

QUOGUE VILLAGE PLANNING BOARD
MINUTES OF PUBLIC MEETING
FRIDAY, JUNE 20, 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, James Miller

Members Absent: Lynn Lomas, Clarke Lewis, Alternate Maya Ryvicker

Others present in person: Village Attorney Wayne Bruyn, Village Engineer Vincent Gaudiello, Deputy Village Clerk Denise Michalowski, Design Review Board Chairperson Judith McDermott, David Celi, Brian Kennedy, Herb Eilberg, Gerhart & Patricia Ponto, Kittric Motz, Phil Giordano, James Hulme, David Kepner, Daniel Gurskis, Chris Keber, Andrew Oliverio

Others present by ZOOM: Village Building Inspector William Nowak

1. Mr. Farrell called the meeting to order and asked for a motion to approve the minutes of the May 16, 2025 meeting. Mr. Levy made the motion, Mr. Miller seconded the motion, and the motion was unanimously carried. Mr. Farrell set the date of the next meeting to Friday, July 18, 2025 at 9:30 am.

2. The first matter on the agenda today was the referral from the Quogue Village Board of Trustees for **Jessups Landing South at 26 Montauk Highway SCTM# 902-7-2-50.12 to change the zone for this property from the present classification of B2 to Planned Retirement Community District to permit the development of four residential homes.**

Village Engineer Vincent Gaudiello has reviewed the Change of Zone Petition and issued a Memo to the Planning Board. Applicant David Kepner reviewed the proposed project and showed the Board a color rendering of one of the four proposed houses. He explained that this property is located across the street from the existing Jessups Landing PRCD project, and that there is great demand for active retirement housing in the Village. Mr. Kepner noted that there is a Quogue Village Board of Trustees Public Hearing later this afternoon regarding the proposed zone change. Mr. Kepner added that these four homes will be smaller than the existing ones, and he will need to purchase Pine Barrens Credits. The number of bedrooms allowed according to the Suffolk County Health Department regulations regarding sanitary flow, and parking spaces were discussed next. The matter of the required non-disturbance vegetated buffer was also discussed, and will need to be addressed in the future. Mr. Bruyn suggested a memo be issued to the Village Trustees regarding the issues that were discussed at this meeting.

3. The next matter to be heard today was the Subdivision Application from **McLogan/Gurskis at 111 Jessup Avenue SCTM# 902-7-2-24**

Village Engineer Vincent Gaudiello reviewed this application and has issued an Engineering Memo to the Planning Board. Attorney Kittric Motz and property owner Daniel Gurskis were present at the meeting. Ms. Motz reviewed the application and said they are proposing to

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subdivide this lot into two parcels, with one parcel being a few square feet short of meeting the minimum lot size required. Ms. Motz added that an application had been submitted to the Zoning Board, and they were advised to apply to the Planning Board first. Ms. Motz said that she has met with the Health Department, and was told she would need a variance from them to keep the existing two houses on the one parcel, and that they will need to install two separate sanitary systems. Mr. Farrell said the Board is not supportive of leaving the two houses on one lot, and allowing for another house to be built on the currently vacant lot, as this would greatly increase the non-conformity. Ms. Motz said these homes are contributing structures in the Quogue Historical District. Mr. Bruyn asked for documentation of this to be submitted to the Board. Ms. Motz requested an adjournment to the next meeting.

4. The next matter on the agenda was the preliminary discussion of proposed subdivision of Keber at 106 Quogue Street SCTM# 902-10-1-7

Attorney Kittric Motz and property owner Chris Keber were present at the meeting for this informal discussion. Ms. Motz said that this lot was originally created as part of the Waddleton subdivision, and she will research and submit this information to the Board. Ms. Motz said that they are proposing to put an addition on the primary residence, and as both lots would be conforming, and designate what is now considered the rear yard, to be the front yard in the flagpole lot. She added that they would also like to maintain the 55-foot set back variance that was granted in 1990 by the ZBA, but no other relief would be needed. Ms. Motz showed the Board a copy of the survey and reviewed the proposed changes. Mr. Bruyn suggested that Ms. Motz meet with Mr. Nowak to review the proposal. Mr. Gaudiello said the prior subdivision information should be noted on the map.

5. The next matter on the agenda was the proposed minor architectural modifications to the previously approved building facades of 8 Midhampton Owner, LLC at 8 Midhampton Avenue SCTM# 902-2-1-7.1

Brian Kennedy was present at the meeting. He noted that revised façade renderings have been submitted, and that this is separate and distinct from the subdivision plan from the previous meeting. He reviewed the proposed change to the tenant entrances in the two industrial buildings, which will be quicker and more economical to construct. He added that there is no change to the materials, colors, square footage, or the overall design, only to the location of the entryways. Mr. Gaudiello suggested that the Design Review Board be consulted on this change. Ms. Mc Dermott said she approved of the changes as long as the landscaping remained the same. Mr. Nowak said that the Fire Marshall should also be consulted as this is a building access change. Mr. Farrell made a motion to approve the proposed facade changes as conditioned in the attached resolution. Mr. Levy seconded this motion, and the resolution was unanimously carried.

