

**Quogue Village
Planning Board Agenda
December 19, 2025, 9:30 AM**

- Approve minutes of the October 24, 2025 meeting.

New Matters

1. 164 Jessup Avenue, LLC – 164 Jessup Avenue SCTM# 902-8-1-10

- *Tenant and Sign approval*
 - CMT Builders – current tenant relocating to Unit # 101 with new signage.
 - Market Lane LLC – Home goods/décor retailer, signage to be submitted at a later date.
 - EQ Head Spa – Scalp massages and treatments, signage to be submitted at a later date.

2. Quogue Properties, LLC – 58 Old Country Road SCTM# 902-2-1-8.1

- *Tenant approval*
 - Greener Pastures Organics/Savatree, Inc. – Greener Pastures is an approved current tenant and is being purchased by Savatree Inc.

Holdovers

1. Jessups Landing South LLC – 26 Montauk Highway SCTM# 902-7-2-50.12

- *Revised Site Plan*

2. Keber – 106 Quogue Street SCTM# 902-10-1-7

- *Applicant seeking to divide parcel into two conforming lots.*
 - ZBA decision granting requests 1-3 and denying requests 4-5.
 - Letter from Ms. McGivern, who is representing the neighbors at 96 Montauk Hwy.
 - Letter from Ms. Motz in response to Ms. McGivern’s letter.