

QUOGUE VILLAGE PLANNING BOARD
MINUTES OF PUBLIC MEETING
FRIDAY, AUGUST 15, 2025

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

Member Absent: James Miller

Others present in person: Village Attorney Wayne Bruyn, Village Engineer Vincent Gaudiello, Village Building Inspector William Nowak, Village Fire Marshall David Schaffauer, Design Review Board Chairperson Judith McDermott, Deputy Village Clerk Denise Michalowski, Brian Kennedy, Thomas K. Freund, Herb Eilberg, Kittric Motz, Anthony Pasca, Ufuk Karali, Andrew Oliverio

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 made a motion to approve the minutes of the July 18, 2025 meeting. Mr. Levy seconded the motion, and the motion was unanimously carried. Mr. Farrell set the date of the next meeting to Friday, September 19, 2025 at 9:30 am.

2. The first matter before the Board today was the review and acceptance of a **Bond Continuance for one year from the Picheny Subdivision 31, 33, 35 & 37 Bay Road (SCTM# 902-6-1-18.2, .3, .4 & .5). New SCTM# (902-6-1-18.6, .7 & .11)**

Mr. Farrell said that Mr. Picheny has applied to renew their Bond for another year. He made a motion to approve this request and to recommend to the Board of Trustees to approve as well. Mr. Levy seconded the motion, and the motion was unanimously carried.

3. The next matter to be heard today was the review of the Site Plan Memo for **164 Jessup Avenue, LLC at 164 Jessup Avenue (SCTM# 902-8-1-10).**

Attorney Kittric Motz was present at the meeting representing the applicant. Ms. Motz said they have received Mr. Gaudiello's memo. Mr. Bruyn said that the Memo points out that the differences from the approved Site Plan need to either be corrected, or brought before the Board to approve. Mr. Gaudiello reviewed the items from the memo that need to be addressed. Ms. Motz asked that the Board approve the Cedar Enclosure and the removal of the EV charging stations. Mr. Farrell and the Board approved these two requests unanimously.

4. The next matter to be heard was the application for Site Plan Review from **Freund at 7 Commercial Park (SCTM# 902-2-1-8.8)** for the tenant approval request from **Karal's Custom Homes.**

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Property owner Thomas Freund and proposed tenant Ufuk Karali were present for this application. Mr. Farrell asked if the Certificate of Occupancy for this property has been issued, as what has been constructed is very different from what the Planning Board had originally approved. Mr. Nowak said that the Site Plan approval has expired and needs to be renewed, the fence needs to be added and a planting schedule needs to be submitted. Mr. Gaudiello said that a meeting should be scheduled with the applicant to discuss the changes from the original approval. He recommended that the applicant renew the Site Plan with the amendments that have been made, and address the revegetation requirements. The issues regarding the 35% Pine Barrens vegetation requirement, and drainage changes were discussed. Mr. Gaudiello recommended that the proposed tenant submit the Building Permit application for the construction that they are requesting, but no decision can be made until a valid Site Plan has been approved. This matter was adjourned until the next meeting.

5. The next matter to be heard was the application of 8 Midhampton Owner, LLC at 8 Midhampton Avenue (SCTM# 902-2-1-7.1)

Brian Kennedy was present at the meeting for the applicant. Mr. Kennedy explained that a submission of revised plans has been submitted and they have received Mr. Gaudiello's Memo. He added that they are still waiting on the Suffolk County Department of Health Covenants and Restrictions for the subdivision. Mr. Bruyn said an Amended Resolution has been prepared and reviewed by the Board correcting the square footage to 65,500 and 60,000 for Buildings A and B. Mr. Farrell made a motion to approve the attached Amended Resolution. Mr. Lomas seconded the motion, and the motion was unanimously approved. Mr. Gaudiello recommended to the Board that they approve the six Site Plan changes as per his Site Plan Memo. Mr. Farrell made a motion to approve the attached Resolution, which approves the proposed Site Plan changes. Mr. Levy seconded the motion, and the motion was unanimously carried. This subdivision portion of the application was adjourned until the next meeting.

6. The last matter on the agenda today was the application for Site Plan Review from Jessups Landing South at 26 Montauk Highway (SCTM# 902-7-2-50.12).

Mr. Gaudiello has reviewed this application and issued a Site Plan Memo. Attorney Anthony Pasca was present at the meeting for the applicant. Mr. Pasca reviewed the application which now conforms to Zoning Regulations since the Board of Trustees has approved a change of zone. Mr. Pasca said currently a 25-foot natural buffer required, which would not be possible with this design. Mr. Farrell noted that consistent plans need to be submitted, and the comments in the Site Plan Memo need to be addressed. Mr. Gaudiello reviewed some of these issues, including: parking requirements, buffer area, fire safety concerns, setbacks, sanitary flow density, garbage storage and removal, gross floor area & minimum separation between structures. He also discussed the proposed driveway and the permit that would be needed from the Suffolk County Department of Public Works. Mr. Bruyn recommended referral to the Fire Marshal and the Design Review Board at this time. This matter was adjourned to the next meeting.

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

Denise Michalowski
Deputy Village Clerk

Date