

QUOGUE VILLAGE PLANNING BOARD
MINUTES OF PUBLIC HEARING
FRIDAY, OCTOBER 24, 2025

Pursuant to §103-a of the New York State Public Officers' 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, James Miller, Clarke Lewis, and Alternate Maya Ryvicker

Others present in person: Village Attorney Wayne Bruyn, Village Building Inspector William Nowak, Design Review Board Chairperson Judith McDermott, Deputy Village Clerk Denise Michalowski, Paul DiLandro, Steven Ditta, Kittric Motz, Steve & Debby Giuffre, Patty Brunn, Tom Freund, Lee Wadelton, Herb Eilberg, Dave Kepner, Anthony Pasca, Brian Kennedy, John Ledermann, Bob Murray, Jack Seelinger, David Celi, Andrew Perel and Andrew Oliverio

Others present via ZOOM: Village Engineer Vincent Gaudiello

1. Mr. Farrell called the meeting to order and noted that beginning next month, the Planning Board meetings will take place on the third Friday of the month at 9:30 am, unless there is a conflict. The November meeting will be held on Friday, November 21, 2025, at 9:30 am, and the deadline to submit information to the Board will be Friday, November 7, 2025.

2. The first matter on the agenda was the holdover application for Modification of Landscape & Site Plans 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.**

Three memos have been issued on this matter: Engineering Memo dated October 1, 2025, and two Site Plan memos dated October 1, 2025, & October 22, 2025. Applicant Thomas Freund and Patty Brunn were present at the meeting. Mr. Farrell made a motion to approve the attached resolution, which approves and renews the modified Site & Landscape Plans as submitted. Mr. Lomas seconded the motion, and the motion was unanimously carried. Mr. Farrell next made a motion to approve the attached resolution to give tenant approval to Karal's Custom Homes. Mr. Levy seconded the motion, and the motion was unanimously carried. Mr. Farrell reminded the applicant that any signage would need to be approved by the Board before it could be installed.

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

A Subdivision Memo for this application has been issued. Brian Kennedy and Steven Ditta were present for the application. Mr. Farrell opened the Public Hearing for the subdivision. Mr. Kennedy stated that they have reviewed the Subdivision Memo and have prepared and submitted, (via email on October 21, 2025) a Final Map. Mr. Bruyn noted that a letter of local determination has been received from the Suffolk County Planning Commission. Mr. Farrell asked if any members of the public would like to be heard. Hearing no response, Mr. Farrell

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then closed the Public Hearing. Installation of monuments or, as an alternative, providing a Performance Bond for \$10,000 was discussed. Mr. Bruyn confirmed that the corner radius will be deeded to the Village, and noted on the map. He added that the Engineering fees will need to be paid to the Village. Mr. Farrell made a motion to approve the attached resolution granting this application Final Conditional approval. Mr. Lomas seconded the motion, and the motion was unanimously carried.

4. The next matter to be heard today was the discussion of the expired temporary Certificate of Occupancy for **164 Jessup Avenue, LLC at 164 Jessup Avenue (SCTM# 902-8-1-10).**

Attorney Kittric Motz was present on behalf of the applicant. Mr. Nowak stated that he has completed an inspection, and outstanding matters have been resolved except for the installation and inspection of the RPZ valve. Mr. Gaudiello recommended that written approval from the Suffolk County Water Authority be submitted to the Building Department once received.

5. The next 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).**

A Site Plan Memo for this application has been issued. Property Owner David Kepner, Attorney Anthony Pasca, and Engineers Paul DiLandro and Jack Seelinger were all present at the meeting. Mr. Gaudiello reviewed the Site Plan Memo and is requesting a submittal of a Site Plan based on a Survey Map, which provides all of the necessary zoning criteria, demonstrating conformance to the Village Code. Mr. Gaudiello added that the matter of the required buffers needs to be addressed. Mr. Farrell noted that comments have been received from the Village Fire Marshal, which raise concerns about both the separation distance of the homes and the width of the access area. Mr. Pasca said that they are seeking the Board's feedback on the grassy paver area and the general layout of the project. The matters of the need for adequate parking areas and the substitution of an approved landscape plan for the buffer area were discussed. A proposed utility plan and the existing landscaping of the area were also discussed. Mr. Bruyn asked if the landscape plan could be superimposed on an aerial photograph so the Board could see the relation to the adjacent property area. Mr. Bruyn asked that additional information be provided on the potential demand for parking. The issue of the Suffolk County Health Department requiring Pine Barren Credits or possibly Transfer Development Credits was discussed. Mr. Gaudiello asked that the comments from the Suffolk County Board of Health be forwarded to the Planning Board. The matter of the need for a Suffolk County Department of Public Works permit was discussed. Mr. Pasca noted that an EAF had been previously submitted to the Board of Trustees, and a Negative Declaration had been issued. Mr. Bruyn asked that the parking demand and the buffer restrictions, including any structures in the restricted area, be formally addressed at the next meeting by the applicant. Mr. Gaudiello asked that the nearest fire hydrant location be noted on the Site Plan drawings. This matter was adjourned to the next meeting.

6. The next matter on the agenda to be discussed today was the application of **David Celi at 57 Montauk Highway SCTM# 902-3-4-65.5.**

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An Engineer Memo has been issued for this application. Applicant David Celi, Attorney Andrew Perel, and Engineers Paul DiLandro and Jack Seelinger were present for the application. Mr. Bruyn noted that a final application has not been submitted to the Board, so this would be an informal discussion. Mr. Gaudiello said that a final application needs to be submitted at this point, which would need to include Suffolk County Department of Health approval. Mr. DiLandro said that they will be revising the plans per the Engineering Memo and then will submit them to the SCDH. The issue of when the SWPPP would need to be filed was discussed. In addition, the retaining wall and stormwater runoff were discussed. Mr. Gaudiello said the driveway would need to be constructed as a requirement of issuing a building permit on any lot.

7. The next matter on the agenda was the application of 2 & 4 Seascap lane SCTM# 902-7-7-7.5 & 7.7.

An Engineer Memo has been issued for this application. Attorney Kittric Motz was present on behalf of the applicant. Mr. Bruyn said the applicant should address the issues in the memo and noted that the DEC approval had been previously submitted. Ms. Motz said the outstanding issues would be addressed and confirmed that she does not need to file a final application for this matter.

8. 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.

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

Denise Michalowski
Denise Michalowski
Deputy Village Clerk

December 19, 2025
Date