition to all involved and interested agencies, including but limited to the Planning Board, SCDPW, SCDHS and NYSDEC to determine their desire to assume lead agency and to provide comments on the preliminary development concept plan; and

AND BE IT FURTHER RESOLVED, that the Village Clerk is hereby authorized and directed to refer this local law to the Suffolk County Planning Commission; and

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

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE, that the Board of Trustees of the Village of Quogue hereby directs that a public hearing shall be held on **Friday, June 20, 2025 at 3:00 p.m.** prevailing time, at the Village Hall, Jessup Avenue, Quogue, New York, to hear any and all persons either for or against a local law entitled: “A Local Law changing the zoning classification of property of Renwick Realty Advisors LLC (Jessups Landing South LLC, Contract Vendee) at 26 Montauk Highway and designated as SCTM #0902-007.00-02.00-050.012 from Business, B-2 to a Planned Retirement Community District on a site with less than 160,000 sq. ft. of lot area.”

Copies of the proposed law are on file in the Village Hall and may be reviewed during normal business hours.

BY ORDER OF THE BOARD OF TRUSTEES OF THE VILLAGE OF QUOGUE

The Mayor reminded everyone to vote on the school and local library budget. He also mentioned that he would be delivering the State of the Village at the Fire House on Saturday, May 24 at 10:00 am, and the Memorial Day Ceremony would be held on Monday, May 26 at 10:00 am at the Fire House.

The Mayor reported that the drainage work and repaving had been completed on Dune Road and that a pothole on Leaward Lane had been repaired.

With no other business to discuss and upon motion made by Ted Necarsulmer seconded by Sally Beatty and unanimously carried, the meeting was adjourned at 3:43 pm.

Aimee Buhl, Village Clerk