

QUOGUE VILLAGE PLANNING BOARD  
MINUTES OF PUBLIC MEETING  
FRIDAY, JULY 18, 2025

**Members present in person:** Chairman Stephen Farrell, Robert Levy, Clarke Lewis, Lynn Lomas, Alternate Maya Ryvicker

**Members Absent:** James Miller

**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, Kittric Motz, Jennifer McLogan, Daniel Gurskis, Christopher Keber, Grenville Gooder, Lisa Gooder, Stephen Lari

1. Mr. Farrell called the meeting to order and designated Alternate Member Maya Ryvicker as a voting member for this meeting in Mr. Miller's absence. He then asked for a motion to approve the minutes of the June 20, 2025 meeting. Mr. Levy made the motion, Mr. Lomas seconded the motion, and the motion was unanimously carried. Mr. Farrell set the date of the next meeting to Friday, August 15, 2025 at 9:30 am.

2. The first matter to be discussed was the request to approve an amended Landscape Plan for **164 Jessup Ave, LLC at 164 Jessup Avenue SCTM# 902-8-1-10.**

Village Engineer Vincent Gaudiello has reviewed the amended plan and has issued a Site Plan Memo. Mr. Farrell made a motion to approve the amended Landscape Plan conditioned upon the submission of a revised Landscape Plan that includes the size of the proposed planting materials, the project name, drawing title and date. Mr. Levy seconded the motion and the motion was unanimously carried.

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

Mr. Gaudiello has reviewed and issued a Subdivision Memo for this property. Attorney Kittric Motz and property owner Christopher Keber were present at the meeting. Ms. Motz said she has reviewed the Subdivision Memo and feels the issues raised can be easily addressed. She noted that they will have to seek ZBA approval for the dimensional relief. The subdivision design of the appendage in the southwest corner of Lot B was discussed next. The matter of the driveway area and shed on Lot B was also discussed. Mr. Farrell said that the Planning Board will not be involved in the determination of the legality of the restrictions set in 1970 by the ZBA to prohibit further subdivision, as that is a Zoning Board issue. Ms. Motz asked for an adjournment so the matter can be heard by the ZBA.

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

Ms. Motz was present for this application. She reviewed the historical information that was submitted regarding the two houses currently on the property. Mr. Bruyn asked if the property

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owners would be willing to agree to a Historic Façade Easement, which would require that the buildings have to retain their historic character, and cannot be altered or changed without approval from the Design Review Board, using the Federal Standards for Rehabilitation of Historic Structures. Mr. Gurskis said their goal is to preserve the homes. Ms. McLogan agreed that they want to keep the original character of the homes. Mr. Farrell said they should now go to the Zoning Board. Ms. Motz said she has had a preliminary consultation with the Suffolk County Department of Health regarding what needs to be done with the sanitary systems. Ms. Motz asked that this matter be adjourned so the matter can be heard by the ZBA.

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

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Denise Michalowski  
Deputy Village Clerk

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Date