

QUOGUE VILLAGE PLANNING BOARD  
MINUTES OF PUBLIC MEETING  
FRIDAY, APRIL 11, 2025

**+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 Planning Board was held as a hybrid meeting in a combination of both in-person and videoconference (i.e. ZOOM).**

**Members present in person:** Chairman Stephen Farrell, Robert Levy, Clarke Lewis, James Miller

**Member absent:** Lynn Lomas

**Others present in person:** Village Attorney Wayne Bruyn, Village Engineer Vincent Gaudiello, Village Building Inspector William Nowak, Deputy Village Clerk Denise Michalowski, Design Review Board Chairperson Judith McDermott, David Celi, Brian Kennedy, Paula Palumbo, James Hulme, Herb Eilberg, Ben Schwartz, Gerhart & Patricia Ponto

**Others present by ZOOM:** Steven Ditta

1. Mr. Farrell called the meeting to order and asked for a motion to approve the minutes of the March 14, 2025 meeting. Mr. Levy made the motion, Mr. Lewis seconded the motion, and the motion was unanimously carried. Mr. Farrell set the date of the next meeting to Friday, May 16, 2025 at 9:30 am.

2. The first matter to be heard was the application of **8 Midhampton Owner LLC at 8 Midhampton Ave SCTM# 902-2-1-7.1** for a two lot subdivision of site plan which was previously conditionally approved by the Planning Board on August 16, 2024.

Brian Kennedy was present at the meeting, and Steven Ditta was on the ZOOM call. Mr. Kennedy said that they have reviewed the memo from Mr. Gaudiello that was received this morning. Mr. Gaudiello reviewed this memo. He discussed the issues of the natural vegetation area percentage and the sanitary flow density between the two lots. Mr. Gaudiello said that this matter will need to be referred to the Pine Barrens Commission for review. Mr. Kennedy said that they will review the calculations and revise the map first. Mr. Gaudiello asked that the map be titled "Sketch Plan". The matter of parking was discussed next. Mr. Gaudiello said that a SEQRA determination will be needed, and the matter of when this should be done was discussed. The matter of a coordinated review with other agencies was also discussed. Mr. Ditta said that they will update the maps according to the memo, and that there was an error in the natural vegetation calculation, and that the proposed subdivision will comply with the 40% requirement. Mr. Ditta said they will provide a submittal next week. This matter was adjourned to the next meeting.

3. The next matter to be heard was the application for site plan review of **60 Old Country Road, LLC at 60 Old Country Road SCTM# 902-2-1-8.2**

Attorney James Hulme was present for the applicant. He explained that the applicant is looking to continue a site plan review on this property which had been partially/conditionally approved in

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May of 2024. Mr. Hulme said that there was an issue of the possible over clearing of the property, and that a map has been submitted showing proposed revegetation returning the property to the original clearing of 35%. Mr. Hulme then submitted copies to the Board of the approved Site Plan from 1993 showing the original clearing. He said that the applicant would like to now move forward with the bathroom addition in Unit C of the existing structure, and the revegetation. The issue of required parking spots was discussed. Mr. Gaudiello asked that a revegetation planting plan be submitted. Mr. Bruyn asked that a copy of the second Site Plan approval showing the expansion of the building also be submitted. Mr. Bruyn asked that the Building Inspector, Village Engineer and Fire Marshal provide comments for the next meeting. Mr. Hulme asked that this matter be put over to the next meeting. The matter of compliance with the Pine Barrens law of 40% clearing was discussed as to if it was applicable in the application.

**4. The next matter to be heard was the sign permit application of S.K. Palumbo LLC at 25 Montauk Highway SCTM# 902-3-2-29.2 to replace an awning.**

Mr. Farrell recused himself from this matter and left the meeting. Mr. Levy will act as Chairperson for this matter. Paula Palumbo was present at the meeting for this application. She explained that they are proposing to replace an awning that was damaged in a storm. Ms. Palumbo said that the proposed awning will be the same type and size as the previous awning, just a small change in the color to match the other sign on the property which was approved a few months ago. Ms. Palumbo said there were always lighting in the awning, but the new lights will be pin lights that are sewn in to the fabric of the awning. She said they will have an electrician set up the sign lighting to be from dusk to dawn only. Ms. Palumbo submitted information about the lumens to the Board. Mr. Levy made a motion to approve the request to replace the awning, Mr. Miller seconded the motion, and the motion was unanimously carried.

**5. The last matter to be discussed was the preliminary discussion of proposed subdivision from David & Katherine Celi at 57 Montauk Highway SCTM# 902-3-4-65.5.**

David Celi was present at the meeting for this application. Mr. Gaudiello said that this proposal is to subdivide the property into three lots. He said that he will review the application and provide his comments. Mr. Gaudiello asked that the prior approved subdivision map be submitted. The issue of access from Wintergreen Road was discussed. Mr. Farrell asked if the fire hydrant locations could be identified. This matter was adjourned to the next meeting.

**As there was no more business, the meeting was adjourned.**

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Denise Michalowski  
Deputy Village Clerk

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Date