

QUOGUE VILLAGE PLANNING BOARD  
MINUTES OF PUBLIC HEARING  
FRIDAY, DECEMBER 19, 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, Lynn Lomas, and Alternate Member Maya Ryvicker

**Member present via ZOOM:** Robert Levy

**Members absent:** Clarke Lewis, James Miller

**Others present in person:** Village Attorney Wayne Bruyn, Village Engineer Vincent Gaudiello, Village Building Inspector William Nowak, Design Review Board Chairperson Judith McDermott, Deputy Village Clerk Denise Michalowski, Robert Sullivan, Francis & Lee Wadelton, Kittric Motz, Joan McGivern, Paul Wagner

**Others present via ZOOM:** Christopher & Jacqueline Keber

1. Mr. Farrell called the meeting to order and designated Maya Ryviker as a voting member in James Miller's absence. He next set the next meeting date to January 23, 2026, with a submission deadline of January 9, 2026. Mr. Farrell then made a motion to schedule a Public Hearing for the application of Jessups Landing South for January 23, 2026. Mr. Lomas seconded the motion, and the motion was carried unanimously. Mr. Bruyn noted that an Engineer's Memo has been issued for Jessups Landing South, and the applicant should address the issues that were discussed in the memo before the Public Hearing. Mr. Farrell next made a motion to approve the minutes of the October 24, 2025 meeting. Mr. Lomas seconded the motion, and the motion was unanimously carried.
2. The first matter to be heard today was the application for tenant approval of **Greener Pastures Organics/Savatree, Inc. from Quogue Properties, LLC at 58 Old Country Road SCTM# 902-2-1-8.1.**

Property owner Robert Sullivan and the current tenant Paul Wagner, of Greener Pastures Organics, were both present at the meeting. Mr. Sullivan explained that Greener Pastures Organics has completed an asset sale with Savatree, Inc., and they will become a branch office. Mr. Sullivan continued that a lease assignment has been signed, contingent upon the Planning Board's approval of the tenant's request. Mr. Nowak noted that this is a conforming use, and the Fire Marshal has received a list of chemicals being stored onsite. Mr. Farrell made a motion to approve the change of tenant, and Mr. Lomas seconded the motion. The motion was unanimously carried. Mr. Farrell reminded the applicant that any changes to the current signage will need approval from the Planning Board.

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**3. The next matter on the agenda was the holdover subdivision application for Keber at 106 Quogue Street SCTM# 902-10-1-7. 8:39**

Attorney Kittric Motz was present at the meeting, and the applicants, Christopher & Jacqueline Keber, were present via ZOOM. Ms. Motz noted that the ZBA has granted the applicant relief to allow for the subdivision of the property. She further noted that an application for a building permit application has been filed to relocate the fuel tanks and generator, as the ZBA has denied the request to have them remain in place. Mr. Farrell explained that an Engineering Memo has been issued for this application. There was a discussion regarding the issues raised in the Memo. Next, there was a discussion regarding the landscaping request from Mr. & Mrs. Wadelton. The issue of obtaining a permit from the Suffolk County Department of Public Works was also discussed. The Board clarified the number of structures on the property, including the treehouse. Mr. Farrell asked Mr. Gaudiello to assess the potential impact of this subdivision on the neighbor's property for the Board to consider at the final application stage. Joan McGivern, representing Mr. & Mrs. Wadelton, spoke of the need for landscaping screening. Mr. Bruyn asked that Ms. Motz evaluate the potential building envelope and landscaping on the newly formed lot. Ms. Motz said that she will do that, but she does not feel that imposing landscaping conditions would be appropriate, as the neighbors can screen their own property as they wish. The future use of the large asphalt area near the garage and access from Montauk Highway was discussed next. Mr. Farrell made a motion to grant the attached resolution for Sketch Plan approval, subject to the conditions noted in the Engineering Memo. Mr. Lomas seconded the motion, and the motion was unanimously carried. Mr. Bruyn said that a SEQRA Determination could be considered at the next meeting. Mr. Nowak asked that an updated Certificate of Occupancy be obtained after the subdivision process has been completed.

**4. The last matter on the agenda was the request for three tenant approvals (CMT Builders, Market Lane, LLC, and EQ Head Spa), and one sign approval (CMT Builders) from 164 Jessup Avenue, LLC at 164 Jessup Avenue SCTM# 902-8-1-10. An Engineering Memo has been issued for these applications.**

Kittric Motz was present for these applications. Mr. Nowak said that the sign seems to be complying. Mr. Farrell made a motion to approve the request from CMT Builders for a new sign and a new location, subject to review and approval by the Design Review Board. Mr. Levy seconded the motion, and it was unanimously carried. An Engineering Memo has been issued for the three tenant requests. Mr. Farrell made a motion to approve the tenant request for Market Lane LLC., with signage to be addressed at a later date. Mr. Lomas seconded the motion, and the motion was unanimously carried. The sanitary flow and use for the EQ Head Spa were discussed. Mr. Farrell made a motion to approve this tenant request. Mr. Levy seconded the motion, and the motion was unanimously approved. There was a discussion regarding the remaining allowable sanitary flow for this property. The only vacant space remaining will be the area that was previously occupied by CMT Builders.

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

Denise Michalowski  
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Deputy Village Clerk

January 16, 2026.  
Date