

QUOGUE VILLAGE PLANNING BOARD
MINUTES OF PUBLIC MEETING
FRIDAY, SEPTEMBER 19, 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, Lynn Lomas, and Alternate Maya Ryvicker

Members Absent: James Miller, Clarke Lewis

Others present in person: Village Engineer Vincent Gaudiello, Village Building Inspector William Nowak, Design Review Board Chairperson Judith McDermott, Deputy Village Clerk Denise Michalowski, Brian Kennedy, Thomas Freund, Herb Eilberg, Kittric Motz, David Gurskis, Steven Ditta

Others present via ZOOM: Village Attorney Wayne Bruyn, Lee Wadelton

1. Mr. Farrell called the meeting to order and appointed 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 August 15, 2025, meeting. Mr. Levy seconded the motion, and the motion was unanimously carried. Mr. Farrell set the date of the next meeting to Friday, October 24, 2025, at 9:30 am. Mr. Farrell emphasized the importance of submittal deadlines to ensure all involved parties have adequate time to review the materials and provide comments. Effective immediately, applications and other materials must be submitted no later than two weeks before the meeting. Additionally, all surveys and drawings submitted must be prepared and certified by a professional. He added that incomplete applications and informal drawings will not be accepted. The deadline for the October 24th meeting will be Friday, October 10, 2025, in order to be included on the agenda.

2. The first matter on the agenda was the informal discussion of Site Plan Review Application for **Freund at 7 Commercial Park (SCTM# 902-2-1-8.8). There is also a tenant approval request for Karal's Custom Homes, Inc. pending.**

Applicant Thomas Freund was present at the meeting. Mr. Gaudiello reviewed that he and Mr. Nowak had met with the applicant on the site to review the property. They had advised the applicant to submit a Site Plan Modification, to amend the original Site Plan, which was approved in 2021. Mr. Gaudiello continued that the applicant is now seeking to obtain a Certificate of Occupancy for the site, but because the original approval has expired, and field changes have been made, a new application with updated drawings and surveys needs to be filed. Mr. Gaudiello discussed the revegetation requirements for this property, and asked that a revegetation plan be submitted, and that clearing calculations be included on the as-built survey. Mr. Gaudiello said he will review the submitted materials further and provide a Site Plan Memo.

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Next, Mr. Gaudiello discussed the memo submitted reviewing the changes that were made from the original approval. This matter will be discussed formally at the next meeting.

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

Brian Kennedy and Steven Ditta were present for the application. Mr. Kennedy said they have reviewed the Subdivision Memo dated September 17, 2025, and have revised the plans accordingly, and will be submitting those plans today. Mr. Ditta reviewed the changes that were made, and noted that the plans are waiting for the Health Department approval. He added that the Suffolk County Department of Health has deemed the plans approvable once the Covenants and Restrictions have been finalized. Mr. Bruyn said a Public Hearing for the subdivision could be scheduled at this time, and left open pending Suffolk County Department of Health approval. Mr. Farrell made a motion to schedule a Public Hearing on the subdivision for October 24, 2025, at 9:30 am. Mr. Levy seconded the motion, and the motion was unanimously carried.

4. The next matter to be heard was the holdover subdivision application of McLogan/Gurskis at 111 Jessup Avenue SCTM# 902-7-2-24.

Attorney Kittric Motz and Applicant Daniel Gurskis were present at the meeting. Ms. Motz reviewed the progress on this application to date, and noted that the ZBA has granted the necessary approval, conditioned upon a Historical Façade Easement. Ms. Motz said that today they are asking the Board to consider Sketch Plan approval and make a SEQRA determination so that they may make a Final Subdivision Application to the Suffolk County Department of Health. Mr. Gaudiello said that once the application to the Suffolk County Department of Health is approved, the applicant can then make a Final Subdivision Application to the Planning Board. Mr. Farrell made a motion to approve the attached resolution for Sketch Plan approval, and Mr. Lomas seconded the motion. The motion was unanimously carried. Mr. Gaudiello discussed the SEQRA determination, including Pine Barren credits needed and sanitary system changes. He added that a public hearing will be held at a future date. Mr. Farrell made a motion to approve the attached resolution to adopt a Negative SEQRA Determination, and Mr. Levy seconded the motion. The motion was unanimously carried.

5. 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 for the application. Mr. Gaudiello reviewed his memo from August 14, 2025. Mr. Gaudiello asked if the final approval letter and stamp from the Suffolk County Department of Health could be clarified. The fenced enclosure of the dumpster was discussed next. Mr. Gaudiello recommended that the gap of about a foot between the corner post of the gate and the end post of the side fencing could be closed up in some manner. Mr.

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Gaudiello said he will update his memo. Once these items are resolved, he will recommend that the final Certificate of Occupancy be issued, as the temporary Certificate will expire at the end of September. Ms. Motz said she will submit a written request to extend the temporary Certificate of Occupancy until October 15th so that they may resolve the outstanding issues. This matter was adjourned to 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. Farrell noted that the applicant has requested an adjournment to the October 2025 meeting and asked that the applicant be made aware of the new deadline dates. Mr. Farrell noted that comments have been received from Tim Meduski (Quogue Highway Department) regarding streetlights in this area, and asked that the applicant be sent these comments.

7. The last matter on the agenda was the holdover subdivision application for Keber at 106 Quogue Street SCTM# 902-10-1-7.

Mr. Farrell noted that this matter has been adjourned for ZBA consideration, and that the applicant should also be made aware of the new deadlines.

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

Denise Michalowski
Deputy Village Clerk

Date