

**VILLAGE OF QUOGUE  
DESIGN REVIEW BOARD  
PUBLIC HEARING  
FRIDAY MAY 9, 2025  
4:00 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 Design Review Board was held as a hybrid meeting in a combination of both in-person and videoconference (i.e. ZOOM).**

**Members present:** Chairperson Judith McDermott, Paula Prentis, Mark Seigel, Mark Stevens, Sally Booth, Alternate Member Sarah Adams

**Others present:** Village Attorney Wayne Bruyn, Village Building Inspector William Nowak, Deputy Village Clerk Denise Michalowski, Meredith Murray, Deni McChesney, Debbie Disston, Richard Petrocelli, Andrea & Larry Goodman, Craig Arm, Jeanette Obser, William Beatty, Bob Murray, Victoria & Scott Sartorius, Roseanne Kennedy, Barbara Sartorius, John Morgan, Peter Prentis, Betty Crowley, Andrew Wittenstein, Bruce & Katharine Peiffer, Anthony Reilly

Ms. McDermott called the meeting to order and announced that she will be recusing herself and designating Mr. Stevens as Chairperson for this matter, as she is a neighbor of 2 Beach Lane. She added that Ms. Sartorius will be speaking on her behalf. Ms. Prentis announced that as she is also a neighbor of 2 Beach Lane, she will be recusing herself from this meeting as well. Both Board members then left the meeting. Mr. Stevens then went over the role and procedures of the Design Review Board as provided from the Quogue Village Code.

Architect Craig Arm reviewed the application and handed out updated renderings to the Board, that had been changed based on comments from the Board. He noted that some of the revisions that were made were: additional trim and fascia were added to the exterior and the flat roofs were changed to pitched roofs. Mr. Arm also noted that the horizontal cedar siding is in keeping with the historic element, and showed some photos to the Board of examples of similar siding. Mr. Arm discussed different styles of homes in the surrounding area, and showed photos.

Mr. Stevens said that the Board is concerned as this property is in a very prominent location, right in the center of town. He asked the Board members for comments. Ms. Booth asked about the style of the clapboard. Mr. Arm said they were thinking more of a flush style siding. Mr. Bruyn suggested that a sample of the siding be provided to the Board. Ms. Booth next asked about the materials to be used for the foundation. Mr. Arm said they were considering using stucco or stone, and that most of the foundation will be covered with plantings. Ms. Booth asked about the lighting plan. Mr. Arm said that there will be some sconces next to the door and perhaps some subtle low voltage driveway or pathway lighting, and will be dark sky compliant. Mr. Stevens asked if there was a landscape plan. Mr. Arm answered that a plan was submitted and that the existing hedges and larger trees will remain, and be filled in along with foundation plantings. He noted that only a few trees will have to be removed to accommodate the new septic system. Ms. Booth asked for more information regarding the proposed driveway. Mr. Arm said that the current entrances will remain, and the driveway will not be asphalt, but will be some type of stone, with either metal or block edging.

Mr. Stevens asked if anyone from the public would like to comment. Ms. McChesney of 18 Midland Street spoke first, and noted that she was not in favor of the design in such a prominent location in the center of the Village. Ms. Sartorius of 15 Beach Lane spoke next, and was opposed to the modern design

and to the garage door location. The landscaping around the entrance of the driveway was also discussed. Mr. Murray of 42 Quogue Street spoke next, and thought the proposed house would be an improvement of what was there in the past, but that he agreed that the garage door locations were problematic. He also discussed possible landscaping ideas. Next, Mr. Beatty of 11 Beach Lane spoke, and expressed that the proposed house looks like a small office building. The color of the siding and roof was also discussed. Ms. Crowley of 32 Lamb Avenue spoke next, and asked for more information about the entranceway of the house. Mr. Arm said they have changed the roof from a flat roof to a pitched roof, and changed the columns from single to double, and made the front windows smaller and bumped them out. He explained that the door would be wooden panel and that the windows would be standard clear glass, and there would be more landscaping than what is pictured. Ms. Crowley asked if the house would be built up because of the water issues, and how would the property be screened taking into consideration the site line turning from Beach Lane onto Quogue Street. Mr. Arm said that was taken into consideration when they designed the house to be broken up and winged out, instead of looking at one long line of house. He added that he was confident that they could all work together to come up with a landscape plan that was agreeable. Mr. Nowak asked for more information regarding the new sanitary system, and the crown of the road. Mr. Arm said they will not have to raise the grade to accommodate the new sanitary system, and there will not be a retaining wall. He added there will be a subtle raise in grade from the driveway to the house, and there will be steps, but no berms. Mr. Arm noted there will only be a small crawl space, and a foundation reveal of approximately two and a half feet. Ms. Obser of 32 Niamogue Lane spoke next, and expressed that she was not in favor of the starkness of the windows. She suggested that perhaps window mullions could soften the look. Mr. Prentis of 62 Quogue Street spoke next, and asked if the design could be more traditional to fit in with the architecture of the neighborhood. Mr. Petrocelli of 59 Quogue Street also agreed that the design and the massiveness did not fit the neighborhood. Mr. Stevens read a letter from Mr. Lungstrum of 4 Cooper Lane voicing concern with the non-traditional design that is being proposed.

Ms. Booth reviewed the comments from the public, and suggested that perhaps the front porch could be extended to provide a more traditional look. She suggested further that adding mullions or sashes could soften the look of the windows. Ms. Booth said as this is such a prominent corner, they would not want to see this home hidden away by arborvitaes. Ms. Booth summarized that the goal of the DRB and this hearing is to come to an agreement that is a balance of the needs and desires of the owners, architect, and community. Mr. Arm said they will consider all of the feedback given today. Ms. Goodman said that they are working with local people, and are very proud of their house, and hope they can move on from this quickly. Mr. Arm said they will submit new renderings to the Board in around a week or so. Mr. Stevens set the date of the next meeting to Friday May 30, 2025 at 4pm.

There being no more business, the meeting was adjourned.

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Denise Michalowski  
Deputy Village Clerk

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Date

## Email list

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