6. The next matter to be discussed was the request to modify the Landscape Plan for 164 Jessup Ave, LLC at 164 Jessup Avenue SCTM# 902-8-1-10, and to request tenant approval for Elite Beauty Brands.

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Applicant Andrew Oliverio was present for these two matters. Mr. Oliverio explained that a new Landscaping Plan is being proposed due to the existing spatial availability. He reviewed the changes that he is proposing according to the new plan he submitted, and noted that these changes would not cause any line of sight issues. The screening to the back of the property, and type of planting was discussed. Mr. Oliverio noted that he paid for trees to be planted on the neighbor's property on the other side of the fence. Mr. Gaudiello said that the document provided is incomplete and does not identify the names, sizes and number of materials to be planted. Mr. Oliverio said that he can provide this information, and would like to be able to plant them before the next Planning Board meeting, so that the area is not left as a dirt pit. Mr. Farrell said the Board is not able to approve what has been submitted at this meeting, as it is incomplete. Mr. Bruyn asked if an as built survey has been completed including curbs and drainage. Mr. Oliverio said they have one more day of concrete work and then they can order the as built survey. Mr. Gaudiello asked if a final application has made to the Suffolk County Department of Health. Mr. Oliverio said that they are waiting for the final conditional survey which will be ordered next week. Mr. Gaudiello asked for Mr. Nowak to comment on the change of tenancy application. Mr. Oliverio said the new tenant is considered a dry retail use for the Health Department. Mr. Farrell made a motion to approve the Elite Beauty Brands upon the approval of the Health Department, and issuance of a Certificate of Occupancy for the building, as worded in the attached resolution. Mr. Levy seconded the motion and the resolution was unanimously carried. Mr. Farrell made a motion to again conditionally approve both Studio 7 Pilates, LLC and Level 10 Partners, LLC., as worded in the attached resolution. Mr. Levy seconded the motion, and the resolution was unanimously carried. Mr. Nowak brought up the issue of screening the air conditioning units. Mr. Oliverio asked if he can get his Certificate of Occupancy without the landscaping approved. Mr. Gaudiello said that he should submit the complete Landscape Plan as soon as possible for review, including identifying of what is changing and what is remaining the same.

7. The next matter was the holdover Site Plan application from 60 Old Country Road, LLC at 60 Old Country Road SCTM# 902-2-1-8.2

Attorney James Hulme was present for this holdover application. Mr. Hulme review that this Site Plan application has been conditionally approved, subject to restoration of the vegetated area. Mr. Hulme noted that he has submitted the previously approved Site Plans from 1993 and 1998, and the landscape details. Mr. Hulme explained that the current Site Plan bring the percentage of revegetation back to the approved percentage of 1993, although the locations of revegetation are not in the exact same locations in order to conform with the Village parking requirements. Mr. Hulme reviewed the buffer area. Mr. Bruyn said the issue is since this is a change of tenant request, would this have to comply with the change in Pine Barrens code which increased the required percentage of revegetation from 35% to 40%. The asphalt area on the easterly boundary bordering the neighbor was discussed next. Mr. Gaudiello said it appears that taking out asphalt to revegetate would make the property non-complaint in parking spaces. He asked that an as built signed and sealed survey be submitted upon completion, to include the percentage of clearing, so

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that compliance with the 35% can be confirmed. Mr. Farrell made a motion to approve the proposed interior alteration and restoration of the bathroom based on the Site Plan dated May 13, 2025 subject to the necessary revegetation and submission of the as built survey, as worded in the attached resolution. Mr. Levy seconded the motion and the resolution was unanimously carried.

8. The last matter on the agenda today was the holdover Subdivision application for David & Katherine Celi – 57 Montauk Highway SCTM# 902-3-4-65.5

Applicant David Celi was present at the meeting. Mr. Celi distributed an amended Site Plan to the Board. Village Engineer Vincent Gaudiello has issued a memo for this matter. Mr. Gaudiello commented on the location of vehicle access and obstructed site distance, and noted that a professional Site Distance Analysis is needed. He added that this information is necessary to determine the extent of an easement and maintenance agreement plan that will be needed to ensure adequate site distance exists. Mr. Celi expressed concern about the time and cost of this analysis. The reasoning for the professional analysis and plans was discussed next. Mr. Gaudiello said he did not have a problem with the configuration of the three lots, and then reviewed the comments and recommendations of his memo. Mr. Gaudiello further noted that this application should be referred to the Suffolk County Department of Public Works. Mr. Bruyn suggested Mr. Celi meet with the SCDPW before the final maps are referred to them so see if there are any other issues. Mr. Bruyn said once the final plans are submitted that comply with the Engineer's comments and the environmental assessment forms are completed, the Board could make a SEQRA determination. Mr. Farrell made a motion to grant conditional Sketch Plan Approval subject to the completion of the comments of the Engineer's memo, as worded in the attached resolution. Mr. Levy seconded the motion, and the resolution was unanimously carried.

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

Denise Michalowski
Deputy Village Clerk

Date