

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

PRESENT: Mayor Robert Treuhold, Trustees Ted Necarsulmer and Tom Mullen, Village Attorney Wayne Bruyn, Village Clerk Aimee Buhl, Police Chief Christopher Isola and Fire Chief Dave Schaffer

ABSENT: Trustee Sally Beatty

OTHERS PRESENT: Anthony Pasca

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

Upon motion made by Ted Necarsulmer, seconded by Randy Cardo and unanimously carried, the Minutes of the Regular Meeting held on May 20, 2025 and Special Meeting held on May 30, 2025 were approved.

Upon motion made by Tom Mullen, seconded by Ted Necarsulmer and unanimously carried, it was RESOLVED that the Abstract of Audited Vouchers Schedule 06-25, \$997,632.71 and Treasurer's Report for the Month ending May 2025 are approved:

\$ 495,690.64	General Account
\$ 4,609,843.48	General Investment
\$ 1,364,747.36	Capital Reserve
\$ 500,000.00	Compensating Balance
\$ 4,388,663.73	Class General Account
<u>\$ 197,062.30</u>	Scrub Oak Renovation Bond Proceeds
 \$11,556,007.51	 Total 5/31/25

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

Fire Billed: \$2,200; Fire Collected: \$0  
Burglar Billed: \$725; Burglar Collected: \$50

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

Trustee Randy Cardo recused himself from the Public Hearing as he has an interest in the property.

### **Public Hearing**

The Mayor opened the public hearing and Attorney for the applicant Anthony Pasca addressed the Board. He stated that the concept and density of this project is the same as the development across the street.

The Mayor stated that there would be no more than five bedrooms (as opposed to three bedrooms as stated at the May meeting). He also stated that the applicant would be responsible for a park fee of \$2,500 per dwelling. The Mayor said that the Planning Board reviewed the preliminary site plan and did not have any issues to raise for the Trustees' consideration. The Trustees sent the preliminary site plan and proposed zoning change to the Suffolk County Department of Economic Development and Planning and was advised that the Planning Commission had no objection to the Village of Quogue Board of Trustees assuming lead agency for the project. The preliminary site plan was also sent to the Health Department who replies with a reference to an application

filed in 2021 for a different project that was never withdrawn. The Trustees also requested a SEQRA review and received a full environments assessment form parts II and III from the Village Engineer, the Raynor Group.

There were no questions by the public and upon motion made by Ted Necarsulmer, seconded by Tom Mullen an unanimously carried, it was RESOLVED that the Public Hearing was closed.

### **State Environmental Quality Review Act - SEQRA**

WHEREAS, the Board of Trustees of the Village of Quogue have proposed 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 (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 an “Unlisted Action” pursuant thereto; and

WHEREAS, by letter dated June 16, 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 June 20, 2025; and

WHEREAS, the proposed Local Law was referred to the Village’s Planning Board, SCDHS and other interested agencies for advisory comments, which comments have been reviewed and considered by the Board of Trustees; 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, SEQR 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, SEQR 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

## **Local Law Adoption**

WHEREAS, Board of Trustees of the Village of Quogue have proposed 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”; and

WHEREAS, a public hearing was held on June 20, 2025; and

WHEREAS, by letter dated June 16, 2025, the Suffolk County Planning Commission considered the proposed local law to be a matter for local determination, with four comments offered by the Suffolk County Planning Department; and

WHEREAS, the adoption of said local law is considered to be an Unlisted Action under 6 NYCRR §617.4(b), SEQRA and a Negative Declaration was issued by resolution dated June 20, 2025;

NOW, THEREFORE BE IT RESOLVED, that Local Law No. 6 of 2025 is hereby adopted as follows:

### **LOCAL LAW NO. 6 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 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	<b>160,000 to 40,000</b>
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	<b>50 to 40</b>
Side, minimum for one	<b>30 to 25</b>
Side, abutting side street on corner lot	50
Rear	<b>30 to 25</b>
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 four (4) dwelling units each with no more than five (5) 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.

6. In consideration of the change in zoning from Business, B-2, the Board of Trustees hereby finds that this residential project will contribute to the need for park and recreational facilities in the Village, that this project presents a proper case for requiring a provision in furtherance of such need, that a suitable park cannot be properly located on the site plan for this project, and thus that a park fee (in lieu of a park dedication on the subject property) should be required for this project. Therefore, a park fee shall be paid to the Village (to be used by the Village exclusively for park, playground or other recreational purposes) prior to issuance of a building permit for construction on the subject property. The amount of such park fee shall be \$2,500.00 per dwelling unit for a total of \$10,000.00 for four dwelling units.

**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 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 June 20, 2025, the Board of Trustees of the Village of Quogue at their meeting of June 20, 2025 adopted LOCAL LAW NO. 6 OF 2025 as follows: “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 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 adoption of the foregoing resolution was duly put to a vote on roll call which resulted as follows:

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

Trustee Cardo returned to the meeting.

Upon motion made by Randy Cardo, seconded by Tom Mullen and unanimously carried, it was RESOLVED that the annual Organizational Meeting for the next fiscal year is scheduled to be held on Monday, July 7, 2025 at 3:00 pm.

Upon motion made by Tom Mullen, seconded by Ted Necarsulmer and unanimously carried, it was RESOLVED that the following budget transfer is approved:

From A1325445 Clerk-Treas Print Notice to A1325451 GASB 45 \$200

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

17670 Viking ESP Corporation \$105.14  
17746 Walsh & Hughes, Inc. \$1,070

Upon motion made by Tom Mullen, seconded by Randy Cardo and unanimously carried, it was RESOLVED that Jack Kitz's return from military service leave as of June 2, 2025 is approved retroactively.

Upon motion made by Tom Mullen, seconded by Ted Necarsulmer and unanimously carried, it was RESOLVED that a Special Event Permit application from Wendy and Sam Frieder for use of the beach parking lot only on June 28, 2025 from 6:00 pm until 8:30 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 Kashif Hussain for a party to be held at the Village Beach on July 1, 2025 from 6:00 pm until 8:30 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 Ben Siegel for a party to be held at the Village Beach on August 16, 2025 from 6:00 pm until 9:00 pm is approved.

Upon motion made by Tom Mullen, seconded by Ted Necarsulmer and unanimously carried, it was RESOLVED that 16 of the Fire Department's air bottles will be condemned and disposed and 26 Scott packs are declared as surplus and unneeded and the sale of such surplus and unneeded air bottles and Scott packs are authorized to be sold to the East Quogue Fire District.

Upon motion made by Ted Necarsulmer, seconded by Tom Mullen and unanimously carried, it was RESOLVED that 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), subject to the conditions set forth in the Village Engineer's letter dated June 19, 2025, and such other conditions as shall be imposed by the Village Building Inspector is approved.

With no other business to discuss and upon motion made by Tom Mullen seconded by Ted Necarsulmer and unanimously carried, the meeting was adjourned at 3:35 pm.

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Aimee Buhl, Village Clerk